



## TENDRING DISTRICT COUNCIL

### Planning Services

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

**AGENT:** Miss Kelsey Buswell  
Bucklands  
Gutteridge Hall Lane  
Weeley  
Clacton On Sea  
Essex  
CO16 9AS

**APPLICANT:** Mr John Buswell  
Acremead  
Main Road  
Knockholt  
Sevenoaks  
Kent  
TN14 7NT

### TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO:** 21/00086/FUL

**DATE REGISTERED:** 16th February 2021

Proposed Development and Location of the Land:

**Proposed change of use of land to horse paddocks, and erection of stables and menage for own horses and ponies.**

**Land adjacent to Bucklands Gutteridge Hall Lane Weeley Clacton On Sea**

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

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Drawing no. 20149/01 (Proposed Barn Floor Plan and Elevations)  
Drawing no. 20149/02b (Block Plan)  
Site Plan  
Proposed Menage Floor Plan  
Proposed Post and Rail Details  
Proposed Fence Details

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

- 3 There shall be no burning of horse manure on the site at any time.

Reason- The site is in the proximity of residential dwellings and therefore suitable control is necessary in order to protect the amenities of residents of such properties.

- 4 The ménage, stables and paddocks hereby approved shall be used solely in connection with the private stabling of horses and no business or commercial use including livery or

riding school activities shall be carried on from the site whatsoever.

Reason - In the interests of local amenity and highway safety.

- 5 No floodlighting or other means of external lighting shall be installed at the site except in accordance with details (to include position, height, aiming points, lighting levels and a polar luminous diagram) which shall have previously been submitted to and agreed in writing by the Local Planning Authority.

Reason - To secure an orderly and well-designed development sympathetic to the character of the area and in the interests of residential amenity.

- 6 No development shall be commenced until precise details of the manufacturer and types and colours of the external roofing material to be used in construction of the barn/stable building have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise agreed, in writing, at a later date with the Local Planning Authority.

Reason - In the interests of visual amenity.

- 7 Prior to first use of the stables hereby approved, a waste management plan dealing with the storage and removal of horse manure shall be submitted to and approved in writing by the Local Planning Authority. The approved waste management plan shall be adhered to at all times unless otherwise agreed in writing by the Local Planning Authority.

Effluent originating from the stable floor must be considered foul water and thus conveyed and disposed of in the same manner as domestic foul water.

Reason - In the interests of residential amenities to ensure that they do not suffer a loss of amenity by reason of odour.

- 8 Notwithstanding the provisions of Article 3, Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), other than the details approved under condition 2, no provision of fencing, wall or other means of enclosure shall be erected except in accordance with drawings showing the design and siting of such building(s) which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - Any future boundary treatment will be important as they will abut the open countryside.

- 9 Prior to first use of the site a vehicular turning facility, of a design to be approved in writing by the Local Planning Authority shall be constructed, surfaced, and maintained free from obstruction within the site at all times for that sole purpose.

Reason - To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety.

- 10 No unbound material shall be used in the surface treatment of the vehicular access within 7.5 metres of the highway boundary.

Reason - To avoid displacement of loose material onto the highway in the interests of highway safety.

- 11 Prior to occupation a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from



and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

Reason - To provide adequate inter-visibility between the users of the access and pedestrians in the adjoining public highway in the interest of highway safety.

**DATED:** 8th April 2021

**SIGNED:**



Graham Nourse  
Assistant Director  
Planning Service

**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

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

COM12 Equestrian Uses and Buildings

COM23 General Pollution

EN1 Landscape Character

TR1A Development Affecting Highways

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

SPL3 Sustainable Design

PPL3 The Rural Landscape

PPL5 Water Conservation, Drainage and Sewerage

PP13 The Rural Economy

CP1 Sustainable Transport and Accessibility

## Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall 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](mailto:development.management@essexhighways.org) or by post to:

Development Management Team  
Ardleigh Depot,  
Harwich Road,  
Ardleigh,  
Colchester,  
CO7 7LT

The applicant must ensure that no mud or detritus is taken onto the highway, such measures include provision of wheel cleaning facilities and sweeping/cleaning of the highway. Under Section 148 of the Highways Act 1980 it is an offence to deposit mud, detritus etc. on the highway. In addition, under Section 161 any person, depositing anything on a highway which results in a user of the highway being injured or endangered is guilty of an offence.

On the completion of the stables/ menage, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area it covers and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

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 <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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate [REDACTED] at least 10 days before submitting the appeal. [REDACTED]

#### 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.

EX698686

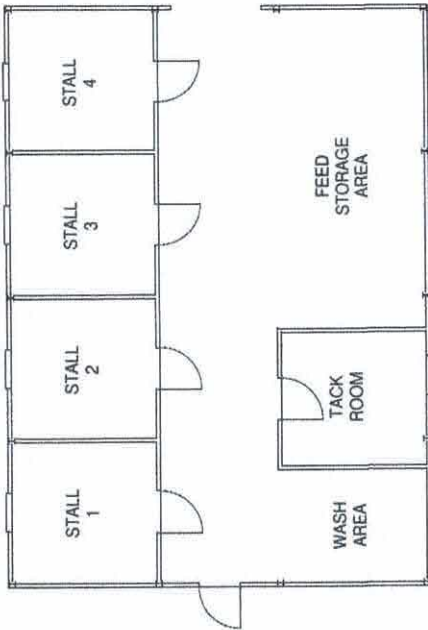


Site Plan shows area bounded by: 614253.13, 221202.34 614453.13, 221402.34 (at a scale of 1:1250), OSGridRef: TM14352130. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

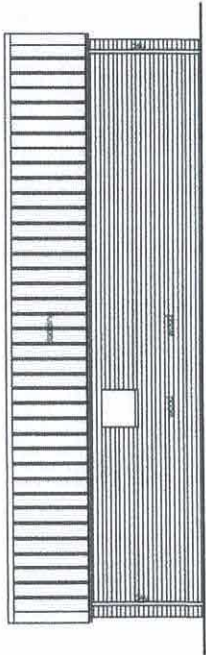
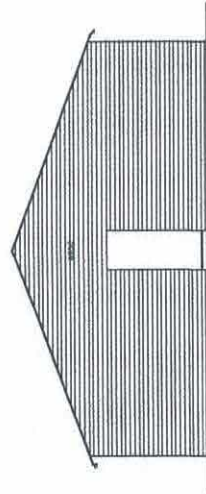
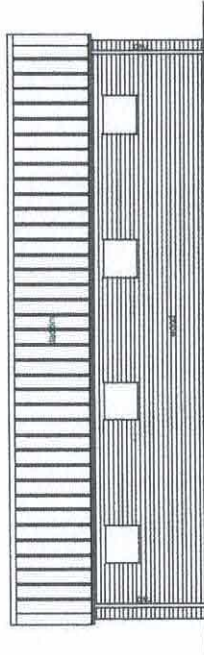
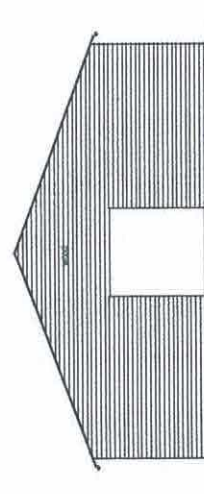
Produced on 9th Feb 2021 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2021. Supplied by [www.buyaplan.co.uk](http://www.buyaplan.co.uk) a licensed Ordnance Survey partner (100053143). Unique plan reference: #00598677-98FFC7

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan logo, pdf design and the [www.buyaplan.co.uk](http://www.buyaplan.co.uk) website are Copyright © Pass Inc Ltd 2021





PLAN



**RUXTON**  
SURVEYS

The Long Barn  
Miles Farm  
Corse Lawn  
Gloucestershire  
GL19 4NG

www.ruxtonsurveys.co.uk  
enquiries@ruxtonsurveys.com

LOCATION:

LAND OFF  
GUTTERIDGE HALL LANE  
WEELEY  
ESSEX CO16 9AS

CLIENT:

MS K BUSWELL

DRAWING TITLE:

PROPOSED BARN  
PLAN & ELEVATIONS

SCALE:

1 to 100

DATE:

SEPTEMBER 2020

SHEET SIZE:

A2

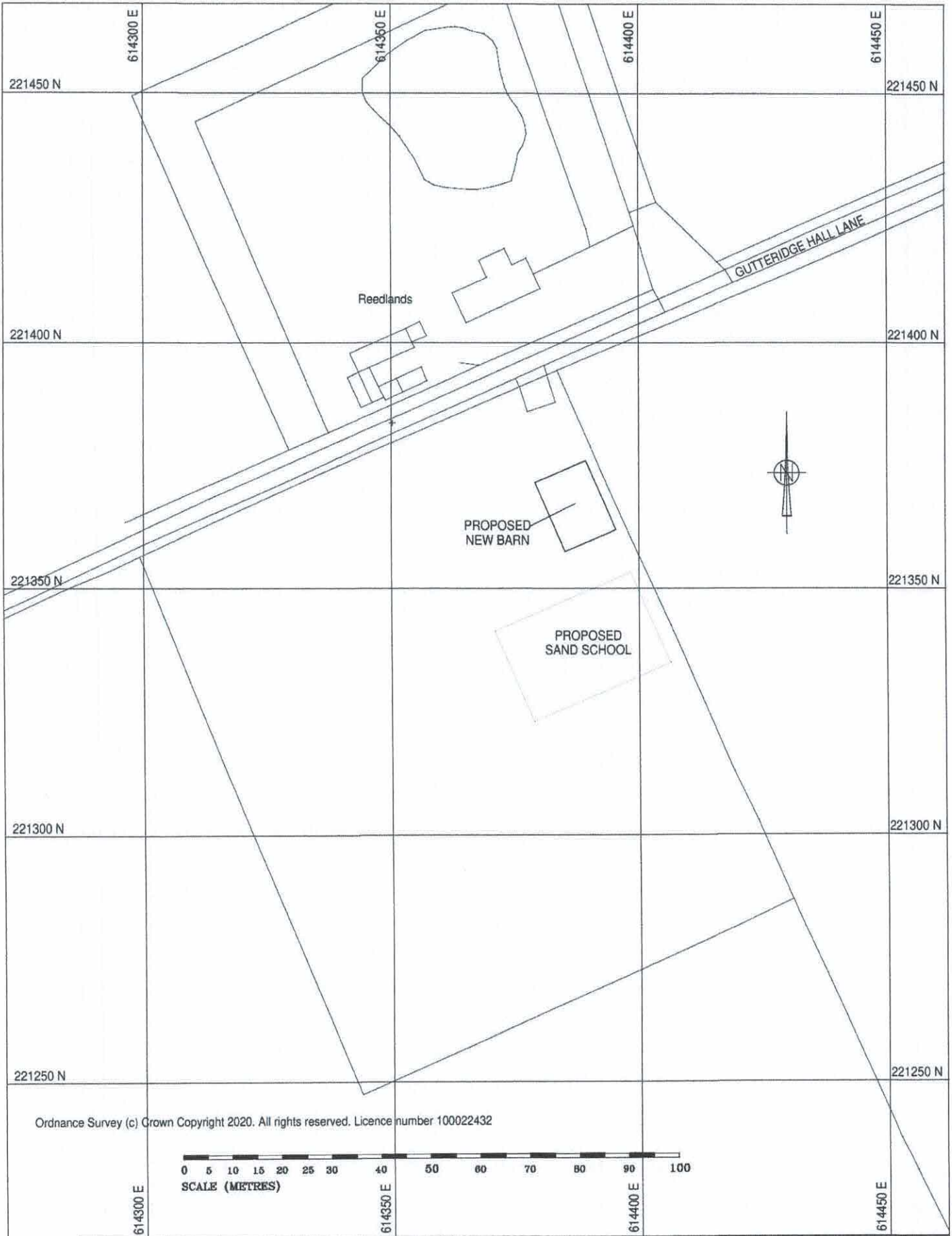
DRAWING NUMBER:

20148/01

DRAWN BY:

N.R.





Ordnance Survey (c) Crown Copyright 2020. All rights reserved. Licence number 100022432



<p><b>RUXTON</b> SURVEYS</p>	<p>The Long Barn Mitre Farm Corse Lawn Gloucestershire GL19 4NG</p> <p><a href="http://www.ruxtonsurveys.co.uk">www.ruxtonsurveys.co.uk</a> <a href="mailto:enquiries@ruxtonsurveys.com">enquiries@ruxtonsurveys.com</a></p>	<p>LOCATION: <b>LAND OFF GUTTERIDGE HALL LANE WEELEY ESSEX CO16 9AS</b></p>	<p>DRAWING TITLE: <b>PROPOSED SITE LAYOUT</b></p>			
		<p>CLIENT: <b>MS K BUSWELL</b></p>	<p>SCALE: 1 to 500</p>	<p>DATE: SEPTEMBER 2020</p>	<p>SHEET SIZE: A2</p>	
			<p>DRAWING NUMBER: 20149/02B</p>	<p>DRAWN BY: N.R.</p>		



---

## Appeal Decision

Site visit made on 19 December 2017

by **Michael Boniface MSc MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 4<sup>th</sup> January 2018

---

**Appeal Ref: APP/P1560/W/17/3183981**

**Starena Lodge Holiday Park, Clacton Road, Weeley, CO16 9DH**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Tom Doran against the decision of Tendring District Council.
  - The application Ref 17/00567/FUL, dated 3 April 2017, was refused by notice dated 20 July 2017.
  - The development proposed is a change of use of land to site 67 holiday lodge caravans.
- 

### Decision

1. The appeal is allowed and planning permission is granted for a change of use of land to site 67 holiday lodge caravans at Starena Lodge Holiday Park, Clacton Road, Weeley, CO16 9DH in accordance with the terms of the application, Ref 17/00567/FUL, dated 3 April 2017, subject to the conditions contained in the attached Schedule.

### Application for costs

2. An application for costs was made by Mr Tom Doran against Tendring District Council. This application is the subject of a separate Decision.

### Main Issue

3. The main issue is whether the proposal would secure improvements to the layout, amenity and appearance of the existing site; and strengthen and diversify the district's tourist economy, improving the range and quality of attractions located at holiday parks.

### Reasons

4. The site is located directly adjacent to, and would be accessed from, an existing holiday park of 60 caravans which has partially been implemented having recently been granted planning permission.
5. Policy ER16 of the Tendring District Local Plan (2007) (LP) supports proposals for tourism and leisure uses subject to a range of criteria. The Council does not identify any conflict with this policy and the officer report acknowledges that tourism studies have identified a continuing and increasing demand for this type of holiday accommodation.
6. Paragraph 28 of the National Planning Policy Framework (the Framework) supports sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. The appellant sets out that the development



would draw people to the area, increase expenditure at local businesses and generally support the local economy. The Council does not dispute this and also recognises that the development respects the character of the area.

7. Policy ER19 of the LP deals specifically with extensions to static caravan and holiday parks. Such development is to be supported provided material improvements to the overall layout, amenity and appearance of the site are secured, amongst other things. In this case, the development has been designed to integrate with the existing holiday park whilst increasing the number of pitches and providing additional areas of open space and landscaping. The Council has recently found the existing holiday park to be acceptable in terms of its layout and amenity and so a continuation of the well-spaced, low density caravan units proposed would seem to be an appropriate response to this requirement.
8. I do not accept the Council's criticisms that material improvements of the existing site are not secured as this is a recently approved development which is still being implemented. I can see no justification for requiring material improvements to the overall site layout when this has already been found to be acceptable. Furthermore, open space and landscaping are included as part of the proposal and the Council has suggested conditions in this respect, offering scope to ensure an appropriate appearance for the development.
9. In my view, the proposed development can be considered to represent a material improvement to the overall site layout, amenity and appearance in successfully providing additional holiday accommodation that integrates with the existing site and its surroundings. No concern is raised by the Council with respect to the other criteria of the policy and I have no reason to take a different view in these regards. As such, I find no conflict with Policy ER19 of the LP, which is generally supportive of extensions to static caravan and holiday parks; or the Framework which seeks to promote a strong rural economy.
10. Policy PP11 of the Publication Draft Local Plan (June 2017) (emerging LP) outlines the circumstances under which new or extended holiday parks will be permitted. Similar criteria are applied to the existing development plan but further restrictions are included in respect of improving existing sites and the range and quality of attractions provided. Specifically, proposals for new static caravan sites are only to be supported where demonstrated that the proposal would strengthen and diversify the district's tourist economy.
11. Whilst I note that the emerging LP has now been submitted to the Secretary of State, it is yet to be examined and may yet change. Although the Council suggests that the policy is not subject to any 'significant unresolved objections', that indicates that there are at least some unresolved objections that will need to be considered during the examination process. Indeed, in this case the appellant questions the consistency of the policy with the Framework. Therefore, in accordance with paragraph 216 of the Framework, I attach the policy little weight at this time and any conflict is not sufficient to outweigh my findings in respect of the development plan.

#### **Other Matters**

12. Although the development is outside of the settlement development boundary, the development plan supports proposals for tourism uses where they are



accessible to visitors and users and there is suitable vehicular and public transport access. In this case, the site is located close to the highway network, local bus stops and adjacent to a railway station providing access to larger settlements.

13. The Transport Statement (March 2017) demonstrates that the development is within walking distance of a range of services and facilities and can be accessed by vehicles in a safe manner, despite the proximity to a school. The Council and the Local Highway Authority accept the site is a suitable and accessible location. Whilst the walking distance to local services and amenities might be undesirable to some, including some older people targeted by the scheme, that does not make the location inherently unsustainable as many others would be likely to utilise this mode of travel. I have no reason to take a different view to the Council in this case and find that the development would be suitably accessible. The character of Gutteridge Hall Lane, a quiet rural lane would not be altered by the proposal.
14. The site is not a high risk area for flooding, the majority of it falling within flood zone 1, representing the lowest risk. No objection has been raised by the Environment Agency or Anglian Water and there is no evidence to suggest any particular issue with regards to flooding or drainage on the site. Subject to details of the proposed foul and surface water drainage schemes being secured, I am satisfied that no harm would result in these respects.
15. The site is located directly adjacent to an existing holiday park and a further large holiday park exists beyond the railway line. Significant hedgerow and tree planting exist on surrounding field boundaries and the site is not prominent in views from the public realm. The proposal is appropriate to its context and, subject to appropriate landscaping, would not be harmful to the character and appearance of the area.
16. No on-site facilities are to be provided but the appellant explains that the scheme is targeting visitors that do not expect or require such facilities, rather a quiet location. I have already identified that the site is within walking distance of some local facilities, and that larger settlements that provide a greater level of services are available using public transport. There is no policy requirement within the development plan to provide on-site facilities.

### **Conditions**

17. The Council has suggested a number of conditions in the event that planning permission is granted and the appellant has raised no objection to being bound by them.
18. In addition to the standard period for commencement of development, I have specified the approved plan and the number and nature of the caravans permissible in the interests of certainty. A finalised and detailed layout plan for the development is also secured. A Site Management Scheme is necessary to ensure that the site is managed effectively, consistent with the proposed holiday use.
19. As set out above, it is necessary to secure details of a foul and surface water drainage scheme, including maintenance, to prevent flooding and pollution.
20. A landscaping scheme is needed to ensure an appropriate appearance for the development and to maintain the character of the area. External lighting or a

public address system may only be installed with the approval of the Council so as to protect the living conditions of neighbouring occupants' and prevent light and noise pollution.

21. In the interests of highway safety and convenience, vehicular traffic may only access the site via the existing roadway into the holiday park; caravans should only be delivered or collected at the weekend; a turning head is to be agreed, provided and road users must be made aware of its availability; proposed parking spaces must be of a sufficient dimension and suitable visibility splays are to be maintained.
22. I have amended the wording of the conditions as necessary to improve their precision and otherwise ensure compliance with the tests for conditions contained in the Framework.

**Conclusion**

23. The proposed development accords with the development plan, taken as a whole, and I have not identified any harm or other considerations that would indicate a decision should be taken other than in accordance with the development plan.
24. In light of the above, and having considered all other matters, the appeal is allowed.

*Michael Boniface*

INSPECTOR



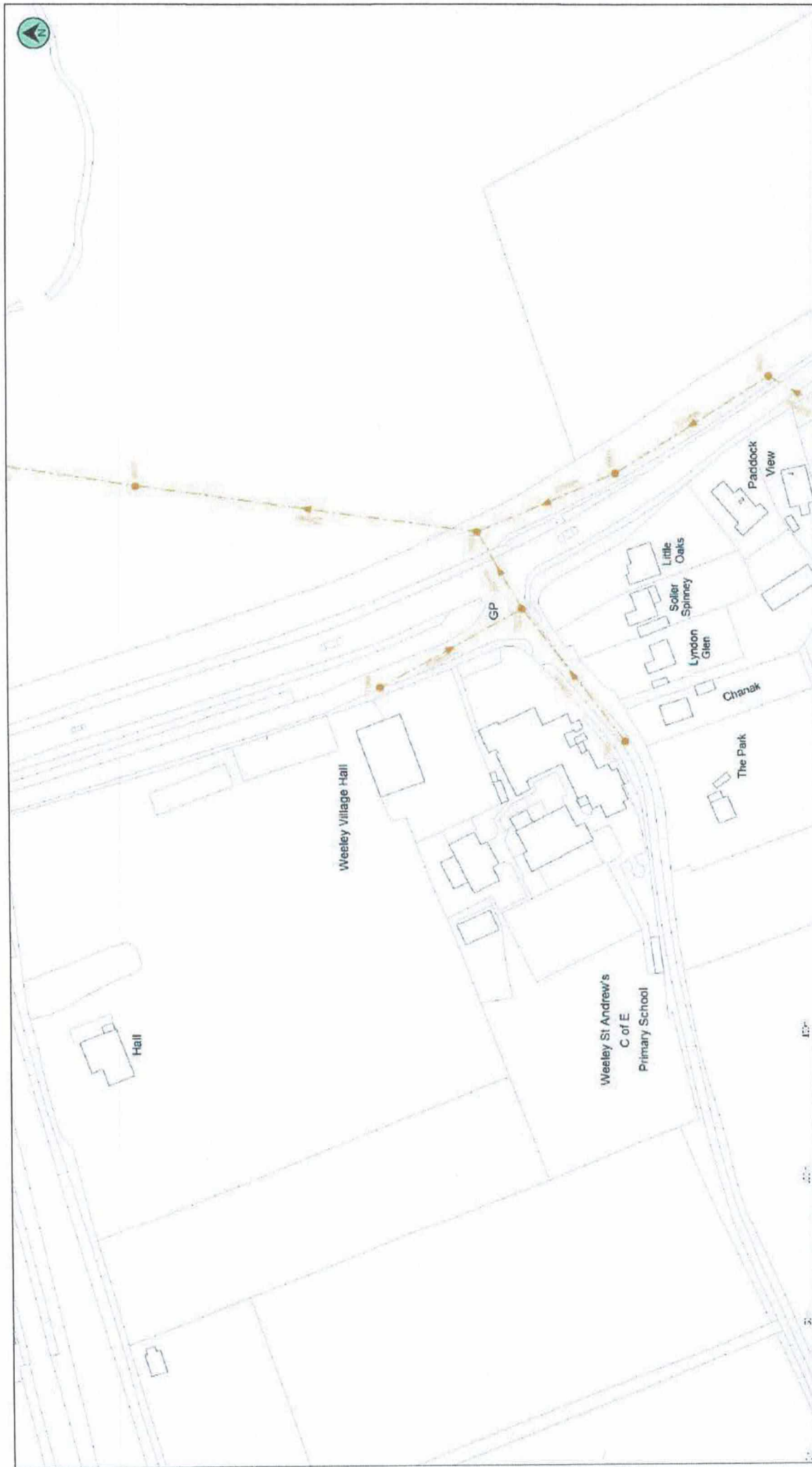
### **Schedule of Conditions**

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 02B697562 001.
- 3) No more than 67 static caravans shall be stationed on the site at any time.
- 4) No touring caravans shall be sited or stored on the site at any time.
- 5) The caravans shall be occupied for holiday purposes only. The caravans shall not be occupied as a person's sole or main place of residence. The site owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site and of their main home addresses; the site owners/operators shall make this information available at all reasonable times to the Local Planning Authority.
- 6) No development shall take place on the site until details of the proposed foul sewerage drainage have been submitted to and approved in writing by the Local Planning Authority. None of the caravans shall be occupied until the approved drainage system is completed and available for use. The approved system shall be kept available for use for the duration of the development.
- 7) No works shall take place until a detailed surface water drainage scheme for the site, 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:
  - i) Limiting discharge rates to 1l/s for all storm events up to and including the 1 in 100 year rate plus 20% allowance for climate change.
  - ii) 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 20% climate change event.
  - iii) Provide sufficient treatment for all elements of the development. Treatment should be demonstrated to be in line with the guidance within the CIRIA SuDS Manual C753.The scheme shall subsequently be implemented prior to occupation.
- 8) No works 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. The scheme shall subsequently be implemented as approved.
- 9) No works shall take place 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. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.



- 10) The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.
- 11) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
- 12) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of development or in accordance with any other phased arrangements that have previously been agreed in writing by the Local Planning Authority; any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.
- 13) There shall be no external illumination of the site except in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority.
- 14) No public address system shall be installed at the site except in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority.
- 15) The sole means of vehicular access to/ from the site shall be by way of the existing access to the site, parallel to the railway line.
- 16) Prior to the commencement of development, a site layout scheme shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include details of the siting of the caravans; car parking; and pedestrian visibility splays. The approved scheme shall be implemented prior to the first occupation of any of the approved caravans and shall be retained thereafter. The approved visibility splays shall be kept clear of obstruction over 0.6m in height at all times.
- 17) Prior to the first occupation of any of the caravans hereby permitted, a site management scheme shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed in accordance with the approved scheme.
- 18) Caravans shall only be delivered to or collected from the site on Saturdays or Sundays. There shall be no delivery or collection of caravans on Mondays to Fridays (inclusive).
- 19) Prior to occupation of the development details of a vehicular turning facility at the northern end of the service road shall be provided and agreed in writing with the Local Planning Authority and shall be constructed, surfaced and maintained free from obstruction at all times for that sole purpose.
- 20) Any vehicular hardstanding shall have minimum dimensions of 2.9 metres x 5.5 metres for each individual parking space, retained in perpetuity.

- 21) Prior to occupation of the proposed development details of a suitable method of advertising the new turning facility to traffic associated with the school shall be provided to, and agreed by the Local Planning Authority and shall be implemented in accordance with a timetable agreed in writing by the Local Planning Authority.



(c) Crown copyright and database rights 2016 Ordnance Survey 100022432 Date: 09/06/16 Scale: 1:1250 Map Centre: 614718.221581 Our Ref: 189020 - 1 Data updated: 04/12/15 Wastewater Plan A3

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2016 Ordnance Survey 100022432. This map is to be used for the purposes of vesting the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

	<b>Foul Sewer</b> (Colour denotes effluent type)
	<b>Surface Sewer</b>
	<b>Combined Sewer</b>
	<b>Frial Effluent</b>
	<b>Rising Main</b>
	<b>Private Sewer</b> (Colour denotes effluent type)
	<b>Decommissioned Sewer</b> (Colour denotes effluent type)
	<b>Outfall</b> (Colour denotes effluent type)
	<b>Inlet</b> (Colour denotes effluent type)
	<b>Manhole</b> (Colour denotes effluent type)
	<b>Sewage Treatment Works</b>
	<b>Pumping Station</b>

Sarona Lodge







**Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) Habitat Regulation Assessment (HRA) Record**

**Application details**

Local Planning Authority:	Tendring District Council
Case officer	Matthew Lang
Application reference:	18/02003/FUL
Application description:	Variation of Condition 1 of application 17/00507/FU to create a permanent travellers pitch
Application address:	Bucklands, Gutteridge Hall Lane, Weeley
Status of Application:	Pending
Grid Ref:	E 614295 N 221317

**HRA Stage 1: screening assessment**

**Test 1 – the significance test:** Based on the development type and proximity to European designated sites, a judgement should be made as to whether the development constitutes a 'likely significant effect' (LSE) to a European site in terms of increased recreational disturbance

*Is the development within the zone of influence (ZoI) for the Essex Coast RAMS with respect to the below sites?*

- Essex Estuaries Special Area of Conservation (SAC)
- Hamford Water Special Protection Area (SPA) and Ramsar site
- Stour and Orwell Estuaries SPA and Ramsar site (Stour on the Essex side only)
- Colne Estuary SPA and Ramsar site
- Blackwater Estuary SPA and Ramsar site
- Dengie SPA and Ramsar site
- Crouch and Roach Estuaries SPA and Ramsar site
- Foulness Estuary SPA and Ramsar site
- Benfleet and Southend Marshes SPA and Ramsar site
- Thames Estuary and Marshes SPA and Ramsar site (Essex side only)

**YES**

**NO**

*Does the planning application fall within the following development types?*

- New dwellings of 1+ units (excludes replacement dwellings and extensions)
- Houses in Multiple Occupancy (HMOs)
- Student Accommodation
- Residential care homes and residential institutions (excludes nursing homes)
- Residential caravan sites (excludes holiday caravans and campsites)
- Gypsies, travellers and travelling show people plots

**YES**

**NO**

Conclude LSE. This proposal is within scope of the Essex Coast RAMS as it falls within the 'zone of influence' for likely impacts and is a relevant residential development type as listed above. It is anticipated that such development in this area is 'likely to have a significant effect' upon the interest features of the aforementioned designated site(s) through increased recreational pressure, when considered either alone or in combination. Therefore:

- Proceed to HRA Stage 2: Appropriate Assessment to assess recreational disturbance impacts on the above designated sites
- Check IRZs to see whether recreational disturbance is an issue for non-coastal European sites or Sites of Special Scientific Interest (SSSIs). If so, this will also need assessing outside of this HRA form.

Conclude no LSE to the above designated sites in terms of recreational disturbance:

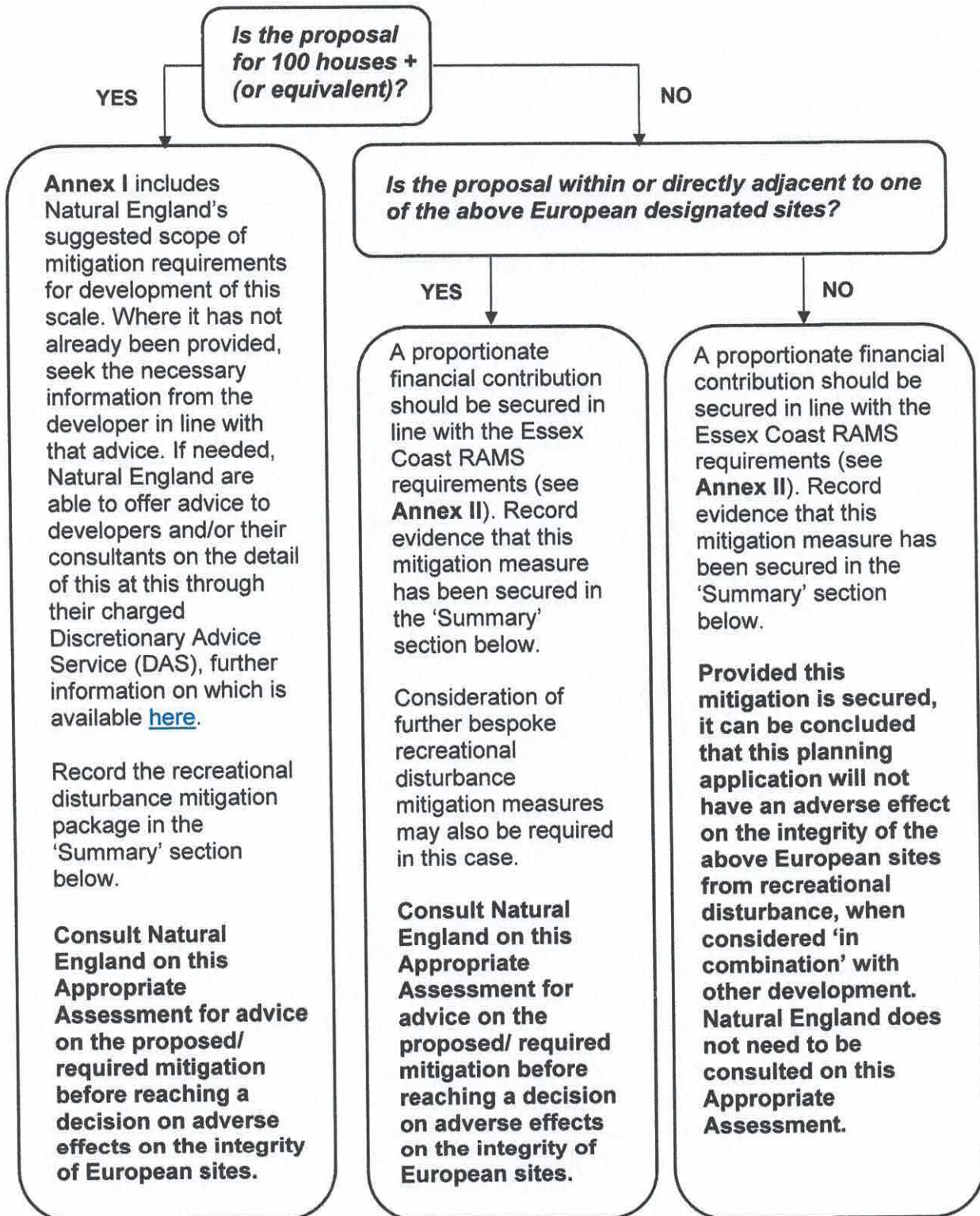
- An Appropriate Assessment (AA) is not required where recreational disturbance to these sites is the only issue or recreational disturbance to these sites can be scoped out of any HRA covering other issues.
- Check NE IRZs to see whether recreational disturbance is an issue for non-coastal European sites or Sites of Special Scientific Interest (SSSIs). If so, this will also need assessing outside of this HRA form.

The proposal is outside the scope of the Essex Coast RAMS. However, applications involving tourist accommodation (including holiday caravans and campsites), for example, could still potentially have recreational disturbance impacts (and other impacts) on designated sites, including those listed above. In cases such as these, consult Natural England for bespoke advice before concluding no LSE.



## HRA Stage 2: Appropriate Assessment

**Test 2 – the integrity test:** The applicant must provide sufficient evidence to allow the Appropriate Assessment to be made, which is the stage at which avoidance and/or mitigation measures can be considered



**Summary of the Appropriate Assessment :** To be carried out by the Competent Authority (the local planning authority) in liaison with Natural England (where necessary)

**Summary of recreational disturbance mitigation package**

Planning condition RAMS:

No above ground works shall be carried out until proposals for the mitigation of the recreational impact of the development on protected Essex Coast Habitats (European) Sites have been submitted to and approved in writing by the Local Planning Authority. Such proposals must provide for visitor management measures in accordance with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS). The development shall be carried out in accordance with and subject to the proposals as may be approved prior to the occupation of the hereby approved dwellings.

Reason: In order to safeguard protected wildlife species and their habitats in accordance with the NPPF and Habitats Regulations 2017. This condition is required to be agreed prior to the commencement of any house building to ensure adequate time for any agreement to be secured and mitigation implemented prior to occupation.

**Conclusion**

*Having considered the proposed avoidance and mitigation measures above, Tendring District Council conclude that with mitigation the project will not have an Adverse Effect on the Integrity of the European sites included within the Essex Coast RAMS.*

*Having made this appropriate assessment of the implications of the plan or project for the site(s) in view of that (those) site(s)'s conservation objectives, and having consulted Natural England and fully considered any representation received (where necessary), the authority may now agree to the plan or project under regulation 63 of the Conservation of Habitats and Species Regulations 2017.*

**Local Planning Authority Case Officer comments, signed and dated:**

This residential development lies within the Zone of Influence. The site is not within one of the European designated sites, but it is within 1118m of the Weeley Hall Woods SSSI

Tendring District Council is not yet in a position to request RAMS contributions by legal agreement. The proposed condition therefore represents a temporary measure to secure mitigation of recreational impact.

Matthew Lang – Planning Officer - 22/02/19



**Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) Habitat Regulation Assessment (HRA) Record**

**Application details**

Local Planning Authority:	Tendring District Council
Case officer	Matthew Lang
Application reference:	18/02003/FUL
Application description:	Variation of Condition 1 of application 17/00507/FU to create a permanent travellers pitch
Application address:	Bucklands, Gutteridge Hall Lane, Weeley
Status of Application:	Pending
Grid Ref:	E 614295 N 221317

**HRA Stage 1: screening assessment**

**Test 1 – the significance test:** Based on the development type and proximity to European designated sites, a judgement should be made as to whether the development constitutes a 'likely significant effect' (LSE) to a European site in terms of increased recreational disturbance

*Is the development within the zone of influence (ZoI) for the Essex Coast RAMS with respect to the below sites?*

- Essex Estuaries Special Area of Conservation (SAC)
- Hamford Water Special Protection Area (SPA) and Ramsar site
- Stour and Orwell Estuaries SPA and Ramsar site (Stour on the Essex side only)
- Colne Estuary SPA and Ramsar site
- Blackwater Estuary SPA and Ramsar site
- Dengie SPA and Ramsar site
- Crouch and Roach Estuaries SPA and Ramsar site
- Foulness Estuary SPA and Ramsar site
- Benfleet and Southend Marshes SPA and Ramsar site
- Thames Estuary and Marshes SPA and Ramsar site (Essex side only)

**YES**

**NO**

*Does the planning application fall within the following development types?*

- New dwellings of 1+ units (excludes replacement dwellings and extensions)
- Houses in Multiple Occupancy (HMOs)
- Student Accommodation
- Residential care homes and residential institutions (excludes nursing homes)
- Residential caravan sites (excludes holiday caravans and campsites)
- Gypsies, travellers and travelling show people plots

**YES**

**NO**

Conclude LSE. This proposal is within scope of the Essex Coast RAMS as it falls within the 'zone of influence' for likely impacts and is a relevant residential development type as listed above. It is anticipated that such development in this area is 'likely to have a significant effect' upon the interest features of the aforementioned designated site(s) through increased recreational pressure, when considered either alone or in combination. Therefore:

- Proceed to HRA Stage 2: Appropriate Assessment to assess recreational disturbance impacts on the above designated sites
- Check [IRZs](#) to see whether recreational disturbance is an issue for non-coastal European sites or Sites of Special Scientific Interest (SSSIs). If so, this will also need assessing outside of this HRA form.

Conclude no LSE to the above designated sites in terms of recreational disturbance:

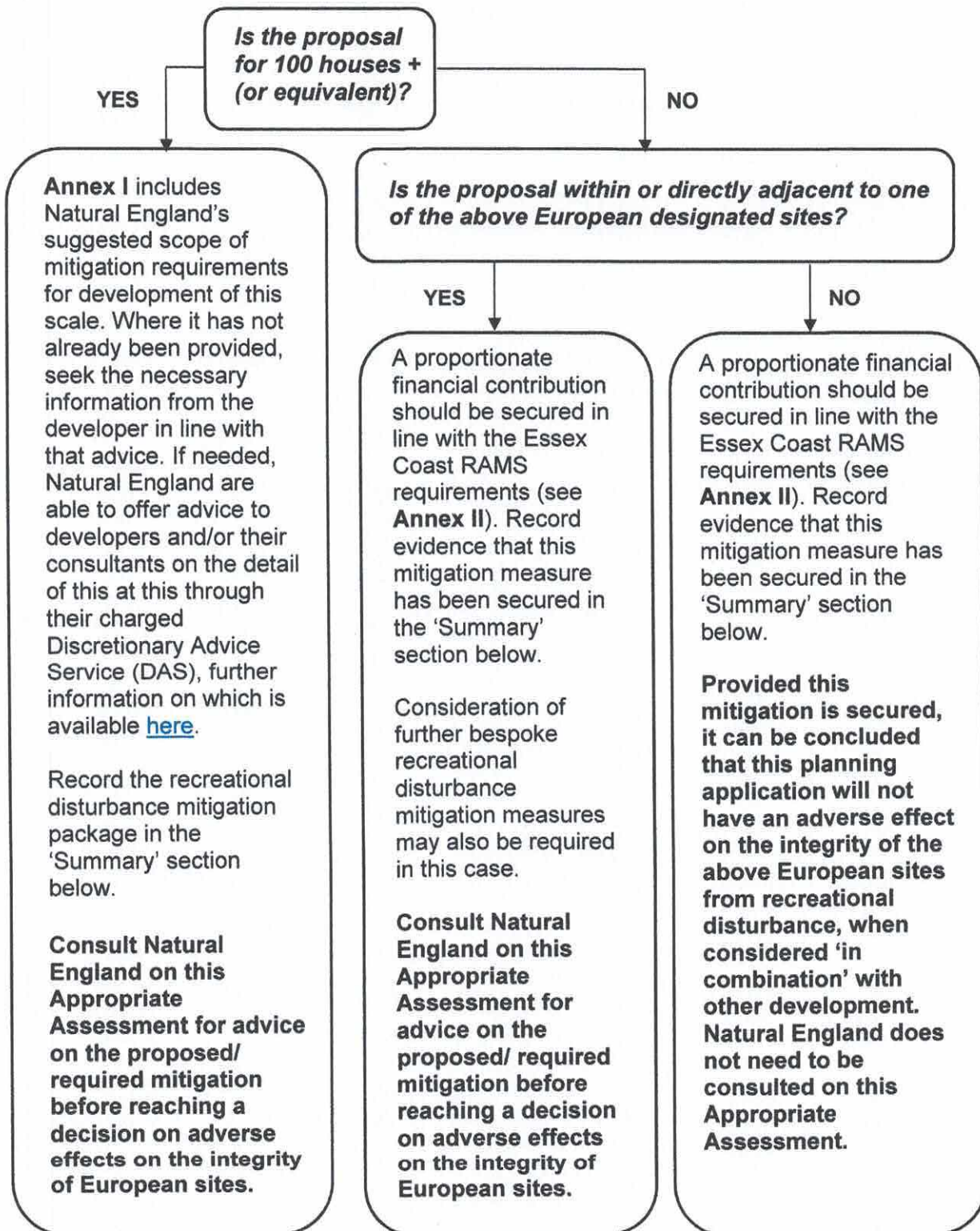
- An Appropriate Assessment (AA) is not required where recreational disturbance to these sites is the only issue or recreational disturbance to these sites can be scoped out of any HRA covering other issues.
- Check [NE IRZs](#) to see whether recreational disturbance is an issue for non-coastal European sites or Sites of Special Scientific Interest (SSSIs). If so, this will also need assessing outside of this HRA form.

The proposal is outside the scope of the Essex Coast RAMS. However, applications involving tourist accommodation (including holiday caravans and campsites), for example, could still potentially have recreational disturbance impacts (and other impacts) on designated sites, including those listed above. In cases such as these, consult Natural England for bespoke advice before concluding no LSE.



## HRA Stage 2: Appropriate Assessment

**Test 2 – the integrity test:** The applicant must provide sufficient evidence to allow the Appropriate Assessment to be made, which is the stage at which avoidance and/or mitigation measures can be considered





**Summary of the Appropriate Assessment :** To be carried out by the Competent Authority (the local planning authority) in liaison with Natural England (where necessary)

**Summary of recreational disturbance mitigation package**

Planning condition RAMS:

No above ground works shall be carried out until proposals for the mitigation of the recreational impact of the development on protected Essex Coast Habitats (European) Sites have been submitted to and approved in writing by the Local Planning Authority. Such proposals must provide for visitor management measures in accordance with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS). The development shall be carried out in accordance with and subject to the proposals as may be approved prior to the occupation of the hereby approved dwellings.

Reason: In order to safeguard protected wildlife species and their habitats in accordance with the NPPF and Habitats Regulations 2017. This condition is required to be agreed prior to the commencement of any house building to ensure adequate time for any agreement to be secured and mitigation implemented prior to occupation.

**Conclusion**

*Having considered the proposed avoidance and mitigation measures above, Tendring District Council conclude that with mitigation the project will not have an Adverse Effect on the Integrity of the European sites included within the Essex Coast RAMS.*

*Having made this appropriate assessment of the implications of the plan or project for the site(s) in view of that (those) site(s)'s conservation objectives, and having consulted Natural England and fully considered any representation received (where necessary), the authority may now agree to the plan or project under regulation 63 of the Conservation of Habitats and Species Regulations 2017.*

**Local Planning Authority Case Officer comments, signed and dated:**

This residential development lies within the Zone of Influence. The site is not within one of the European designated sites, but it is within 1118m of the Weeley Hall Woods SSSI

Tendring District Council is not yet in a position to request RAMS contributions by legal agreement. The proposed condition therefore represents a temporary measure to secure mitigation of recreational impact.

Matthew Lang – Planning Officer - 22/02/19



2000

Legend

 Gutteridge Hall Ln

 Gutteridge Hall Ln



100 m

Google Earth

© 2023 Infoterra Ltd & Bluesky



2005

Legend

 Gutteridge Hall Ln

 Gutteridge Hall Ln



100 m

Google Earth

Image © 2025 Getmapping plc



2012

Legend

 Gutteridge Hall Ln

 Gutteridge Hall Ln



100 m

Google Earth

Image © 2023 Bluesky



2017

Legend

 Gutteridge Hall Ln

 Gutteridge Hall Ln




100 m

Google Earth



2020

Legend

 Gutteridge Hall Ln

 Gutteridge Hall Ln



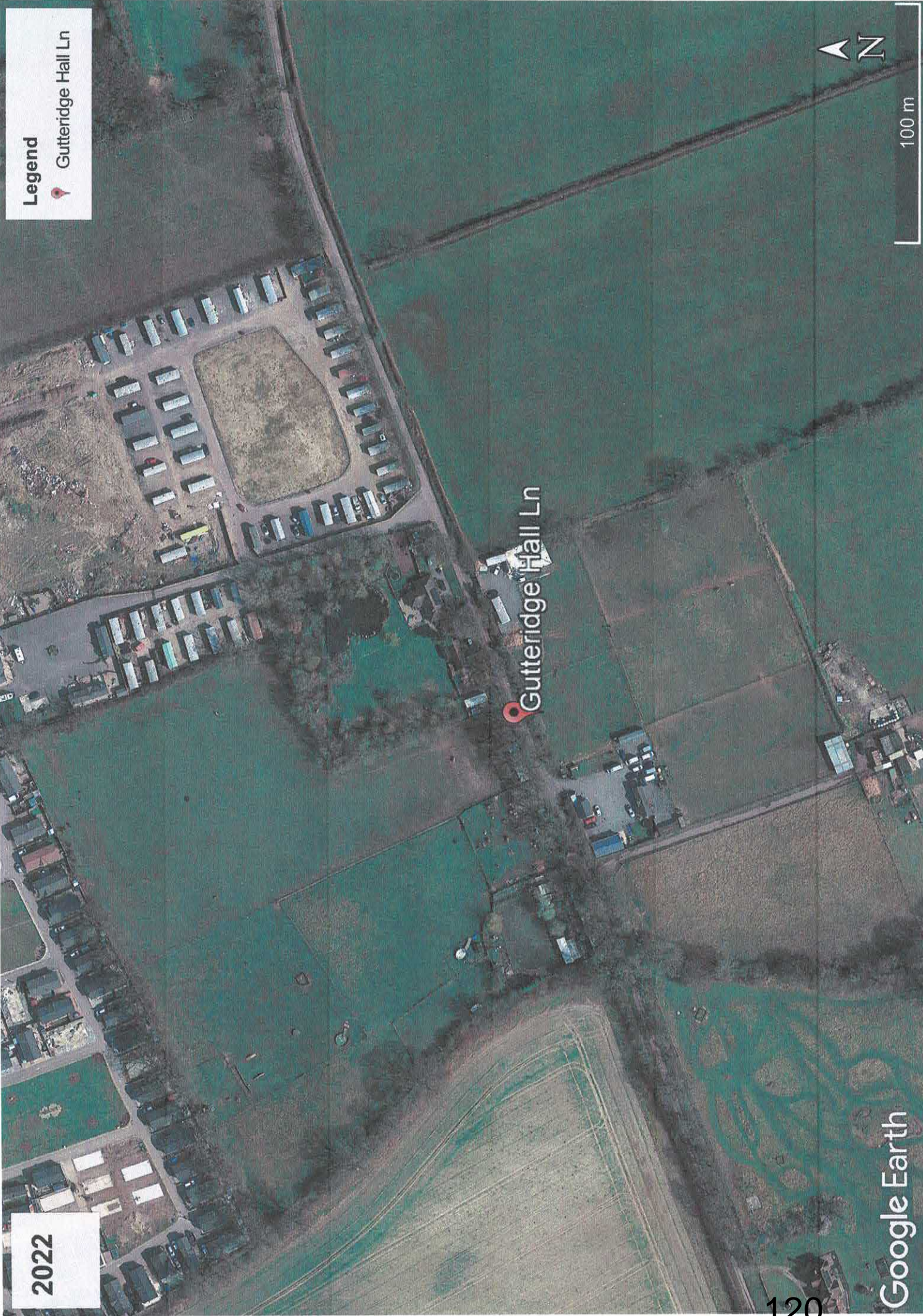
100 m

Google Earth

Image © 2023 CNES / Airbus



**Legend**  
Gutteridge Hall Ln

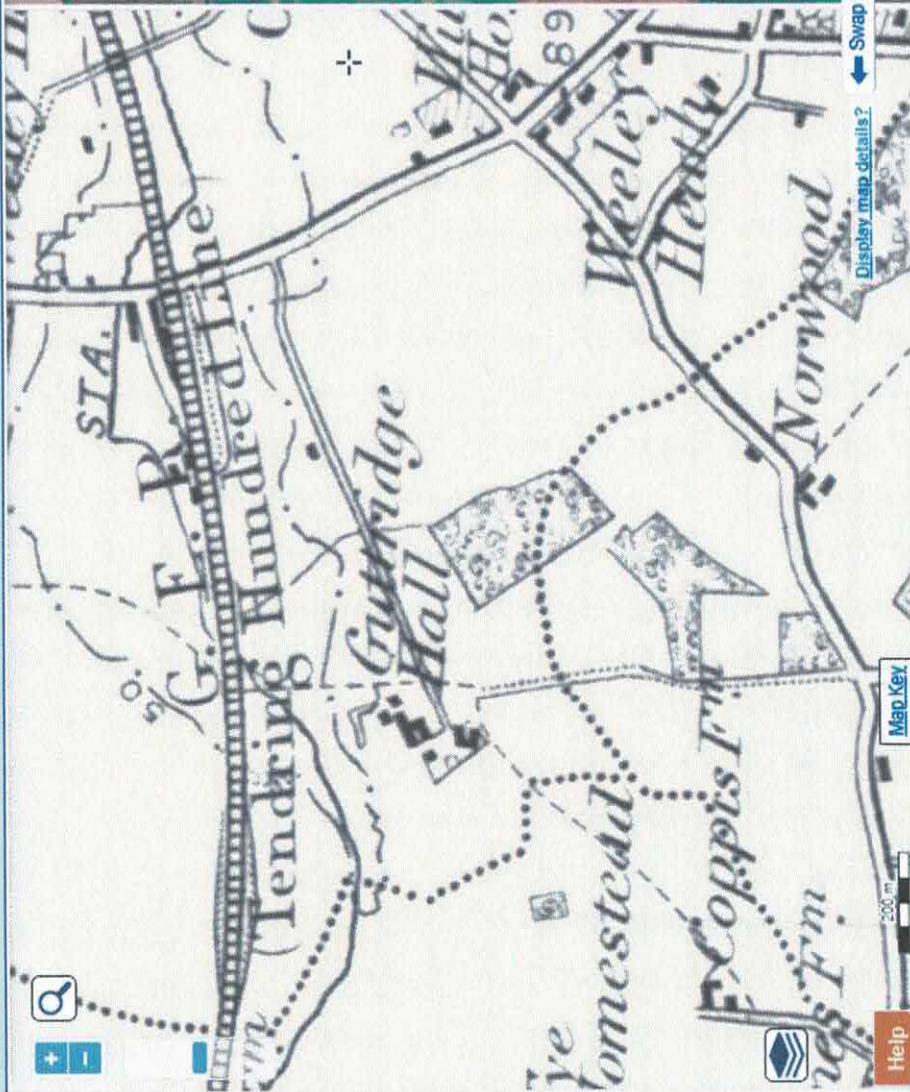


2022

Google Earth



Maps home. Left: Ordnance Survey > One-inch, Scotland, 1885-1900 or England and Wales, 1892-1908



Right: ESRI World Imagery





## Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	614341/221312	10 Oct 2023 12:59

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

### Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



### Flood map for planning

Your reference

<Unspecified>

Location (easting/northing)








614341/221312

Scale

1:2500

Created

10 Oct 2023 12:59

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



Page 2 of 2





**BETA** This is a new service -- your [feedback](#) will help us to improve it.

[Back](#)

# Learn more about flood risk

Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Extent of flooding



Location

weeley



Extent of flooding from rivers or the sea

- High
- Medium
- Low
- Very low



Cartoon GIS Data © Crown copyright and database right 2019



**BETA** This is a new service — your feedback will help us to improve it.

[Back](#)

# Learn more about flood risk

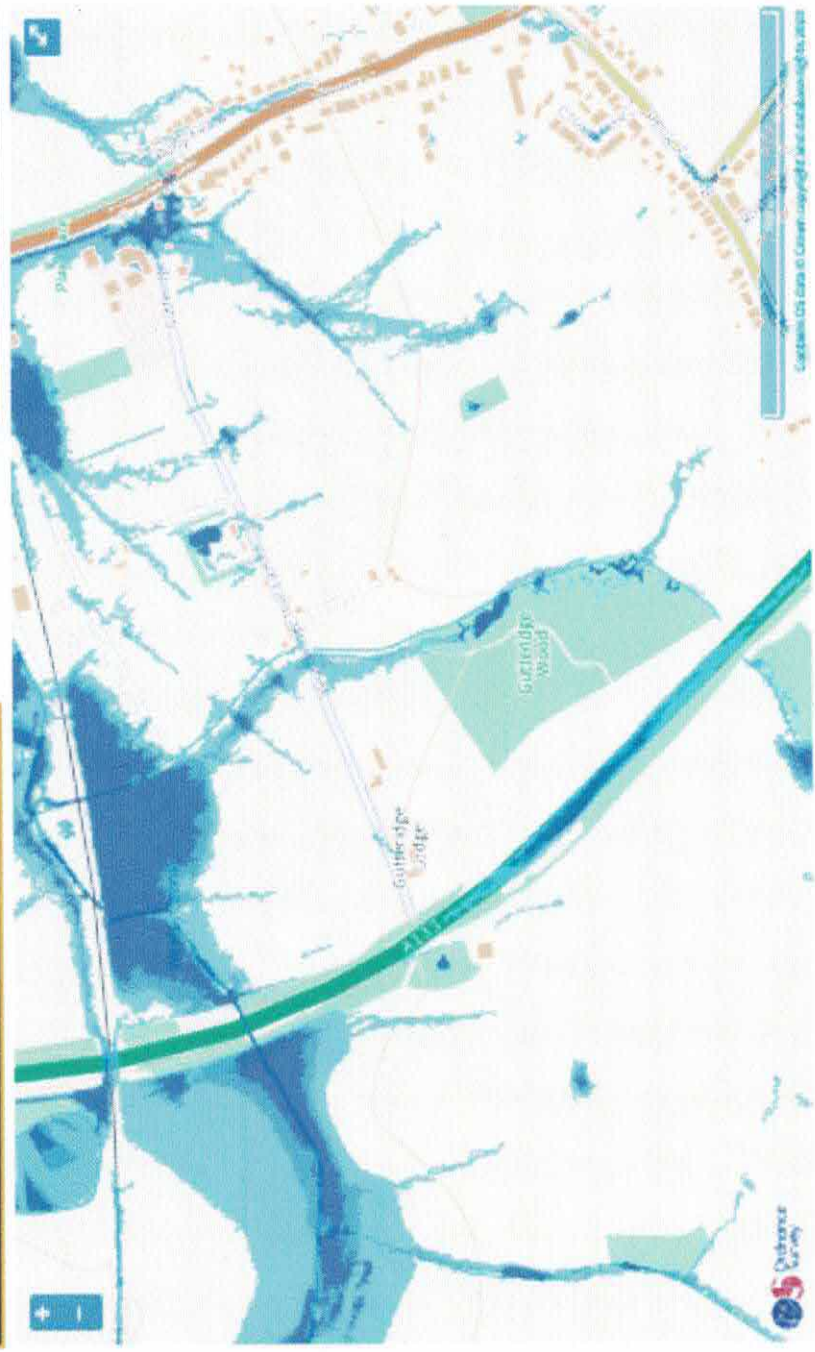
Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Extent of flooding

Location

weeley





BETA This is a new service – your feedback will help us to improve it.

[Back](#)

## Learn more about flood risk

Select the type of flood risk information you're interested in. The map will then update.

Flood risk

High risk: depth



Location

weeley



Surface water flood risk: water depth in a high risk scenario

Flood depth (millimetres)

- Over 900mm
- 300 to 900mm
- Below 300mm



BETA

This is a new service – your [feedback](#) will help us to improve it.

[Back](#)

## Learn more about flood risk

Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Medium risk: depth



Location

weeley



Surface water flood risk: water depth in a medium risk scenario  
Flood depth (millimetres)

- Over 900mm
- 300 to 900mm
- Below 300mm

**BETA** This is a new service – your [feedback](#) will help us to improve it.

[Back](#)

# Learn more about flood risk

Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Low risk: depth



Location

weeley



Surface water flood risk - water depth in a low risk scenario

Flood depth (millimetres)

- Over 900mm
- 300 to 900mm
- Below 300mm



BETA

This is a new service – your [feedback](#) will help us to improve it.

[Back](#)

# Learn more about flood risk

Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Extent of flooding



Location

Weeley



Maximum extent of flooding from reservoirs:

- when river levels are normal
- when there is also flooding from lakes