

Submission from Little Clacton Parish Council
Re Draft Local Plan Sept 2016

26/08/16

Following a special meeting of **LCPC** the following observations were made by **Full Council**.

LCPC considers the numbers that this Draft Local Plan is based on are flawed.

We strongly urge TDC to reconsider the numbers and reconsider the proposed allocation of housing to a more even distribution especially to the northern A120/ A133. We feel the present planned distribution especially towards Clacton- On- sea are unworkable in so much as the infrastructure is not in place..

It is still our considered view that the A120/ A133 corridor offers the best option for both residential and business. We believe that even in our own area better use of disused brownfield sites especially those with potential to access on to the A133 as we have in the way of disused greenhouses in Bateman Lane, that way take the traffic away from the Villages. New access on to the A133 in the form of a roundabout would help in calming a accident hot spot. Whist we recommend these alternatives they have to satisfy ourselves that they are in the Villages interest in they way of size, design and access.

We find the Draft local Plan very weak and open to misinterpretation.

We object to the proposed inclusion of land west of Thorpe Rd (C-O-S and Jaywick part B map) Dalau site being proposed as Employment zone. This area is Green Gap and should remain so. **Little Clacton Parish Council is against any development that compromises the Green Gap, that is a policy we regard as sacrosanct.** The proposed employment zone should go across Thorpe Rd / Stephenson Rd where business area already is, there is more than enough area there to accommodate.

Equally we feel this area being proposed as an extension of Oakwood Pk for mixed use, needs to have a Green wedge in the way of a LOWS on the eastern boundary with the railway. This would accommodate any displacement of wildlife from this large rural area. We would also suggest that the **Northern boundary of this area be a green zone as Holland Rd / Sladsbury Lane would not be able to take increased traffic.**

Policy LP6 is too woolly and ambiguous and is not in our view robust enough to protect Rural Exception Sites from Urbanization if it was to be approved specific wording would have to be changed.

Wording page 92 Policy LP6 second parr: the word Parish should replace Council.

Wording page 93 Policy LP6 par C wider geographical should be replaced with Tendring District.

We also strongly urge the council to reinstate the safeguards from Policy SD3 into the Plan to protect Rural Exemption Sites from Urbanization or incorporate the 50 dwellings limit in that policy. We understand it was dropped because on appeal Govt. Inspectors refused to accept that policy but that was only because of presumption in favour of developer and No Local Plan in place. In our view that was a good policy that served us well and should therefore be reinstated.

Within the map of Little Clacton we are concerned that the area within our settlement area of Engaines School playing field is not showing as protected. That area needs to be identified as protected as agreed by PO Gary Guiver. In conclusion we find the proposed Local Plan in it present form being unacceptable.

It appears to be open to misinterpretation on many counts and needs to be more robust.

There is no safeguard in policy LP6 to protect Rural Exception sites from Urbanization. The 50 dwellings maximum must be added.

Therefore it is our considered opinion that unless the changes we suggest are administered we would have to deem the present proposed Local Plan unworkable not in the interest of Little Clacton and the Rural Exception Sites and therefore recommend **REJECTION** of this Plan.

Little Clacton Parish Council.