



TENDRING DISTRICT COUNCIL

Planning Services

Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex CO16 9AJ

APPLICANT: Messrs R & R Raymond - NEEB **AGENT:**
Holdings LTD
3 The Cedars
Apex 12
Old Ipswich Road
Colchester
Essex
CO7 7QR

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 17/02168/OUT

DATE REGISTERED: 19th December 2017

Proposed Development and Location of Land:

**Erection of 300 dwellings with vehicular access from Low Road, green infrastructure provision including children's play area, footpaths and cycle ways, structural landscaping, related infrastructure and service provision.
Land West of Low Road Dovercourt Essex**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **DO HEREBY GRANT**
OUTLINE PLANNING PERMISSION in accordance with the application form, supporting documents
and plans submitted, subject to the following conditions:

- 1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason - To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 3 There shall be submitted before or contemporaneously with the submission of the first application for reserved matters a Phasing Plan and Programme for the Local Planning Authority's written approval. The document shall identify the physical extent of each proposed phase of development and an indicative timescale for implementation of each Phase. All subsequent applications for approval of reserved matters shall be in accordance with the approved details, unless otherwise previously agreed in writing by the Local Planning Authority.

Reason - The application is in outline form and is for a development likely to be delivered in phases for which the detail will need to accord broadly with the parameters established at outline stage.

- 4 Approval of the details of the appearance, landscaping, layout and scale of development (herein after called 'the Reserved Matters') shall be obtained for each agreed Phase of the development before any development on such Phase is commenced. Each Phase of the development shall be carried out in accordance with any such approval.

Reason - The application as submitted does not provide sufficient particulars for consideration of these details.

- 5 The development hereby permitted shall be carried out in accordance with the following approved Drawing Nos: 1350-OP3-03 and 1350-OP3-04.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 6 The development shall be in general conformity with the following plans: 1350-OP3-01 Rev. E; 1350-OP3-02 and LOC 1413/11 Rev. A, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason - To establish reasonable limits to the layout of the development in the interests of good design, layout, appearance and residential amenity.

- 7 Prior to commencement of development in any Phase of the approved development, the applicants shall submit to the Local Planning Authority, in writing, a Local Recruitment Strategy for that Phase to include details of how the applicant/ developer shall use their reasonable endeavours to promote and encourage the recruitment of employees and other staff in the locality of the application site, for the construction of the development and for the uses of the development thereafter. The approved Local Recruitment Strategy shall be adhered to therein after.

Reason - To promote and encourage the recruitment of employees and other staff in the locality of the application site.

- 8 Within the hereby permitted development, no dwelling shall be occupied until a high-speed broadband connection is installed utilising resistant tubing to that dwelling, all in accordance with details that shall be submitted and approved, in writing, by the Local Planning Authority. If the applicant is unable to achieve this standard of connection, and can evidence through consultation that this would not be possible, practical or economically viable an alternative superfast wireless service will be considered acceptable.

Reason - To ensure the development is able to be equipped with high speed broadband to enable opportunities for web-based communication and homeworking.

- 9 No Phase of the approved development shall take place until a detailed surface water drainage scheme for that Phase, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme should include but not be limited to:

Limiting discharge rates to the Greenfield 1 in 1 for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change.

Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.

Final modelling and calculations for all areas of the drainage system.

The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.

Detailed engineering drawings of each component of the drainage scheme.

A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.

All Phases of the development shall subsequently be implemented prior to occupation, in accordance with the approved details.

Reason - To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; to ensure the effective operation of SuDS features over the lifetime of the development and to provide mitigation of any environmental harm which may be caused to the local water environment.

- 10 No Phase of the approved development shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the Local Planning Authority for that Phase. All Phases of the development shall subsequently be implemented as approved.

Reason - To ensure development does not increase flood risk elsewhere and does not contribute to water pollution.

- 11 No dwelling in any Phase of the development shall be occupied until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority for that Phase. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason - To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

- 12 The applicant/developer or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan for the surface water drainage system. These must be available for inspection upon a request by the Local Planning Authority.

Reason - To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

- 13 In any Phase of the development all planting, seeding or turfing shown on the landscaping details required to be submitted and approved under Condition No. 4 above for that Phase shall be carried out during the first planting and seeding season (October - March inclusive) following first occupation of that Phase or in such other phased arrangement as may be agreed in writing by the Local Planning Authority.

Reason - In order to ensure the earliest practicable implementation of new planting required to mitigate the impact of development, in the interests of local and residential amenity.

- 14 No Phase of the development shall commence until a Landscape Management Plan has been submitted to, and approved in writing by, the Local Planning Authority for that Phase. The Landscape Management Plan(s) shall include design objectives, management responsibilities and maintenance schedules for the landscaped elements of that Phase of the development. Each Phase of the development shall be implemented and thereafter maintained in line with the details and timescales in the approved plan for that Phase.

Reason - To ensure proper planning, management and maintenance of the approved landscaping; landscaped areas; sustainable urban drainage features; public open space; amenity space and play areas and equipment in the interests of amenity; sustainability and the

character and appearance of the area.

- 15 No Phase of the development shall commence until details of existing and proposed levels of the site, finished floor levels and identifying all areas of cut or fill, have been submitted to and approved in writing by the Local Planning Authority for that Phase. Each Phase of development shall be carried out in accordance with the approved details for that Phase.

Reason - To protect the impact on neighbours and in the interest of visual amenity.

- 16 No Phase of the development shall commence until details of tree/hedgerow protection measures, including during the construction phase, have been submitted to and approved in writing by the Local Planning Authority for that Phase. The approved measures shall be implemented prior to the commencement of any Phase of the development.

Reason - In order to ensure the protection of trees, in the interests of local and residential amenity.

- 17 No Phase of the development shall commence until an Ecological Mitigation Scheme and Management Plan has been submitted to and approved, in writing, by the Local Planning Authority. The document shall include details of how biodiversity within the site will be encouraged by the development. Each Phase of the development shall be carried out in accordance with the approved details for that Phase.

Reason - In order to safeguard protected wildlife species and their habitats and in the interests of biodiversity.

- 18 Prior to any above ground work of any Phase of development a Public Open Space Management Plan including a lighting strategy and long-term design objectives for all landscaped areas adjacent to any highway (other than for any domestic gardens which front onto an adopted estate road) shall be submitted to and approved, in writing, by the Local Planning Authority for that Phase. Prior to first occupation, of any phase of the development, management responsibilities and maintenance schedules shall be submitted to and approved, in writing, by the Local Planning Authority. Each Phase of development shall be carried out and maintained in accordance with the approved details for that Phase.

Reason - To ensure the proper planning, management and maintenance of the approved landscaping in the interests of amenity and the character and appearance of the area.

- 19 A. No development or preliminary ground-works within any Phase of the development can commence until a programme of archaeological trial trenching for that phase has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the Local Planning Authority for that Phase. Following the completion of this initial phase of archaeological work, a summary report will be prepared and a mitigation strategy detailing the approach to further archaeological excavation and/or preservation in situ through re-design of the development, shall be submitted to the Local Planning Authority.

B. No development or preliminary groundwork with any Phase of the development can commence on those areas of the development site containing archaeological deposits, until the satisfactory completion of archaeological fieldwork, as detailed in the mitigation strategy, which has been signed off by the Local Planning Authority for that Phase.

C. Following completion of the archaeological fieldwork, the applicant will submit to the Local Planning Authority a post-excavation assessment (within six months of the completion date, unless otherwise agreed in advance with the Local Planning Authority), which will result in the completion of post-excavation analysis, preparation of a full site archive and report

ready for deposition at the local museum, and submission of a publication report.

Reason - The proposed development is located within an area with potential for below ground archaeological deposits. The development would result in harm to non-designated heritage assets with archaeological interest.

- 20 No Phase of the development shall take place before an Environmental Construction Management Plan for the construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement.

Details submitted in respect of the method statement, incorporated on a plan, shall provide for wheel cleaning facilities during the excavation, site preparation and construction stages of the development. The method statement shall also include details of the loading and unloading of plant and materials, hours of construction, dust suppression strategy, routing of delivery vehicles, measures to control noise, the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials and means of safeguarding the public right of way during construction.

Reason - To ensure that development is carried out in a controlled manner while minimising impacts on the surrounding residential properties and also in the interests of highway safety.

- 21 Unless otherwise agreed by the Local Planning Authority, works to each Phase of the development other than those required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management

procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with C.

E. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 22 No Phase of the development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority for that Phase. No dwellings within the Phase shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason - To prevent environmental and amenity problems arising from flooding.

- 23 Prior to the commencement of the development hereby permitted details of capacity improvements at the B1352 Ramsey Road/B1414 Oakley Road mini-junction shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be fully implemented prior to first occupation of the development.

Reason - To provide adequate highway infrastructure to accommodate the increased level of traffic on the surrounding highway network created as a result of the development in the interest of highway safety and efficiency.

- 24 Prior to the first occupation of the northern section of the development hereby permitted the northern access road junction as shown in principle on Drawing No. 1350-OP3-03, including

visibility splays of 2.4 metres by 57 metres to the north and 2.4 metres by 59 metres to the south shall be provided in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.

Reason - To provide adequate highway infrastructure and in the interest of highway safety and efficiency.

- 25 Prior to the first occupation of the southern section of development hereby permitted the southern access road junction as shown in principle on Drawing No. 1350-OP3-04, including visibility splays of 2.4 metres by 99 metres to the north and 2.4 metres by 100 metres to the south shall be provided in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.

Reason - To provide adequate highway infrastructure and in the interest of highway safety and efficiency.

- 26 Prior to the first occupation of any Phase of the development hereby permitted a 3 metre wide shared use cycleway along the Low Road frontage of the application shall be provided in accordance with details submitted to and agreed in writing by the Local Planning Authority.

Reason - To provide adequate highway infrastructure to accommodate the increased level of traffic on the surrounding highway network created as a result of the development in the interest of highway safety and efficiency and to promote the use of sustainable transport.

- 27 Prior to the occupation of the first residential dwelling hereby permitted improvements to bus stops on Oakley Road and Long Meadows (closest to the application site) shall be provided in accordance with details submitted to and agreed in writing by the Local Planning Authority. Such details shall include but not be restricted to pole and bus stop flag, shelter(s) where appropriate, raised kerbs and timetable information. Alternatively if bus routes are planned for Low Road two fully equipped bus stops shall be provided on Low Road in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason - In the interest of highway safety and efficiency and to promote the use of sustainable transport.

- 28 Prior to the commencement of the southern section of the development details of the emergency access to the site, including its requirement shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the first occupation of the southern section of the development.

Reason - In the interests of highway safety.

- 29 Prior to occupation of any Phase of the development hereby permitted, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport approved by Essex County Council for all new residential dwellings for that Phase, to include six one day travel vouchers for use with the relevant local public transport operator.

Reason - In the interests of reducing the need to travel by car and promoting sustainable development and transport.

DATED: 15th March 2019

SIGNED:



Catherine Bicknell

IMPORTANT INFORMATION :-

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL2 Promoting Transport Choice

QL3 Minimising and Managing Flood Risk

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

QL12 Planning Obligations

HG1 Housing Provision

HG3 Residential Development Within Defined Settlements

HG3A Mixed Communities

HG4 Affordable Housing in New Developments

HG6 Dwelling Size and Type

HG7 Residential Densities

HG9 Private Amenity Space

HG14 Side Isolation

COM1 Access for All

COM6 Provision of Recreational Open Space for New Residential Development

COM24 Health Care Provision

COM26 Contributions to Education Provision

EN1 Landscape Character

EN3 Coastal Protection Belt

EN6 Biodiversity

EN6A Protected Species

EN6B Habitat Creation

EN11A Protection of International Sites European Sites and RAMSAR Sites

EN11B Protection of National Sites SSSI's, National Nature Reserves, Nature Conservation Review Sites, Geological Conservation Review Sites

TR1A Development Affecting Highways

TR2 Travel Plans

TR3A Provision for Walking

TR4 Safeguarding and Improving Public Rights of Way

TR5 Provision for Cycling

TR6 Provision for Public Transport Use

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SP1 Presumption in Favour of Sustainable Development

SP2 Spatial Strategy for North Essex

SP3 Meeting Housing Needs

SP6 Place Shaping Principles

SPL1 Managing Growth

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

HP1 Improving Health and Wellbeing

HP2 Community Facilities

HP3 Green Infrastructure

HP4 Safeguarded Local Greenspace

HP5 Open Space, Sports & Recreation Facilities

LP1 Housing Supply

LP2 Housing Choice

LP3 Housing Density and Standards

LP4 Housing Layout

LP5 Affordable and Council Housing

PPL1 Development and Flood Risk

PPL3 The Rural Landscape

PPL4 Biodiversity and Geodiversity

PPL5 Water Conservation, Drainage and Sewerage

CP1 Sustainable Transport and Accessibility

CP2 Improving the Transport Network

DI1 Infrastructure Delivery and Impact Mitigation

Schools Contributions from Residential Developments

Provision of Recreational Open Space for New Development

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

The applicant is reminded that this permission is linked to a planning obligation under Section 106 of the Town and Country Planning Act 1990.

All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to: SMO1 - Essex Highways, 653, The Crescent, Colchester Business Park, Colchester CO49YQ

The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

The Public Right of Way network is protected by the Highways Act 1980. Any unauthorised interference with any route noted on the Definitive Map of PROW is considered to be a breach of this legislation. The public's rights and ease of passage over public footpaths no23 and 24 (Harwich) shall be maintained free and unobstructed at all times to ensure the continued safe passage of the public on the definitive right of way.

The grant of planning permission does not automatically allow development to commence. In the event of works affecting the highway, none shall be permitted to commence until such time as they have been fully agreed with this Authority. In the interests of highway user safety this may involve the applicant requesting a temporary closure of the definitive route using powers included in the aforementioned Act. All costs associated with this shall be borne by the applicant and any damage caused to the route shall be rectified by the applicant within the timescale of the closure.

Commuted Sums - Any signal equipment/structures/non-standard materials/trees/public rights of way through the site proposed within the existing extent of the public highway or areas to be offered to the Highway Authority for adoption as public highway, will require a contribution (commuted sum) to cover the cost of future maintenance for a period of 15 years following construction.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Standard Informative 1: The Provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this Development and will be determined at Building Regulation Stage.

Standard Informative 2: You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control section at Tendring District Council.

Standard Informative 3: If the development includes the construction of a new building on or at the boundary of 2 properties, work to an existing party wall or party structure or involve excavation near to and below the foundation level of neighbouring buildings, you are advised that the provisions of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is available online or from the District Council.

The attached notes explain the rights of appeal.

NOTES FOR GUIDANCE

WHEN PLANNING PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within the set time frame as outlined below:
 - a. If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Householder Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - b. If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - c. If you want to appeal against your local planning authority's decision on a development which is not caught by a. and b. above then you must do so within **6 months** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
- Appeals must be made using the relevant form (as detailed above) which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. **Please note, only the applicant possesses the right of appeal.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions imposed having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by the Secretary of State.

ENFORCEMENT

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.



THE SITE

Area = 34.9 Acres
Area = 14.1 Hectares

SITE LOCATION PLAN

Scale 1:1250
-10m 0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m
Scale Bar

client:	NEEB Holdings Limited		
project:	Land at Low Road, Dovercourt, Essex.		
plan title:	Site Location Plan		
scale:	1:1250 @ A1	drawn by:	RE
date:	December 2017	checked:	
drawing no:	1350-CP-100	revisions:	



Existing Vegetation to Retain

- Mature trees (existing canopy)
- Mature hedge
- Early-mature and young trees (approximate canopy spread in 20 years)
- Young hedge
- Existing ditch

Proposed Elements

- Strategic trees
- Amenity trees
- Mown grass
- Floral-rich long grass managed for reptiles
Other areas of floral-rich long grass
- Combined footpath / cyclepaths with gently sloping gradient (1:20-1:60)
- Footpath with gently sloping gradient (1:20-1:60)
- Combined footpath / cycleways gradients realigned to provide a gently sloping gradient
- Combined footpath / cyclepaths with gradient steeper than 1:20 (with level resting places)
- Connection with footpaths adjacent to the site
- Existing level
Proposed level (indicative)
- Local Equipped Area of Play (LEAP)
- Metal fence & gate (1.1m high)
- Gabion retaining edge
- Local Area of Play (LAP)
- Level grass kickabout area
- Excellent coastal views from public open space
- Bench
- Grass terrace
- Living willow dome
- Cycle stands
- Interpretation board
- Swale
- Attenuation basin
- Underground storage of water
- Access to maintain swale and attenuation basin
- Life ring and safety sign
- Fence with gate (height subject to detail design)
- Timber edge to kickabout area
- Location of sections

PLAN NOTES

The Landscape Masterplan shows the general arrangement of landscape elements. It shows: existing trees and hedges to be retained; new tree planting; the network of paths throughout the site and connections with adjacent footpaths; provision for children's play; seating; surface drainage and access for the maintenance of swales and the attenuation basin. The plan should be read in association with the Landscape Proposals report and the illustrative sections identified on the plan (drawings LOC 1413/12, 13 and 14).

The Landscape Masterplan is based upon the Illustrative Layout 1350-OP3-01 E, the topographic survey and incorporates the findings of the Tree & Hedge Survey plan LOC 1413/09, the drainage strategy outlined within the Concept Surface Water Management Plan and Architectural Layout.

The plan is prepared for the purpose of the Outline planning application and should be used only for this purpose. It should not be used for the purpose of construction.

The location of tree planting is indicative. The proposed location of new trees is based on the known location of existing and proposed drains. The final location of new trees would be subject to detailed design. Foundations of new dwellings would be designed to accommodate the long term requirements of existing and proposed trees.