

For Official Use Only

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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 Local Development Plan (LDP) does this representation relate?

- |   |   |  |   |
|---|---|--|---|
| a. Paragraph<br>(please specify paragraph number) | <a href="#">Click here to enter text.</a> | b. Policy<br>(please specify policy reference) | S8  |
| c. Proposals Map                                  | <u>Latchingdon Settlement Boundary</u>    | d. Other section<br>(please specify)           | <a href="#">Click here to enter text.</a> |

2.2. Do you consider the Maldon District LDP to be... (tick as appropriate):

- |  |     |                                     |
|--|-----|-------------------------------------|
| a. <b>Legally compliant</b><br>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 | <input type="checkbox"/>            |
|  | No  | <input checked="" type="checkbox"/> |
| b. <b>Sound</b><br>To be 'sound' a Local Plan should be positively prepared, justified, effective and consistent with national policy. This is required by Government guidance                               | Yes | <input type="checkbox"/>            |
|  | No  | <input checked="" type="checkbox"/> |

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

- |  |                                     |
|--|-------------------------------------|
| a. <b>Positively prepared</b><br>To be positively prepared the plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements  | <input checked="" type="checkbox"/> |
| b. <b>Justified</b><br>To be justified the plan must be: <ul style="list-style-type: none"> <li>• Founded on a robust and credible evidence base;</li> <li>• The most appropriate strategy when considered against the reasonable alternatives.</li> </ul> | <input type="checkbox"/>            |
| c. <b>Effective</b><br>To be effective the plan must be: <ul style="list-style-type: none"> <li>• Deliverable;</li> <li>• Flexible;</li> <li>• Able to be monitored.</li> </ul>  | <input type="checkbox"/>            |
| d. <b>Consistent with National Policy</b><br>The Plan must be consistent with Government guidance as set out within the National Planning Policy Framework   | <input checked="" type="checkbox"/> |

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 based on your representation at this stage, 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.

**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.

We also object to policy S8 Settlement Boundaries and the Countryside. This policy should be amended to better reflect the key objectives of the NPPF as stated above and a settlement hierarchy that takes into account current population, historic role, level of services and constrains and opportunities of each village. Latchingdon is identified as a 'smaller village' although it has a considerably higher population and density than the majority of the other identified 'smaller villages' including North Fambridge which has been identified for additional housing. When looking at the population of the 'larger villages' it is clear to see that Latchingdon has a similar population and should therefore be recognised as a higher order settlement. As a result of this inappropriate approach to the settlement hierarchy, Latchingdon will not have the opportunity to fulfil its true potential as a settlement that can comfortably accommodate additional and proportionate residential growth. This approach therefore contradicts the core planning principles of the NPPF that states planning policies should support thriving rural communities.

**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.

In our view, to be compliant and sound, policies S8 and supporting text all need to be reconsidered to better reflect the need to support thriving rural communities and to ensure sustainable residential development in rural areas is encouraged in locations that are appropriate and that will have wider economic and social benefits to the village where development can be delivered.

To be properly compliant, policy should recognise that Latchingdon, as a rural settlement and specifically as a 'larger village' rather than a 'smaller village' is clearly capable of accommodating residential growth which will contribute to the long-term health and vitality of the village and in terms of meeting local affordable and market housing requirements. Such a strategy would also yield additional investment in local community facilities that otherwise would never be delivered.

Linked to the above objection that Latchingdon is a rural settlement capable of accommodating further growth under policy S8, it is contested that the proposals map settlement boundary for Latchingdon be altered to identify the following site as being capable of accommodating new housing, community facilities and areas of public open space. Such an approach would help support the long term vitality and viability of Latchingdon as a robust rural village settlement capable of accommodating both market and affordable housing and a variety of different housing needs.

The subject site is in single ownership, it can be delivered and it is possible to ensure various access points are created to the public highway to minimise impact on traffic moving through the village. Furthermore, this site will deliver a range of significant planning benefits in terms of meeting the district's identified housing requirement, making efficient use of a sustainable site, supporting growth of a sustainable village, diversifying local area housing opportunities including affordable housing and a range of other social benefits such as public open space, sports pitches, enhanced community facilities and improved local infrastructure.

A site plan of the proposed site is attached for your information.

**2.6.** Do you consider it necessary to attend and give evidence at the hearing part of the

examination? (tick as appropriate)

**No**, I wish to communicate through written representations

**Yes**, I wish to speak to the Inspector at the hearing sessions

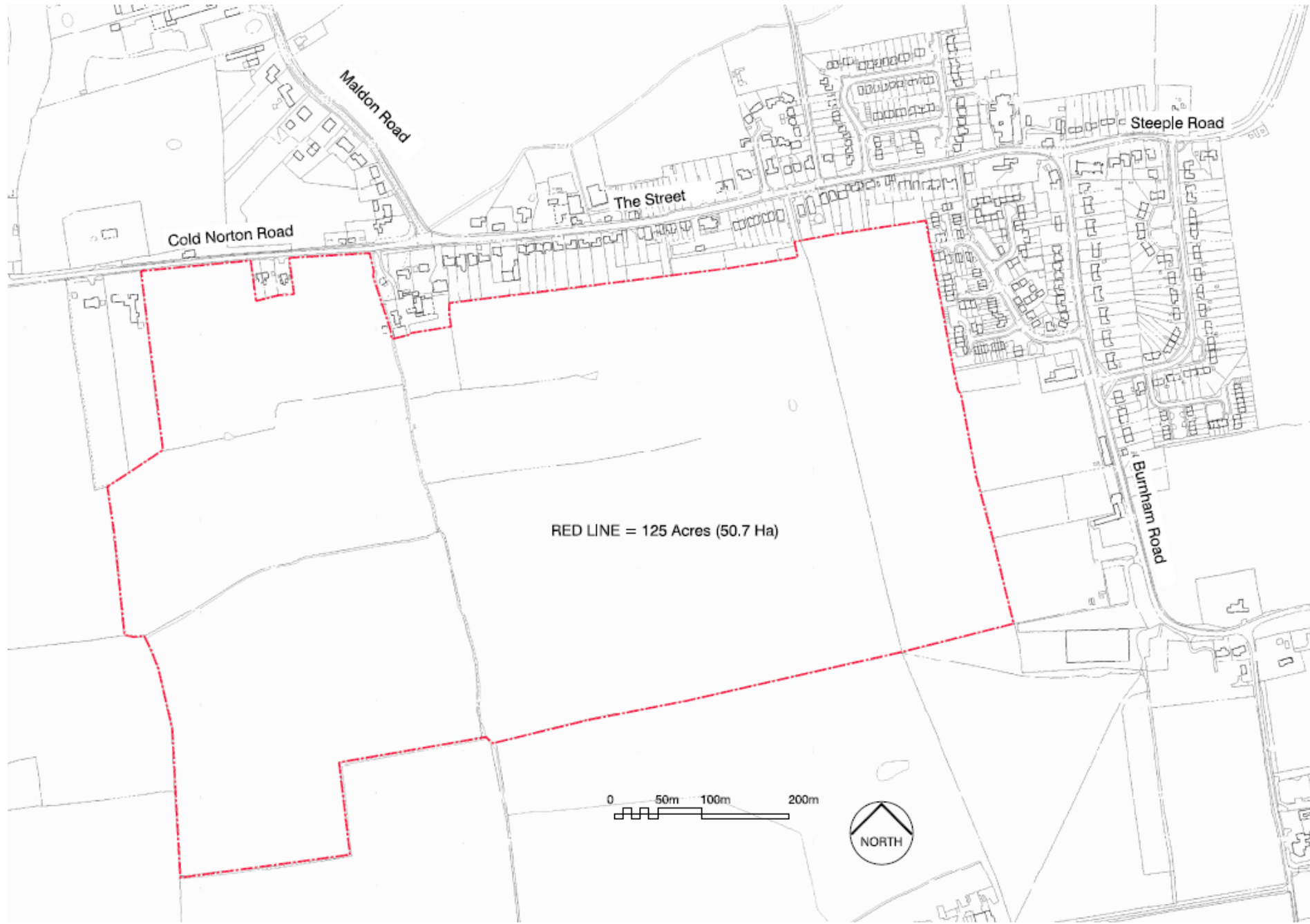
**Please note:** The Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the hearing part of the examination

**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.

The above suggested changes to the emerging spatial strategy are a significant alteration to the currently emerging policy platform in the draft Local Plan and require appropriate detailed evidence and a robust case to be presented and debated. It is also important to feed in the results of the on-going community consultation taking place with Latchingdon Parish Council concerning the correct local planning policy framework for the village and in particular the provision of additional market, affordable and community facilities that inward investment is likely to generate.

**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.**





**Preliminary Housing Accommodation Schedule**

The scheme shows 100 units (141 houses and 9 flats).

House type 1 (Village Green and Square), 2 bed terraced,	25 no.
House type 2 (Village Green and Square), 3 bed terraced,	27 no.
House type 3 (Village Green and Square), 4 bed terraced,	22 no.
House type 4 (Small cluster of detached barn-type), 4 bed detached,	10 no.
House type 5 (The Closes), 3/4 bed semi-detached,	30 no.
House type 6 (Large low density woodland), 4/5 bed detached,	11 no.
House type 7 (Very large low density woodland), 5/6 bed detached,	16 no.

Note: 9 no. 1 bed flats are located above the community / commercial units on the Village Square.

