



STANFORDS

Land north-west of Connaught Road,
Little Clacton,
CO16 9EJ

Proposed increase in height to 1.1m of the boundary treatment fronting
Clacton Road and retrospective approval for the 1.28m high field gates

Planning Statement



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February 2024

1.0 Introduction

1.1 This Planning Statement has been prepared on behalf of Mr N and Ms J Barrington-Fuller and is submitted in support of a full planning application for the minor increase in height from 0.87m to 1.1m of the boundary treatment fronting Clacton Road and retrospective approval for the 1.28m high field access gates.

1.2 This statement should be treated as forming part of the application, and includes details on the site and its surroundings, the intended scheme and how it relates to adopted planning policies.

2.0 Site and Surroundings

2.1 The wider site is an agricultural field measuring some 3.03ha which has a site frontage facing Clacton Road of just over 53m and is relatively level.

2.2 The remaining boundaries which are to the rear of Heathfield, continuing northwesterly behind the wooded copse, meeting the rear of the dwelling on Victoria Road before returning south-easterly for the entire length of the field – meeting the dwellings along Connaught Road are formed by 1.8m high timber panelling.

2.3 Little Clacton is categorised as a 'Rural Service Centre' in the settlement hierarchy contained within Policy SPL1 of the TDLP (2022). The wider site is in Flood Zone 1 and Clacton Road is a classified Road (B1441).

3.0 Relevant Planning History

3.1 There is no relevant planning history in relation to the application site itself.

4.0 Proposed Development

- 4.1 The application amount to alterations to the existing boundary treatment and retrospective permission for a field access gate.
- 4.2 The boundary treatment fronting Clacton Road comprises simple wiring stretched between wooden posts which, currently at 0.87m, do not require an express grant of planning permission. From the lefthand front corner of the site there is a 10m run of fence which leads to a pair of field-access gates, from the right hand side post of the gate to the front right hand corner of the site is a further run of fencing approximately 30m in length.
- 4.3 It is proposed to increase the height of the boundary fence by adding approximately 15cm of barbed wire to the top of the fence making a total overall height of 1.1m. This will add a further degree of enclosure/security should the field be used to house livestock.
- 4.4 The pair of field access gates were installed around January 2023 and retrospective permission is sought for them.

5.0 Policy Context

National Guidance

- 5.1 The National Planning Policy Framework advises that in determining planning applications for residential development, local planning authorities should take into account the Development Plan Policies and all other material considerations. Local planning authorities should follow the approach of the 'Presumption in Favour of Sustainable Development' and that development which is sustainable can be approved without delay. It emphasises the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than a barrier.

Local Guidance

- 5.2 The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

Relevant Section 1 Policies:-

Policy SP1	Presumption in Favour of Sustainable Development
Policy SP3	Spatial Strategy for North Essex
Policy SP7	Place Shaping Principles

- 5.3 In line with Paragraph 11 of the National Planning Policy Framework (NPPF) 2023, Section 1 Policy SP1 requires that, when considering development proposals the Local Planning Authorities will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. They will always work pro-actively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 5.4 In Tendring District the spatial hierarchy promotes growth in settlements that are the most accessible to the strategic road network, public transport and offer a range of services. Existing settlements will be the principal focus for additional growth across the North Essex Authorities area within the Local Plan period. Development will be accommodated within or adjoining settlements according to their scale, sustainability and existing role both within each individual district and, where relevant, across the wider strategic area.
- 5.5 Policy SP7 of the 2013-33 Local Plan seeks high standards of urban and architectural design which responds positively to local character and context, and to protect the district's landscape and the quality of existing places and their environs. Policy SP7 also requires that the amenity of existing and future residents is protected. While there are neighbouring residential properties adjacent to the east and west of the application site, the proposed works are minimal in nature and will have nominal impact on any amenities (light,

overbearing, loss of privacy) enjoyed by the existing or proposed occupants of these properties.

Relevant Section 2 Policies:-

Policy SPL 1	Managing Growth - Settlement Hierarchy
Policy SPL 2	Settlement Development Boundaries
Policy SPL 3	Sustainable Design
Policy PPL 3	The Rural Landscape
Policy CP 1	Sustainable Transport And Accessibility

Principle of Development

- 5.6 Policy SPL1 defines Little Clacton as a Rural Service Centre. For these settlements, the Local Plan identifies opportunities for smaller-scale growth. Outside of Settlement Development Boundaries, the Council will consider any planning application in relation to the pattern and scales of growth promoted through the Settlement Hierarchy in Policy SPL1 and any other relevant policies in this plan.
- 5.7 Policy SPL 3 (Part C) seeks to ensure that development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties. As per Section 1 Policy SP7, while there are neighbouring residential properties adjacent to the east and west of the application site, the proposed works are minimal in nature and will have nominal impact on any amenities (light, overbearing, loss of privacy) enjoyed by the existing or proposed occupants of these properties.
- 5.8 Policy PPL3 confirms the Council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character or appearance. Given the changes relate to the front of the boundary they will/are be clearly visible within the public realm of Clacton Road. There are numerous examples of vehicular accesses in the immediate vicinity, with Heathfield (the closest residential property) has a gated access. In advance of the site (the northwestern approach) there are a number of domestic properties that have solid timber panelling in one form or another within close proximity of the back edge of the highway. The minor increase in height to what is a simple

form of enclosure comprising metal wiring is not considered to negatively impact the character and appearance of the area.

5.9 Policy CP1 (Sustainable Transport and Accessibility) of the Tendring District Local Plan 2013-2033 states that planning permission will only be granted if amongst other things; access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate and the design and layout of the development provides safe and convenient access for people. As can be seen from the accompanying Visibility Splay plan, more than adequate visibility can be achieved along both the north-westerly and southeasterly axis.

6.0 Conclusion

6.1 The height, appearance and manufacturing materials for the gate are considered to be entirely appropriate in what amounts to a semi-rural agricultural setting. The height and appearance of the resultant front boundary treatment would be commonplace as a means of enclosure for containing livestock. It is considered that the proposed development will ensure the following: -

- has no impact upon any identified features of historical or architectural importance either on this site or within the immediate locality;
- has no conflict with any conservation or landscape protection policies identified by the Council through its sensitive siting; and
- has no conflict in regards to the amenity of either existing or proposed occupiers of domestic properties which adjoin the field
- access to the site is practicable and the visibility splays far exceed that which are required for traffic limited to 30mph.