

Head of Planning Services
Tendring District Council
Town Hall
Station Road
Clacton-on-Sea
Essex
CO15 1SE

Our ref: MA019 – 6

26 February 2024

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
SOUTH CORNER OF FOOTS FARM, THORPE ROAD, CLACTON-ON-SEA**

On behalf of Benferri Developments Limited, I submit herewith an application for planning permission to create 40 no. two and three bedroom bungalows and associated landscaping, roads, parking and drainage infrastructure, an entrance from Thorpe Road and a new area of public open space at the south corner of Foots Farm in Clacton-on-Sea.

The site is on the northern edge of Clacton-on-Sea, immediately abutting the built-up area of the town. The site is broadly flat, falling very gently from north to south, and covers an area of 2.4 hectares (5.9 acres). It is currently unused, having been granted outline planning permission for an industrial building in 1997 and left undeveloped pending the outcome of an application for planning permission to create 58 new homes and a medical centre, which was withdrawn in December 2022. A substantial hedge defines the southern and eastern boundaries and remnants of former field boundaries mark the northern and western edges, leaving the centre of the site open and without any features. The site is within Flood Zone 1 (it is at the lowest possible risk of flooding), is not within a conservation area and does not contain any listed buildings, scheduled monuments or non-designated heritage assets.

A ring of public open space encloses the site, allowing the existing field boundary to be retained and new trees to be planted to mark the edge of the new residential use and to address the potential visual impact of built development. The landscape edge is designed to be accessible so that it can be used by the residents and forms part of the setting of the new homes, with a circular walking route created that loops through the different characters of the open space on each side of the scheme. A play area is placed on the western boundary to serve younger residents and to play an important role as the visual end stop to the vista into the site from Thorpe Road.

Vehicle access to the site is from Thorpe Road, close to the centre of the eastern boundary. A new street heads straight into the site, laid out as a formal avenue with trees in pairs that frame the view through the site to the public open space on the western side, giving the scheme an open and spacious feel and managing glimpsed views from passing traffic on Thorpe Road. The street hierarchy breaks down quickly, with private drives just inside the entrance to serve the bungalows that face towards Thorpe Road and two shared surface streets spurring off to the north and south in the centre of the scheme and a further private drive at the end of the road. These streets allow four small perimeter blocks to be created so that the new homes can face out to the north, south, east and west as well as towards the streets, delivering an active frontage to and passive surveillance of the public realm.

The proposed scheme achieves sustainable development by addressing the three overarching objectives of the planning system, using land that is available for development to deliver new homes that will meet the needs of present and future generations and support a strong and vibrant community, supporting economic growth by creating new homes to facilitate local employment, and contributing to enhancing the natural environment by mitigating its visual, ecological and biodiversity impact and by addressing and adapting to climate change by adopting a zero carbon approach to heating and hot water. Although the site is not allocated for development in the local plan, Policy SP 3 Spatial Strategy for North Essex supports development within or adjoining settlements according to their scale, sustainability and existing role and Clacton-on-Sea sits at the top of the settlement hierarchy (as defined by Policy SPL 1), making it the most sustainable location for development in the district. Furthermore, the principle of residential development on the northern edge of Clacton-on-Sea is already established by the allocations of strategic-scale residential-led development on the land to the east and the recent and forthcoming planning permissions for new housing schemes on the east side of Thorpe Road and to the south of Centenary Way. The scale of the adjoining residential development demonstrates that the site is a sustainable location for development and the submission of detailed reports and assessments as part of this application for planning permission confirms that the proposed scheme either has no negative impacts or that any such impacts can be successfully mitigated.

This application is submitted online in PDF format via Planning Portal and comprises the following information:

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| 1. Covering letter | |
| 2. Application form | |
| 3. Location Plan | MA019-PL-01 |
| 4. Development Layout | MA019-PL-02 rev. A |
| 5. Detailed Layout | MA019-PL-03 rev. A |
| 6. Parking Layout | MA019-PL-04 rev. A |
| 7. Garden Areas Layout | MA019-PL-05 rev. A |
| 8. Storey Heights Layout | MA019-PL-06 rev. A |
| 9. Refuse Layout | MA019-PL-07 rev. A |
| 10. Colour of Materials Layout | MA019-PL-08 rev. A |
| 11. Landscape Proposals | JCN/1755/23 rev. C |
| 12. Type Aa, Plans and Elevations | MA019-HT-Type Aa-01 rev. B |

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| 13. Type Ab, Plans and Elevations | MA019-HT-Type Ab-02 rev. B |
| 14. Type Ba, Plans and Elevations | MA019-HT-Type Ba-01 rev. A |
| 15. Type Ca, Plans and Elevations | MA019-HT-Type Ca-01 rev. A |
| 16. Type Cb, Plans and Elevations | MA019-HT-Type Cb-02 rev. A |
| 17. Type Da, Plans and Elevations | MA019-HT-Type Da-01 rev. A |
| 18. Street Elevations A, B & C | MA019-ST-01 rev. A |
| 19. Arboricultural Impact Assessment and Primary Method Statement (February 2024) | |
| 20. Archaeological Desk-Based Assessment (March 2020) | |
| 21. Biodiversity Assessment (February 2024), plus Biodiversity Metric 4.0 Calculation Tool (21 January 2024) in Excel format | |
| 22. Design and Access Statement (February 2024) | |
| 23. Energy and Sustainability Strategy (February 2024) | |
| 24. Flood Risk Assessment & Drainage Strategy (February 2024) | |
| 25. Landscape and Visual Impact Assessment (February 2024) | |
| 26. Phase I Geo-Environmental Desk Study and Preliminary Risk Assessment (December 2023) | |
| 27. Planning Statement (February 2024), including an affordable housing statement | |
| 28. Preliminary Ecological Appraisal (January 2024) | |
| 29. Transport Statement (February 2024) | |

In addition, the application fee of £24,960.00 has been paid via Planning Portal.

I trust that you will find this application for planning permission to create 40 no. two and three bedroom bungalows and associated landscaping, roads, parking and drainage infrastructure, an entrance from Thorpe Road and a new area of public open space to be acceptable. However, if you have any comments or queries, or should you require any additional information, please do not hesitate to contact me at the above address.

Yours faithfully



MICHAEL SMITH

