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Part 2 - Regulation 19 and 20 of the Town and Country Planning (Local Planning)

(England) Regulations 2012 "Pre-Submission LDP" consultation

Please note that all comments on the Pre-Submission LDP consultation should be provided by completing Part 2 of this form. A separate completed Part 2 should be provided for each comment made within a representation.

2.1 To which part of the Maldon District Pre-Submission Local Development Plan (LDP) does this representation relate?

a. Paragraph number	<input type="text"/>	b. Policy reference	<input type="text" value="S2"/>
c. Proposals map	<input type="text"/>	d. Other section (please specify)	<input type="text"/>

2.2 Do you consider the Maldon District Pre-Submission LDP to be ... (✓ as appropriate)

a. Legally compliant

To be legally compliant the LDP has to be prepared in accordance with the Duty to Co-operate and legal and procedural requirements. This is required by Government guidance.

YES NO

b. Sound

To be 'sound' a Local Plan should be positively prepared, justified, effective and consistent with national policy. This is required by Government guidance.
If you do not consider the LDP to be sound, please complete section 2.3 below

YES NO

2.3 Do you consider the Maldon District to be unsound because it is not ... (✓ as appropriate)

a. Positively prepared

To be positively prepared the Plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements

b. Justified

To be justified the Plan must be:
- Founded on a robust and credible evidence base
- The most appropriate strategy when considered against the reasonable alternatives

c. Effective

To be effective the Plan must be:
- Deliverable;
- Flexible;
- Able to be monitored

d. Consistent with National Policy

The Plan must be consistent with Government guidance as set out within the National Planning Policy Framework

On the following pages, please explain why you think the Plan is unsound or not legally compliant, and set out any changes you feel should be made to the Plan to make the Plan sound or legally compliant.

Please note: As there will not normally be a subsequent opportunity to make further representations, please include all the information, evidence and supporting information necessary to support/justify your representation and the suggested change(s) to the Plan. After this stage, further submissions will only be invited at the request of the Planning Inspector, based on the matters and issues the Inspector identifies for examination.

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2.4 If you consider the Maldon District LDP to be unsound or not legally compliant please explain why in the box below. Please be as precise as possible. Please also use this space for any comments in support of the LDP.

If the box is not big enough for your comments, please attach another page marked appropriately.

These representations refer to land at South of St Lawrence Drive, St Lawrence. On behalf of our client, AJ & M Cowell we broadly support policy S2 in so far as it provides an opportunity for limited development on our clients land. The basis ^{for} our support to the policy is provided in the accompanying document.

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2.5 Please explain in the box below what change(s) you consider necessary to make the Maldon District LDP legally compliant and sound. Please be as precise as possible. Please explain why this change will make the Maldon District LDP legally compliant and sound. It will be helpful if you are able to put forward any suggested revised wording of the policies or supporting text.

If the box is not big enough for your comments, please attach another page marked appropriately.

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2.6 Do you consider it necessary to attend and give evidence at the hearing part of the examination? (✓ as appropriate)

NO, I wish to communicate through written representations

YES, I wish to speak to the Inspector at the hearing sessions

Please note: The Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the hearing part of the examination

2.7 If you wish to participate at the hearing part of the examination, please outline why you consider this to be necessary

If the box is not big enough for your comments, please attach another page marked appropriately.

This is the end of Part 2 (Regulation 19 and 20) of the response form. Please complete this form for each representation you wish to make. You only need to complete Part A once. Please submit all of your response forms together.



**Maldon District Pre-Submission Local Development Plan
Consultation 22 January – 7 March 2014.**

LAND TO THE SOUTH OF ST LAWRENCE DRIVE, ST LAWRENCE

Strutt and Parker LLP on behalf of AJ & M Cowell

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1. Introduction

1.1 This representation has been prepared by Strutt and Parker LLP on behalf of AJ & M Cowell to support the promotion of land south of St Lawrence Drive, St Lawrence for residential development as part of the Maldon District Local Development Plan (LDP) Consultation (2013).

1.2 This representation outlines the relevant planning policies to support proposals in relation to the emerging Local Plan Consultation and National Planning Policy Framework.

1.3 In accordance with criteria set out in the Planning and Compulsory Purchase Act (2004) and the National Planning Policy Framework (NPPF), when allocating sites for development, Local Authorities need to be satisfied that their plan is 'sound'. As set out in paragraph 12 of the NPPF, to be sound a development should be positively prepared, justified, effective and consistent with national policy. Namely that it is:

Positively Prepared- The plan should be prepared on a strategy, which seeks to meet objectively assessed development and infrastructure requirements and consistent with achieving sustainable development.

Justified- The plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective- The plan should be deliverable over its period and based on effective joint working cross- boundary strategic priorities; and

Consistent with National Policy- The plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

1.4 This representation provides an assessment of Maldon District Council's Preferred Options Consultation with regard to paragraph 12 of the NPPF for the land south of St Lawrence Drive, St Lawrence, as shown on figure 1.



Figure 1 - Location Plan of the site, which demonstrates sustainable location in relation to the existing village of St Lawrence.

2. Site and Surrounding Context

- 2.1 St Lawrence is located approximately 5.7 miles east of Maldon and 15 miles east of Chelmsford, with good access to the regional road and rail network. The town of Southminster lies in close proximity to the South of St Lawrence and is home to a railway station. The railway station is situated approximately 4 miles to the south of St Lawrence and provides a commuter service to London Liverpool Street and the City of London. Furthermore, the nearby Bradwell Road provides ingress and egress to the Dengie Peninsula, with the A12 major roadway roughly 12 miles Westbound on the B1010, which provides access the London and the wider South East region.
- 2.2 St Lawrence is a village with a strong service base to support a modest level of housing growth. There are two public houses, a village shop with a post office, a church and hall, a park, a farm and dairy shop, a village hall and a sailing club.
- 2.3 The land south of St Lawrence Drive is a centrally located site within the settlement, and is situated adjacent to the development boundary of St Lawrence. The site is well enclosed with residential properties to the west, to the north on St Lawrence Drive and to the east on Mountview Crescent. Arable fields lie to the south of the site beyond an established boundary. The site could therefore be delivered for housing without any significant impact on the surrounding countryside.
- 2.4 The area of the site totals 5.88 hectares. The site is currently utilised as arable farmland and would form sustainable, enclosed and logical extension to the village settlement boundary. The site is situated within a flood zone 1 (low risk).

3. Planning Policy Considerations

- 3.1 Maldon District Council is working towards adoption of its Local Development Plan. This section of the report focuses on the consultation (2013), and provides responses to the questions set out in the consultation document as appropriate.

Do you support the proposed level of growth in the District (Policy S2)

- 3.2 Yes, the council's proposal to increase the proposed number of new homes from 3,000 to 4,410 between 2014 and 2029 are welcomed and display a forward-thinking approach from Maldon District Council. The suggested strategy is considered to be in accordance with paragraph 47 of the NPPF which states that to boost the supply of housing, local authorities should:
- Use their evidence base to ensure the Local Development Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.
 - Identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against their housing requirements to ensure and choice and competition in the market for land.
- 3.3 The increased provision of development in the District to provide a minimum housing target of 294 homes per annum and 8.4 Hectares of additional employment space indicates a positive future planning stance from Maldon District Council.
- 3.4 These figures are considered to provide a good balance between supporting growth in the District (as required by the NPPF), yet providing a considerate level of growth for the rural nature of Maldon District. Paragraph 2.22 of the consultation document refers to the Essex Housing Growth Scenarios Study (RTP, 2012) which states that a minimum of 263 dwellings must be provided per annum in order to avoid a decline in working age population across the District. The higher level of growth proposed indicates that the preferred option has been positively prepared and will not only maintain economic capacity in the District, it will assist it to develop, by providing much needed housing provision for local people.

- 3.5 Maldon has met its duty to co-operate, with the housing targets also being informed by the Hearts of Essex Economic Futures Study (2012).
- 3.6 The preferred option to allocate 345 dwellings in rural areas across the District is supported and should include the allocation of the land to the west of Main Road, St Lawrence, which is considered one of the most sustainable sites in rural areas to accommodate this housing growth.

Do you support the proposed distribution of new housing? (Policy S2)

- 3.7 There is no objection to the proposed distribution of housing. At the stage when consultation is undertaken on the Rural Allocations Development Plan Document, it is considered that St Lawrence is a sustainable settlement that should accommodate a proportion of the 345 dwellings proposed for rural areas.
- 3.8 St Lawrence is considered to constitute a sustainable rural settlement that would benefit from an appropriate level of growth over the plan period, to support the rural economy. St Lawrence has a number of services that includes a church, a local shop that encompasses the post office, a public house, a large caravan park and a water sports and sailing club. It is considered that the village would benefit from a modest level of housing growth in order to support the local village services.
- 3.9 The site is situated in a sustainable location, adjacent to the existing settlement boundary of St Lawrence on its southern boundary. It will provide a logical infill to the village given the coastal spread of development at present. The site being 5.88 hectares provides an opportunity to provide a significant proportion of the council's allocation for rural settlements. Growth on this site is considered to provide appropriate infilling to counter the spread of development along the coastline. The site benefits from good access onto St Lawrence Drive, with good visibility splays in both directions. The site is considered to be fully deliverable in this regard. The site is also in close proximity to local bus services, which provide access to Bradwell-on-sea and Maldon, further adding to the sustainability of the site for development.
- 3.10 It is therefore considered that this land forms the most suitable location in St Lawrence to accommodate the housing growth in the village as part of the Rural Allocations Development Plan Document. The landowners of the site are fully committed to a development on this site and the site is fully deliverable.

- 3.11 The site has a capacity for in the region of 150 dwellings and whilst it is considered that St Lawrence is a settlement that could accommodate this level of growth, it is also recognised that the District Council may not seek to allocate this number of dwellings within St Lawrence. With this in mind, the landowners are flexible regarding the level of growth to be delivered on the site and would be happy to accept an allocation on only part of the site, if this is considered to be the most appropriate strategy.

Do you support the strategy for housing development in other rural villages (Policy S7)?

- 3.12 The proposed distribution is supported; the allocation of 345 dwellings for development across rural locations in Maldon District is indicative of the council's aspirations to provide appropriate housing provision for the districts rural residents. The site south of St Lawrence Drive, St Lawrence is sustainably located with strong linkages and easy access to the local bus route. Furthermore, given the sites enclosed nature, a development of this scale will not unduly impact upon the aesthetics of the settlement or the surrounding countryside.

4. Summary

- 4.1 This representation has been prepared by Strutt and Parker on behalf of AJ and M Cowell and has demonstrated that land to the south of St Lawrence Drive, St Lawrence should be allocated for a residential use as part of the emerging Local Development Plan.
- 4.2 The allocation of this site is in accordance with criteria set out in the NPPF. It is situated adjacent to the development boundary of St Lawrence and is effectively situated between the two development boundaries of the settlement. The site is well enclosed with residential development north, east and west, supported by strong transport infrastructure; both public and vehicular. It is of a scale at 5.88 hectares to complement the character of the village.
- 4.3 The allocation of this site would provide a sustainable balance of market and affordable housing, which would assist the Council to meet its target of 345 houses for rural settlements across the district across the period 2014-2029. This would support the notion that the Maldon District Development Plan Preferred Options Consultation meets the criteria of paragraph 12 of the NPPF in that, it is positively prepared, justified and in accordance with national planning policy.
- 4.4 Further information on the deliverability of the site will be submitted as part of the Rural Allocations Development Plan Document, as required by Maldon District Council.

