



SENT BY EMAIL

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Please ask for : William Fuller

15th September 2023

Our Ref :

Dear Ms Skippers

RE: Questions of Clarification and Note on Interim Findings on the Ardleigh NDP Examination

Thank you for preparing your Interim Note which I received on the 18th August 2023.

Please see below a joint response on behalf of the District Council and the Qualifying Body (Parish Council). We have answered your points in the order that they were raised.

Questions of clarification

1. The Plan area shown on Pages 7 and 10 of the Neighbourhood Plan are correct. Please see attached to this email a Plan showing the plan area boundary (which is the same as the Parish boundary) clearly marked.
2. The Parish Council have prepared a spreadsheet showing their initial response to the Regulation 16 comments which is attached to this email.
3. Whilst it is unclear where the information at footnote 19 on Page 47 is from. There is some similar information contained within the Council's Strategic Housing Land Availability Assessment (2021).

The SHLAA assumed that a total of 122 dwellings would be delivered on large sites (of 10 or more dwellings) in Smaller Rural Settlements between 2021-2033. Those sites are listed in the SHLAA:

- Hamilton Lodge, Great Bromley (79 dwellings)
- Edwards Drive/Avocet Place, Thorington (13 dwellings remaining of 29)
- Station Road, Wrabness (18 dwellings)
- White Hart, Wix (11 dwellings)
- Morton House, Station Road, Thorington (1 dwelling remaining of 10)

In addition to those specifically identified large sites (and the large sites identified throughout the rest of the District), the SHLAA also assumed that 1,094 dwellings will be

delivered on small sites and windfall development across the District. The SHLAA does not make any assumptions about how these developments will be distributed throughout the District, or what size of settlements they will be in.

https://www.tendringdc.gov.uk/sites/default/files/documents/planning/Planning_Policy/SHLAA%20October%202021.pdf

4. We can confirm that no representations were received.
5. Please see attached a clarifications letter from Essex County Council Place Services who prepared the Habitats Regulation Assessment and Strategic Environmental Assessment on the District Council's behalf.

In regard to Question 5 (b), in addition to what Place Services have mentioned within their letter, the HRA and SEA were consulted on as part of both the Regulation 14 and 16 consultations and the Examiner already has any representations received.

With regard to Question 5 (c), the District Council are satisfied that the requirements of the HRA and SEA are met.

Interim Findings and Likely Recommended Modifications to the Plan and its policies A - The relationship of the Plan with the Tendring/Colchester Borders Garden Community

The Parish Council met with Lichfields and the District Council to discuss those objections after the Regulation 14 consultation. The Parish Council discussed changes with both parties to satisfy their concerns and which were verbally agreed. These changes included the removal of some references to the Garden Community. Whilst at the time it was considered that this was sufficient, should the Examiner require further changes to make the Plan sound, we will look forward to seeing these suggested changes.

Both the District and Parish Councils look forward to seeing the potential changes to the Plan. The Parish Council also require confirmation that they will have a further opportunity to comment on the amended Plan.

Should you have any questions, please do not hesitate to contact me.

Yours sincerely

William Fuller BA (Hons) MSc (He/Him)
Senior Planning Officer