

GUIDANCE NOTES

& RESPONSE FORM

to accompany the Publication Draft Local Plan (2017)

Please read these guidance notes before completing the response form

Introduction

Braintree District Council, Tendring District Council and Colchester Borough Council, have each published their own Publication Draft Local Plan for consultation. Section 1 is common to each plan. This response form can be used to respond to any part of the 3 Plans. It is important to specify which.

The 3 Plans have been published in order for representations to be made prior to submission of the documents to the Planning Inspectorate for examination. All representations will be examined by a Planning Inspector. The purpose of the examination is to consider whether the Plan complies with the legal requirements, the duty to co-operate and is sound.

Each Local Plan has two parts:

Publication Draft Local Plan Section 1 - A set of strategic policies constructed in partnership between the three authorities and Essex

County Council. This means that the Section 1 policies are intended to apply across all three Local Authorities. These policies include those relating to Garden Communities, housing supply, employment, shopping and the environment. You can send your response to any one of the authorities as all responses to Section 1 will be collated. Only 1 response to one of the 3 authorities is required.

Publication Draft Local Plan Section 2 - relates to the specific district, contains more detailed policies and is used to determine planning applications. If you wish to comment on the Colchester Publication Draft Local Plan Section 2 you should send your comments to Colchester Borough Council.

If you would like assistance in completing your representation or have any other questions about the Publication Draft Local Plan please contact the Planning Policy Team by email local.plan@colchester.gov.uk or by phone on 01206 282473 / 282476 and ask for Planning Policy.

Part A - Personal Details

Please note that it is not possible for representations to be considered anonymously. Representations will be published on the Council's websites and included as part of the Publication Draft Local Plan submissions to the Inspector. Address and contact details will be removed from published responses. (Village/town shown).

The Council reserves the right not to publish or take into account any representations which it considers offensive or defamatory.

Please supply an email address if you have one as it will allow us to contact you electronically. Everyone who submits a representation will be added to the relevant consultation database (if not already included) so that we can keep you up to date with the plan. If you do not wish to be contacted in this way please state this clearly on the form.

If an agent or consultant has been engaged to act on your behalf please fill in both sets of details in full. Correspondence will be sent to the agent. If you are a landowner with an agent acting on your behalf, please ensure that your agent knows the site name and reference number which your site has been given.

Part B - Representation

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

Section 1 A response to this section will be reported to all 3 authorities.

Section 2 Colchester
Section 2 Tendring
Section 2 Braintree

} These plans are specific to each authority.

Which part of the plan are you responding to (please use one form per submission):

Paragraph: for a representation on wording or paragraph content

Policy: for a representation on the wording or inclusion or omission of a policy

Other: for example a map inset number, site reference or the wording or content of tables or appendices

Legal Compliance and Duty to Co-operate

If commenting on how the Publication Draft Local Plan has been prepared, it is likely that your comments will relate to a matter of legal compliance.

The Inspector will check that the Plan meets the legal requirements

You should consider the following before making a representation on legal compliance:

- The Plan should be included in the current Local Development Scheme (LDS) and the key stages should have been followed.
- The process of community involvement for the Plan in question should be in general accordance with the Statement of Community Involvement (SCI).
- The Plan should comply with the Town and County Planning (Local Planning) (England) Regulations 2012 (the Regulations). On publication, the LPA must publish the documents prescribed in the Regulations; making them available on its website and at its principal offices. It must also notify the Local Plan bodies (as set out in the Regulations) and any persons who have requested to be notified.
- The LPA must provide a Sustainability Appraisal Report. This should identify the process by which it has been carried out, baseline information used to inform the process and the outcomes of that process.
- LPAs will be expected to provide evidence of how they have complied with the Duty to

Co-operate.

- Non-compliance with the duty to cooperate cannot be rectified after the Plan's

submission. Therefore the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector has no choice but to recommend non-adoption of the Plan.

Soundness

Soundness is explained in National Planning Policy Framework (NPPF) paragraph 182. The Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with national policy.

More details and further guidance on what is meant by the term 'soundness' can be found below and at; **www.planningportal.gov.uk**

Positively prepared

This means that the Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified

The Plan should be the most appropriate strategy when considered against reasonable alternatives, based on a proportionate, robust and credible evidence base.

Effective

The Plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities, sound infrastructure delivery planning and no regulatory or national planning barriers. It should be flexible to changing circumstances

Consistent with national policy

The Plan should be consistent with national policy. Departure must be clearly justified.

If you think the content of the Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy? If so it does not need to be included?
- Is what you are concerned with covered by any other policies in the Plan on which you are seeking to make representations or in any other Plan?
- If the policy is not covered, how is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

Using the spaces provided please give details of why you think the Publication Draft Local Plan is not 'sound' having regard to the legal compliance, duty to cooperate and the four requirements set out above. You should try to support your representation by evidence showing why the Plan should be modified. **If your representation is over 100 words please include a summary of its main points in the box provided.**

It will be helpful if you also say precisely **how** you think the Plan should be modified. Representations should cover succinctly all information, evidence and supporting information necessary to support/justify the representation and suggested modification, as there will not normally be a further opportunity to make submissions based on the original representation made at publication.

Where there are groups who share a common view on how they wish to see a Plan modified, it would be very helpful for that group to send a single representation which represents the view. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

All the formal representations received during this stage will be submitted to and considered by the appointed independent Planning Inspector at the public examination on the Plan. The process is likely to include public hearings. The Inspector will determine the most appropriate procedure to adopt to hear those who choose to participate at this stage. If you would like to appear and speak at the hearings, please state this and explain in the space provided why you consider it is necessary that you participate.

Representations can be sent:

- Via the Council's online consultation portal: **<http://colchester.jdi-consult.net/localplan/>**
- Via a representation form which can be downloaded from the website and returned via email to **local.plan@colchester.gov.uk**
- or by post to:
**Planning Policy,
Colchester Borough
Council Rowan House
Sheepen Road
Colchester CO3 3WG**

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://colchester.jdi-consult.net/localplan/> However, this form can be returned electronically to local.plan@colchester.gov.uk or in hard copy if necessary to:

Planning Policy, Colchester Borough Council Rowan House Sheepen Road Colchester CO3 3WG
The consultation runs from 9am Friday, 16th June to 5pm on Friday, 11th August 2017

This form has two parts:

Part A - Personal Details and Part B - Your comments

PART A

1. Personal Details

Title	<input type="text"/>
First Name	<input type="text"/>
Last Name	<input type="text"/>
Organisation (Where relevant)	<input type="text" value="B The Middle Ltd"/>
Address Line 1	<input type="text" value="C/o Agent"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text"/>
Post Code	<input type="text"/>
E-mail Address	<input type="text"/>
Telephone Number	<input type="text"/>

2. Agent's Details (if applicable)

Title	<input type="text" value="Mrs"/>
First Name	<input type="text" value="Louise"/>
Last Name	<input type="text" value="Cook"/>
Organisation	<input type="text" value="Smart Planning"/>
Address Line 1	<input type="text" value="Old School House"/>
Address Line 2	<input type="text" value="Rettendon Turnpike"/>
Address Line 3	<input type="text" value="Battlesbridge, Essex"/>
Post Code	<input type="text" value="SS11 7QL"/>
E-mail Address	<input type="text" value="contact@smartplanning.co.uk"/>
Telephone Number	<input type="text" value="0330 053 6811"/>

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

Policy & Map

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:

On behalf of our client PLC Limited, we are responding to the consultation on the Publication Draft Colchester Borough Local Plan (2017) in respect of the site at 102 East Road, West Mersea, Colchester, CO5 8SA. The extent of the site is clearly shown on the accompanying plans.

The site is located on the southern side of East Road and to the north and east of Cross Lane and Cross Way, West Mersea on the edge of the existing settlement boundary and adjoining residential development to the north and west. There are bus stops along East Road, one of which is immediately adjacent to the site. There are regular daily bus services to Colchester providing links to Colchester High Street, Colchester Town and Colchester North Railway Stations and Colchester Leisure World all within 35 minutes journey time from the site. Although it is inevitable that there will be some journeys by car, occupiers would not necessary be totally dependent on a private car to meet their needs. The development would therefore meet the environmental dimension of sustainable development through reduced car dependency and thus help move towards a low carbon economy.

Although the site is located on the edge of the settlement. It is not so remote that the central part of West Mersea cannot be easily accessed on foot. The location of the site would not prevent future occupiers from playing an active part in the local community.

A large range of services and employment opportunities are available in West Mersea and although these services and employment opportunities do not represent the full range, they could be accessed on foot or by cycle.

The site currently consists of an open grassland field forming the curtilage of 102 East Road, approximately 1.94 hectares in area and forms part of the Coastal Protection Belt under the Proposals Map as adopted in 2010 and also on the Draft Proposals Map currently undergoing consultation.

It is recommended that this site is considered and allocated in the Policy SS12a: West Mersea of the Draft Local Plan as it could potentially provide approximately 55 new homes to the local area. In addition, this development opportunity could bring forward contributions towards health and education facilities and based on current policy could also provide 18 new affordable homes available to the local community which would be of significant benefit to both West Mersea and the district.

The Council's Strategic Land Availability Assessment (2016 and subsequent 2017 update) gave 102 East Road, West Mersea the same ratings of 'Suitability', 'Availability', 'Achievability' and overall rating as both of the preferred sites at Dawes Lane and Brierley Paddocks (off East Road), both of which are also shown within the Coastal Protection Belt under the 2010 adopted Proposals Map. It would appear that the site at 102 East Road has only been discounted due to its size, however, it is considered appropriate to bring it forward as an identified site, suitable for immediate housing development. The site benefits from being able to provide a suitable access road to meet the current Essex County Council (Highways) requirements for estate roads including the necessary clear site visibility splays to enable safe access and egress to the development from East Road.

The Council's preferred site at Dawes Lane is currently being supported for 100 new dwellings with a single site access onto Dawes Lane. The archaeological significance of the site has been identified bringing into question the ability to deliver the allocation within the immediate timescale. The site at Dawes Lane would require significant landscaped screening to protect the exposed elevated open rural character within the coastal protection belt. The site at Dawes Lane would have a far greater visual impact than the site at 102 East Road.

The Council's other preferred site at Brierley Paddocks (off East Road) is also being supported for up to 100 dwelling with a single access onto East Road via the existing Brierley Paddocks together with substantial highway improvements to ensure compliance with current Essex County Council (Highways) standards. As with the site at Dawes Lane, additional landscaping will be required to negate negative impacts upon the adjacent listed building (Brierley Hall) and its setting. The Draft Local Plan policy states that development will be supported which provides new public open space and community facilities if identified in the Neighborhood Plan. No specific details are proposed and therefore the public benefits attributable with this allocation are questionable.

The site at 102 East Road is both suitable and achievable, with a willing landowner and developer and therefore the LPA are respectfully requested to consider the inclusion of THIS site within the Local Plan and allocate it for residential development. It is considered that by doing so this would constitute a positively prepared and effective Local Plan.

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

The Local Plan should take into account and include our site at 102 East Road, West Mersea which provides a suitable development site for residential allocation. At present the Local Plan is ineffective in that it has ignored this well-rated and achievable site which should be brought forward for allocation. Our full representation expands upon the reasoning behind this rationale as set out above.

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

To allocate the site at 102 East Road, West Mersea as shown on the attached plan as an allocated housing site and to update the proposals map accordingly.

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

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)

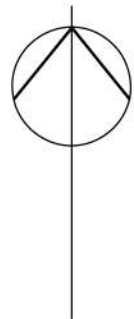
Colchester: Return by 5pm 11th August 2017



Note:
This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

No.	Date	Amendment	Initials
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proposed block plan
scale 1:500

SCHEDULE OF ACCOMMODATION

5 BEDROOM HOUSES	— 5
4 BEDROOM HOUSES	— 21
3 BEDROOM HOUSES	— 20
2 BEDROOM HOUSES	— 9
TOTAL	— 55
● AFFORDABLE HOUSING (18 Units / 33%)	

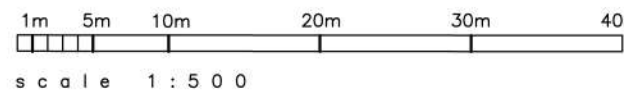
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Note: This drawing is prepared solely in support of the Town & Country Planning Act and is not a working drawing and should not be used as such.

Revisions

No.	Date	Detail	Initial
A	July 2017	Pond removed	lc
B	Aug 2017	Planting added	lc



ARCHITECTS
URBAN DESIGN
SPACE PLANNING

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FORM ARCHITECTURE

client	PLC Limited		
project	102 East Road West Mersea Colchester Essex CO5 8SA		
detail	Residential Development Proposed Site Plan		
scale	1/500 @ A1		
date	June 17	drawn lc	checked
drawing no.	1511/SK03		revision B