

Tendring District Local Plan: Proposed Submission Draft (2012)

REPRESENTATION FORM

This is the representation form to use for giving us your comments on the Proposed Submission Draft of the new Tendring District Local Plan. The document itself is available to view on the Council's website (www.tendringdc.gov.uk) and hard copies are available at the District Council offices at Weeley, the Town Hall at Clacton and at all the libraries in the district.

Please fill in the form carefully and clearly as illegible forms may not be considered.

PART A – DETAILS OF PERSON OR ORGANISATION MAKING THE REPRESENTATION

PLEASE PRINT ALL DETAILS

Name of person or organisation making the representation:

Taylor Wimpey UK Ltd., C/O Boyer Planning

If an organisation, please provide a contact name:

E-mail: Tel No:

Address (put the organisation address if relevant):

..... Post Code:

If you are an agent acting on behalf of someone please provide your details here

Name of agent: Boyer Planning Ltd.

If an organisation, please provide a contact name: David Lander

E-mail: xxxxxxxxxxxx@xxxxxxxxxxxxxx.xx.xx Tel No: 01344 758551

Address (put the organisation address if relevant): Boyer Planning, Crowthorne House, Nine Mile Ride

Wokingham, Berkshire Post Code: RG40 3GZ

Please remember to notify us if your contact details change.

PART B – DETAILS OF REPRESENTATION

Do you wish to support or object to the Local Plan?

Support

☒

Object

☐

(Please tick one box)

Please tell us why. If you are objecting, you will need to explain how the plan fails to meet one or more of the following ‘tests of soundness’. The tests of soundness say that Local Plans must be:

- **“Positively Prepared”** – 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 the reasonable alternatives, based on proportionate evidence;
- **“Effective”** – the plan should be deliverable over its plan period and based on effective joint working on cross-boundary strategic priorities; and
- **“Consistent with national policy”** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework

In making your comments, please be sure to indicate which policy or proposal it is you are supporting or objecting to and if objecting, what changes you think should be made to the plan.

What section of the plan are you commenting on?	Comment(s)
Policy KEY1: Development South of Cockaynes Lane, Alresford	See attached Statement for response

Tendring Local Plan Consultation

Response on behalf of Taylor Wimpey regarding site at Cockaynes Orchard, Alresford

7th January 2013

Policy KEY1: Development South of Cockaynes Lane, Alresford

Taylor Wimpey supports the allocation of this site for development during the Plan period. The accompanying Sustainability Appraisal of Third Party Housing and Employment Sites (November 2012) clearly demonstrates that the site is the most sustainable location in Alresford. In the general evaluation of the site, the Council estimates that the site could accommodate about 115 units at a density of 20dph. In the summary, it is concluded that a smaller development of about 100 dwellings, possibly as part of a mixed-use development could be appropriate. Both of these figures are higher than the 50 dwelling limit included in Policy SD3 for the Key Rural Service Centres.

We consider that the development capacity of sites in the Key Rural Services Centres should be determined on a site-by-site basis, taking into account overall capacity, sustainability of location and potential contribution to supporting services and infrastructure. Restricting development in sustainable locations is unjustified and not in conformity with NPPF objectives to significantly boost the supply of housing land and with the overall sustainable development principles.

The site at Cockaynes Lane, Alresford is clearly capable of accommodating a development of more than 50 dwellings, and in order to deliver the additional benefits of green infrastructure, affordable housing, employment land and a link to the railway station, a development incorporating in the region of 100-150 dwellings would be more appropriate in relation to the characteristics of the site, the role of Alresford in the settlement hierarchy and the need to provide increased housing provision overall.

It would also assist in safeguarding the viability of a mixed use scheme for the site. The NPPF recognises viability as an important consideration in ensuring that plans are deliverable. Para. 173 states that “*sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened*”.

Whilst these points do not of themselves require a formal policy change, given the generalised wording of Policy KEY1, we consider that in the interests of soundness the estimated housing capacity of sites should be included in the allocation policies. Thus Taylor Wimpey proposes that Policy KEY1 includes reference to an indicative housing capacity of up to 150 dwellings on the site.

Although more specific proposals are for discussion in due course, Taylor Wimpey has given consideration to the likely land use breakdown for the site.

The gross site area is 6.25 hectares. The policy sets out a requirement for at least 1 hectare of this to be green infrastructure. On this basis we suggest the following land use principles, subject to detailed technical studies and feasibility work being undertaken at a later stage;

4.0 – 4.5 hectares housing (with a capacity of 100-150 and a density of between 25dph to 33dph)

0.5 – 1.0 hectares safeguarded for employment (subject to market testing)

1.0 hectare green infrastructure.

Vehicular access from the north east corner (junction of Cockaynes Lane and Station Road) with additional pedestrian/cycle access through 56 Station Road. *[Taylor Wimpey has control of 56 Station Road which has the potential to provide the direct pedestrian/cycle link to the railway station and the local shops on Station Road.]*

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If you are objecting to the plan, do you consider it necessary to speak at the public examination?

Yes

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No

☐

(Please tick one box)

If you wish to speak at the examination, please outline why you consider this to be necessary:

(Please note that the Inspector will determine what issue will be debated and who will be invited to speak at the examination)

To discuss in more detail the significant policy issues relating to spatial strategy and housing provision in the District

FAIR PROCESSING NOTICE – DATA PROTECTION ACT 1998

Please note that any comments submitted cannot be treated as private and confidential and may be made available for public inspection. Respondents' details will be held on a database in accordance with the terms of Tendring District Council's registration with the UK Information Commissioner pursuant to the Data Protection Act 1998.

Please sign and date this form: Signed: David Lander

Date: 07.01.2013

**All representations must be received by the Council no later than 16:00 on Monday 7th January 2013.
Any submissions received after this deadline cannot be considered.**

Please return completed forms to: The Planning Policy Manager, Planning Department, Tendring District Council, Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex, CO16 9AJ.