



For Internal Use only	ID:		Rep No:	

# Draft Local Plan RESPONSE FORM

Responses are encouraged via the council's online consultation system available on the website, see <http://tendring-consult.objective.co.uk/portal> However, this form can be returned electronically to [planning.policy@tendringdc.gov.uk](mailto:planning.policy@tendringdc.gov.uk) or in hard copy if necessary to:

Planning Policy, Tendring District Council, Thorpe Road, Weeley, Essex, CO16 9AJ  
The consultation runs from 9am Friday, 16th June to 5pm on Friday, 28th July 2017

This form has two parts:  
Part A - Personal Details and Part B - Your comments

## PART A

### 1. Personal Details

Title	Mr
First Name	
Last Name	Burns
Organisation <i>(Where relevant)</i>	
Address Line 1	c/o agent
Address Line 2	
Address Line 3	
Post Code	
E-mail Address	
Telephone Number	

### 2. Agent's Details (if applicable)

Title	Mr
First Name	Peter
Last Name	Le Gryz
Organisation	Stanfords
Address Line 1	Livestock Market
Address Line 2	Wyncolls Road
Address Line 3	Colchester
Post Code	CO4 9HU
E-mail Address	
Telephone Number	

## PART B

# REPRESENTATION FORM

**Please Note:** If your representation relates to Section One of the North Essex Strategic Plan / Garden Communities you only need to respond to one of the Local Authorities. All representations received by Braintree, Colchester and Tendring relating to Section One of the Plan(s) will be submitted together.

You do not need to return this form if you have completed a response using any of the Council's online systems for this consultation. Duplicates will not be considered

**Please specify which section of the Publication Draft Local Plan your comments relate to by choosing one of the following:**

Section 1     Section 2 Colchester     Section 2 Tendring     Section 2 Braintree

**Which part of the section are you responding to?**

e.g. Paragraph/Policy/Map/Other

**Do you consider the Local Plan is Legally compliant?**

Yes     No

**Does It comply with the Duty to Co-operate?**

Yes     No

**Do you consider the Local Plan is Sound?**

Yes     No

**If you do not consider the Local Plan is sound, please specify on what grounds:**

Positively prepared     Justified     Effective     Consistent with National Policy

**Enter your full representation here:**

*Continue onto next page*

[Empty rectangular box for representation]

**If your representation is more than 100 words, please provide a brief summary here:**

[Empty rectangular box for summary]

**Please specify the changes needed to be made to make the Plan sound / legally compliant**

Amend settlement boundary

**Do you wish to participate at the oral part of the examination?**

Yes  No

**If Yes - you wish to participate at the oral part of the examination, please outline why you consider this to be necessary**

To consider relationship of scheme to settlement and neighbouring development recently approved

**Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.**

**Did you raise the matter that is the subject of your representation with the LPA earlier in the process of the preparation of the Local Plan**

Yes  No

**If yes which stage**

Issues and Options  Preferred Options

**Do you wish to be notified?**

When the document is submitted for independent examination?

When the Inspectors Report is published?

When document is adopted?

**Braintree & Tendring: Return by 5pm 28th July 2017**

(responses to section 2 Braintree and Tendring will not be accepted after this date. After this date responses to Section 1 should be sent to Colchester Borough Council)

**Colchester: Return by 5pm 11th August 2017**

The site shown on the attached plan should be considered as suitable for residential development. Planning permission has recently been granted for development of this site for 5 dwellings and on the adjoining land for 8 dwellings.

Thorpe le Soken is a large village which is classed as a key rural settlement. As such the settlement is considered to be capable of accommodating a modest amount of sustainable housing growth. This approach is evident within recent decisions such as on the land off Landermere Road and very recent appeal decision for St. Michaels Road. This site is within an enclave known as Thorpe Green, which was included within its own settlement boundary as shown on the 2012 and 2014 draft local plans.

The village has a range of full services within the settlement including shops, post office and two public houses which are situated in the centre of the village. The village is also served by a regular bus routes. Within the immediate vicinity of the site is a bus stop which provides routes to Clacton-on-Sea, Harwich as well as Colchester. The local train station in Thorpe-le-Soken also provide sustainable transport routes to larger towns and cities such as Colchester and London Liverpool Street (via Colchester) and smaller towns such as Frinton-on-Sea. It is therefore considered to be a sustainable location for development.

The site therefore forms a logical small development site on the edge of a settlement which will contribute towards the housing supply in the area and therefore permission should be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits. The principle of development is therefore considered to be acceptable. The allocation of this site will not extend development beyond the public perception of the village limits in the locality. As such it will not be detrimental to the character and appearance of the surrounding countryside.

The proposal needs to be considered against the three dimensions within the definition of 'sustainable development,' providing for an economic, social and environmental role. The scheme is considered to be in a sustainable location with facilities and services such as shops, public house, take-aways, sports and community facilities are within walking distance and a comfortable distance where they can be cycled to. The proposal would contribute economically to the area by supporting existing construction jobs and also increasing the population within the village to help sustain local services and amenities.

On the basis of the above, it is considered that the site is within a location where future occupiers would have access to local community and social facilities as well as access to

employment opportunities through public transport links. The site is therefore considered to be a sustainable location for growth as it performs extremely well against the three tests for sustainability as set out in paragraph 7 of the NPPF. As a result the scheme would meet the comments set out within paragraph 14 of the NPPF in respect of a positive opportunity to meet the development needs of the area. Moreover, the allocation of this site would accord with the core planning principles as set out within paragraph 17 by ensuring the scheme enhances and improves the place in which people live their lives. The proposal is not only sustainable, it is deliverable as required by paragraphs 47 & 49 of the NPPF.

