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Part 2 - Regulation 19 and 20 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
(please specify paragraph number) _____ | b. Policy
(please specify policy reference) _____ | S2: Strategic Growth |
| c. Proposals Map _____ | d. Other section
(please specify) _____ | _____ |

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

- a. Legally compliant** Yes ☒
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 No ☐
- b. Sound** Yes ☐
To be 'sound' a Local Plan should be positively prepared, justified, effective and consistent with national policy. This is required by Government guidance No ☒
(if you **do not consider the LDP to be sound**, please complete section 2.3. below)

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

The re- distribution of growth between South Maldon and Heybridge North Growth Areas is strongly supported and is appropriate in order to ensure the deliverability of the important infrastructure requirements associated with the growth area. In this regard the proposed strategy accords with the requirements of the NPPF, which requires development plans to be deliverable.

Mr P. Dalby is the landowner of two parcels of land. Land to the North of Holloway Road, Heybridge and Land to the East of Wood Lane Heybridge.

The proposed allocation of land to the North of Holloway Road, Heybridge for 100 dwellings to be delivered in years 0-5 of the Local Plan is strongly supported and will assist the Council in meeting their 5- year housing land supply. As set out in previous representations it is appropriate for land to the North of Holloway Road, Heybridge to be delivered within years 0-5 of the plan, given its good relationship being adjacent to the village development boundary of Heybridge. To facilitate this early delivery of land at Holloway Road, Heybridge it is critical that access to the site is obtained from Holloway Road. The suitability of the land to the north of Holloway Road Heybridge, to have its own vehicular access has been appraised by Ardent Consulting Engineers and information regarding this has previously been communicated to Maldon District Council. It is not considered that the need for an access needs to be discussed in any detail as part of the Local Plan process and is more a matter of detail for the masterplan and planning application process, however it is an important point of clarification.

The proposed allocation of land within S2 is not, however considered to be fully sound. Mr P. Dalby owns an area of land of 1 hectare to the east of Wood Lane (please refer to attached location plan and previous representation). This land is located to the south of Heybridge North growth area, in between the growth area and the existing settlement. This area of land being adjacent to the development boundary of Heybridge to the east and adjacent to the proposed growth area to the north provides a very good opportunity to assist in integration of the proposed Heybridge North growth area with the existing settlement of Heybridge. This land is located in a very sustainable location in close proximity to the shops, services and existing employment area within Heybridge to the east. It is also within a short walking distance of Heybridge Primary School. The site is within a flood zone 1 and is fully deliverable for development.

The land to the east of Wood Lane, Heybridge is adjacent to a recent affordable housing development completed on land at Everest Way, for 35 dwellings. This land was previously owned by Mr P.Dalby before he sold it to Colne Housing. As shown on the approved the approved Site Layout Plan for Everest Way (Application Number 09.063/200) attached to this representation, there is a good opportunity to provide pedestrian link between the land to the east of Wood Lane onto Everest Way, which then helps facilitate links to the village centre/employment zone and services. With land to the east of Wood Lane, not being allocated for development, the opportunity to provide this link will not exist.

It is not clear therefore why this land has been excluded from the Heybridge North Strategic Growth Area and the position of Maldon District Council has not been justified in this regard. There appears to be no evidence available to demonstrate why this land is now excluded from the growth area, given that it previously formed part of the allocated area.

In order for the plan to be sound, the plan needs to be amended to include land to the north of

Wood Lane to be delivered as part of Heybridge North Growth Area. It is considered that this 1 hectare area of land has capacity for the delivery of approximately 35 dwellings and this land could be delivered in context with the wider North Heybridge Masterplan.

In the absence of any justification from Maldon District Council as to why this land has been excluded from the Strategic Growth sites, objection is raised to the plan on the ground that the Council's position has not been justified and is therefore not sound.

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.

The allocation of 1 hectare of land to the east of Wood Lane, Heybridge to deliver 35 dwellings as part of Heybridge North Growth Area. The landowner is flexible regarding the timeframe for delivery of this land, which will be informed by discussions on the masterplan framework.

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.

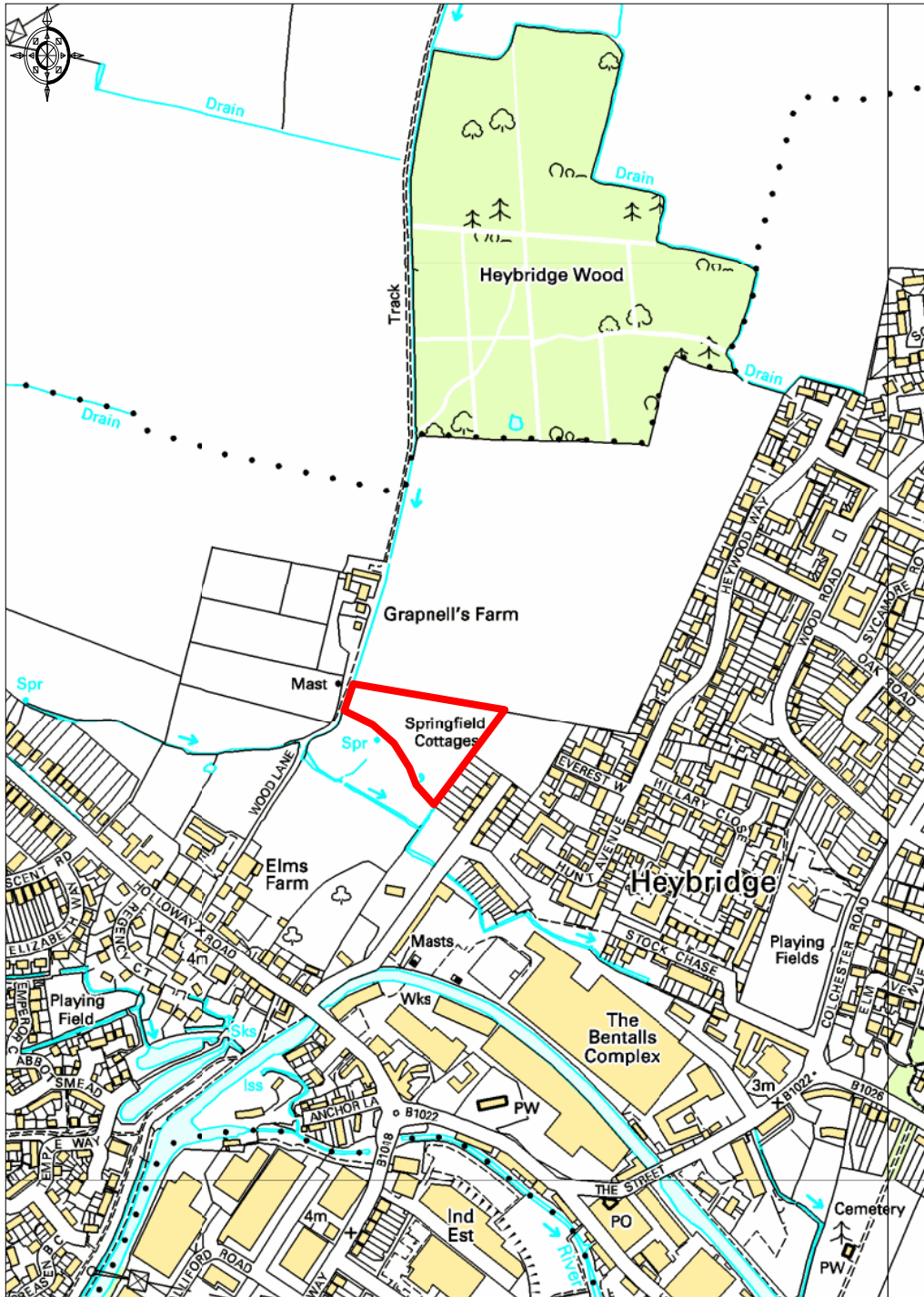
It is important to speak at the Examination in order to clearly put forward the rationale as to why land to the east of Wood Lane, Heybridge should be included as part of Heybridge North Garden Suburbs and clearly understand the justification from Maldon District Council as to why this land has not been included.

Speaking at the examination will also assist in answering any points of clarification that the Planning Inspector may have in relation to Land to the North of Holloway Road, Heybridge and its relationship within North Heybridge Garden Suburbs.

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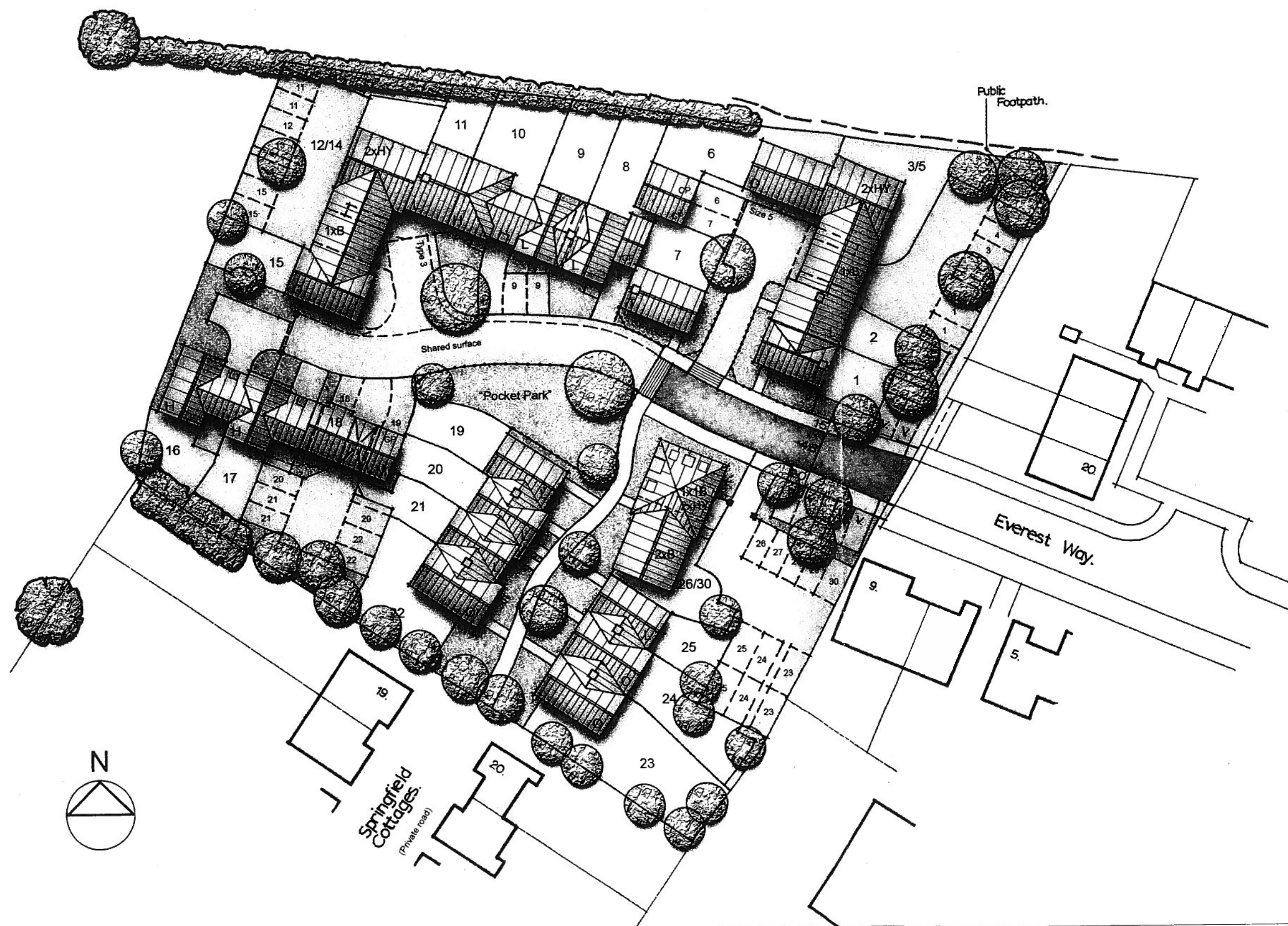
This is the end of Part 2 (Regulation 19 and 20) of the response form. Please complete this form for each representation you wish to make. You only need to complete Part A once. Please submit all of your response forms together.

Location Plan- Land to the east of Wood Lane



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Schedule of units

Name	Type	No.
M. Maldon	1 Bedroom FOG	1
B. Blackwater	1 Bedroom Flat	5
HY. Hythe	2 Bedroom Flat	6
L. Langford	2 Bedroom House	9
T. Totham	2 Bedroom House	1
O. Osea	3 Bedroom House	5
H. Hazeleigh	3 Bedroom House	3

Total 30

Please read in conjunction with
landscape strategy drawing 09.063/300

CLIENT



COLNE HOUSING

PROJECT

Everest Way, Heybridge

DRAWING TITLE

Site Layout

DRAWING STATUS

PLANNING

REVISIONS

A. Replanned and redrawn.

No dimensions are to be scaled from this drawing
All written dimensions to be checked by the contractor
and any discrepancies notified immediately to BDG

■ SCALE	■ DATE	■ DRAWN	■ CHECKED
1:500	Nov '09	BDG	
■ NUMBER			■ REV.
09.063/200			A