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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<br>(please specify paragraph number) _____ | b. Policy<br>(please specify policy reference) _____ | S4 |
| c. Proposals Map _____                                  | d. Other section<br>(please specify) _____           |    |

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

- a. Legally compliant** Yes ☒ No ☐  
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
- b. Sound** Yes ☒ No ☐  
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)

**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.

No objection is raised in relation to the key infrastructure requirements as set out for North Heybridge Garden Suburb, which will provide significant infrastructure and service improvements to existing properties. No objection is raised to the proposed infrastructure requirements provided a proportionate approach is taken to other viability matters (in particular affordable housing and Code for Sustainable Homes considerations). Objection is raised on viability grounds in relation to the scale of contributions set out for policy area s (e). The rationale for objection in this regard is set out under the response to policies H1 and D2.

Policy S4 sets out that development will be 'comprehensively planned with the quantum of development set out in Policy S2 and E1'. As set out under our response to Policy S2, objection is raised to the proposed area allocated for Heybridge North in its current form because it does not include land at Wood Lane, Heybridge.

We are supportive of the Council's approach to masterplanning to ensure a comprehensive development within Heybridge North is delivered. It is however critical that the policy requirements within S4 do not frustrate and hold up the delivery of early development within Heybridge North.

Strutt and Parker on behalf of Mr P.Dalby have been working with ATLAS, Maldon District Council, Essex County Council and the other developers in relation to the masterplan framework for Heybridge North. This work will continue and support is given to the need for joint working between the partners. It is also important to ensure that Maldon District Council help facilitate the early delivery of land to the North of Holloway Road, Heybridge in order to allow development to come forward and be delivered to meet their 5 year housing land supply as required by the NPPF.

Land to the North of Holloway Road, Heybridge will seek to complement developments within the Heybridge Garden Suburb, although like all planning applications it will need to be considered on its own merits. A key requirement of the landowner for Heybridge North is provision for an access from Holloway Road to site S(e), which has been subject to detailed discussions with the Highway Authority and Maldon District Council. A detailed review of the feasibility of an access onto Holloway Road has been undertaken by Ardent Consulting Engineers and this access is fully deliverable. Information has been provided on this matter within earlier representations.

**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.

N/A

**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.

I would like to speak at the Examination in Public to answer any points of clarification related to the delivery of Heybridge North, in particular our site to the North of Holloway Road, Heybridge (site s(e)). I would also like to speak to put forward a case for inclusion of land at Wood Lane, Heybridge within the masterplan area.

**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.**