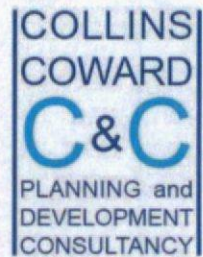


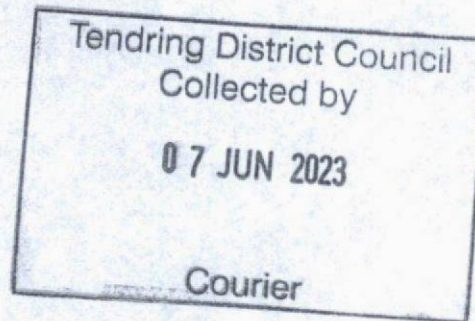
Mobile: 07825 633573
Email: tony.collins@collinscoward.co.uk



Our Ref: CC/1000

1 June 2023

Tendring District Council
Freepost TCB GC



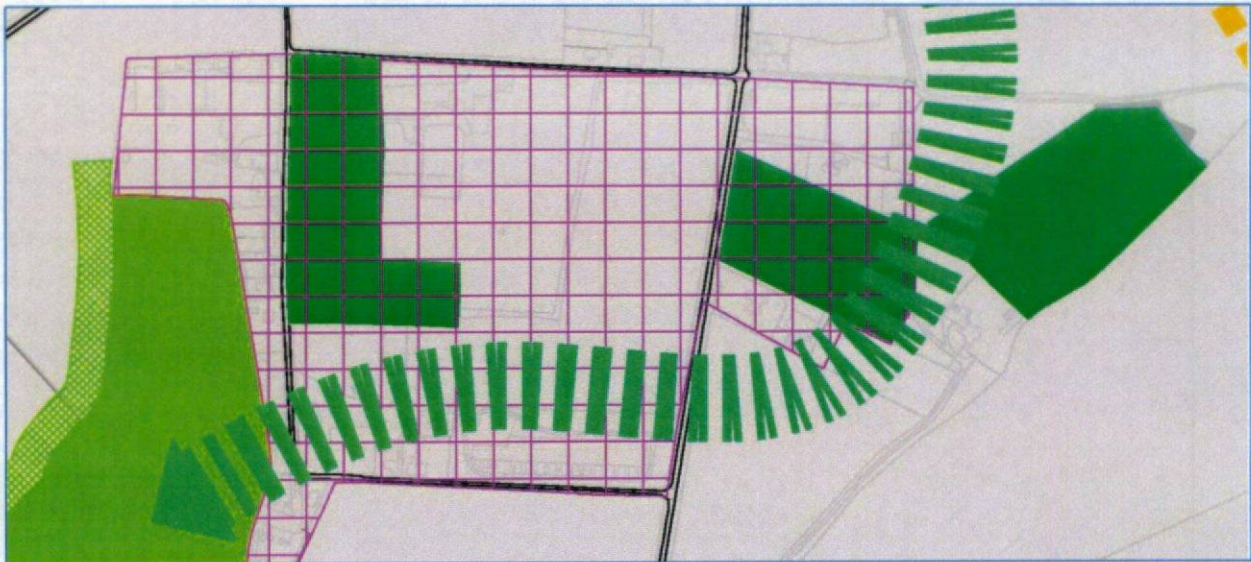
1 Bawburgh Mill
Harts Lane
Bawburgh
Norfolk
NR9 3LS

Dear Sirs,

TENDRING COLCHESTER BORDERS GARDEN COMMUNITY - CONSULTATION

We refer to the Council's consultation on the Borders Garden Community under Regulation 19. We have now considered the draft Plan and consider that the Plan is unsound for the following reasons:

Our client Ms Jenny Lam owns a parcel of land at Chapel Lane, Crockleford Heath. We attach the Title plan to identify the relevant parcels. This land falls within the Crockleford Heath character area. The *Crockleford Heath & Environs Character Area Assessment* document details the various characteristics of the area. Our client's concerns relate to the proposed "Green Corridor" as shown on the draft Policies Map below. The line of the proposed Green Corridor tracks through the back gardens of the properties fronting Chapel Lane.



Extract from Policies Map

Clearly in such circumstances the use of residential gardens is at variance with the ecological objectives of seeking to create a "Green Corridor". Such a policy would limit any development potential under the plan and create land which will have no beneficial use to the landowners. This will undoubtedly impact on the value of the properties along Chapel Lane and my client's land in particular. This could lead to compensation claims. However, there is an alternate approach.

The *Crockleford Heath & Environs Character Area Assessment* refers to Green Corridors but not in the context of Crockleford Heath itself. There are no proposals for Green Corridors within Crockleford Heath. Therefore, the evidence base does not support the creation of a Green Corridor as shown on the Policies Map.

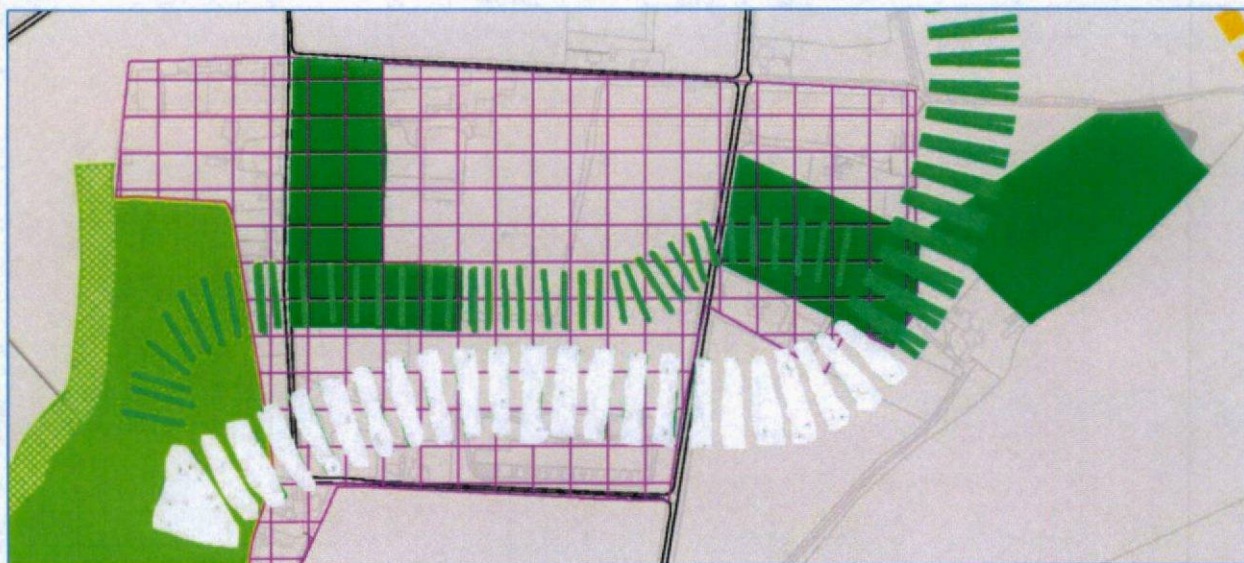
Turning to the Submission version of the Plan, policy **GC POLICY 1: LAND USES AND SPATIAL APPROACH** has a section dealing with Crockleford. This allows for development within Crockleford taking into account the context of the character area as follows:

"Within the 'Crockleford Heath Area of Special Character' development must preserve or enhance the intrinsic character of the area, whilst within the wider setting/environs of Crockleford Heath, development should respect/respond positively to the existing landscape structure.

This part of the policy refers to the "*existing landscape structure*". However, the Policies Map seeks to impose a "green corridor" across land where there is some development potential. This approach is not supported by any evidence.

Our client therefore considers the imposition of the Green Corridor in this location without supporting evidence as unsound. Accordingly, it should be removed.

If a corridor is to be created this is entirely the wrong location. Logically, green corridors should incorporate existing ecological assets such as woodland and links those is a rational way. Our client suggests an alternate route as shown on the plan below. This links existing woodland at the Heath.



Proposed Modification to Policies Map

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We trust that this is satisfactory and anticipate the Inspector agrees with this logic and amends the Plan accordingly. Should you have any queries or require further information please contact Tony Collins at this office.

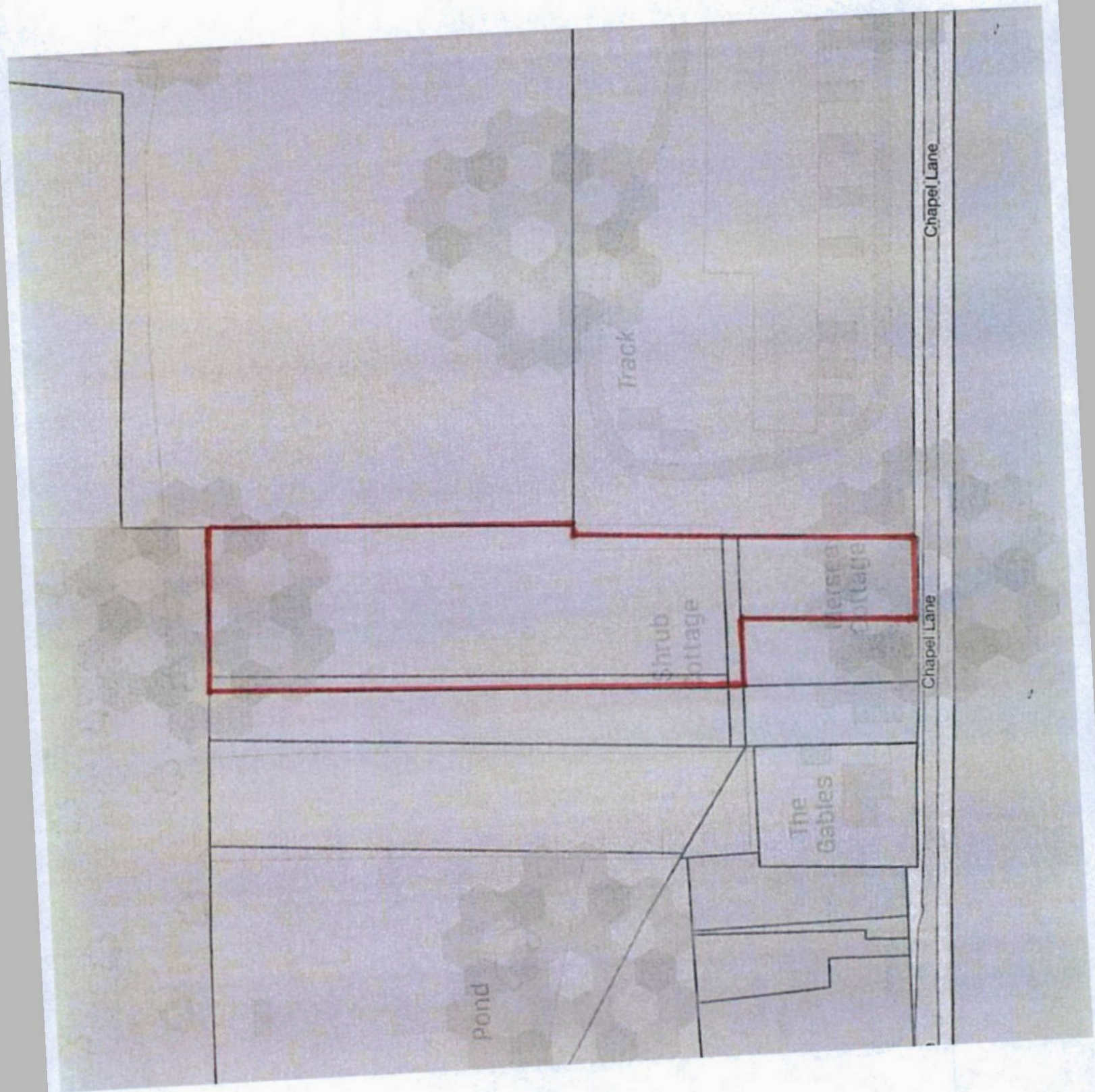
Yours faithfully



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Registered in England No. 6023726 Registered Office: Windsor House 103 Whitehall Road Colchester Essex CO2 8HA



Pond

Track

Shrub
Cottage

The
Gables

Mersea
Cottage

Chapel Lane

Chapel Lane

Tendring

District Council



This is a scan of the
original document

Name: Toby Russell

Date: 07/06/23

Sign: 