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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

b. Policy reference

S2 and S7

c. Proposals map

d. Other section (please specify)

Policy Maps

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



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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.

Please see my letter of representation dated 11 March 2014 on behalf on landowners attached

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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.

Please see my letter of representation dated 11 March 2014 on behalf on landowners attached



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2.6 Do you consider it necessary to attend and give evidence at the hearing part of the Examination-in-Public? (✓ 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-in-Public, please outline why you consider this to be necessary

Please see my letter of representation dated 11 March 2014 on behalf on landowners attached

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.

Your Reference: Planning Policy Team
 Please Quote: MDC/Rep/01
 Date: 11 March 2014



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Dear Sir/Madam

Maldon District Pre-Submission Local Development Plan Consultation and Community Infrastructure Levy Preliminary Draft Charging Schedule Consultation 22 January 2014 – 12 March 2014.

I write with regard to the above and wish to object to the proposed policy changes, Policy S2 'Strategic Growth' and Policy S7 'Prosperous Rural Communities', as contained within the Maldon District Pre-Submission Local Development Plan Consultation (2014-2029).

I am acting on behalf of the following clients who I have previously submitted representations in response to the Public Consultation Questionnaire for the Maldon District Local Development Plan (LDP) back in October 2013:-

1. Messrs L P Sampson, Land adjacent to 'Panorma', Barnhall Road, Tolleshunt Knights, Essex
2. Messrs L P Sampson, Land adjacent to 'Higham', Barnhall Road, Tolleshunt Knights, Essex
3. Mr I Ferguson & Sons, The Street, Latchingdon, Essex
4. Mr I Ferguson & Sons, Land to the South of Button's Hill, Althorne, Essex
5. North Maldon Growers Ltd, Goldhanger, Essex
6. Seabrook Ltd, Chapel Road, Tolleshunt D'Arcy, Essex
7. Mr I Ferguson & Sons, Burnham Road, Latchingdon, Essex
8. Mr G Bunting, Blind Lane, Goldhanger, Essex
9. Jap Contracts, The Old Dairy, Broad Street Green, Great Totham/Heybridge, Essex
10. In addition to the above, we now act for Mr and Mrs Frost at Land off Colchester Road, Goldhanger, Essex

Policy S2 'Strategic Growth' states that *'to meet the objectively assessed housing need for the district, the Council will plan for a minimum of 4,410 dwellings between 2014 and 2029 (294 per annum) including provision for market housing, affordable housing, housing for an ageing population and other types of housing for specialist needs'*. Despite the previous

Partners*: S W Home Ltd D J Jones Ltd A J Capel Ltd R J Franklin Ltd D P Brooks Ltd C J Leney Ltd A H Barr Ltd
 Local Partners*: S R Patrick BSc MRICS D J Sawford BSc MRICS A B R Jenkinson BSc MRICS FAAV Consultant Partner: P W Goakes Ltd

Associates: S R W Smith BSc MRICS FAAV A R Toussaint P K T Sewell MSc MRICS FAAV Offices at Bedford, Buckingham, Colchester & Ipswich
 Robinson & Hall LLP is a limited liability partnership, registered in England, number: OC310546 Registered office: 118 Bromham Road, Bedford MK40 2QN
 *The term partner is used to refer to a member of the LLP, the director of a corporate member of the LLP, or a person of similar standing Regulated by RICS



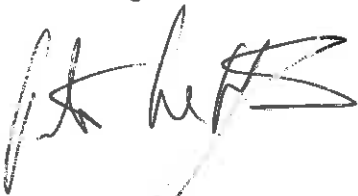
representations submitted on behalf of my clients, it appears that the Council has already planned that 90.5% of houses will be allocated in Maldon, Heybridge and Burnham-on-Crouch with 1.7% of houses being allocated to North Fambridge village alone. This would only lead to 7.8% of houses to be shared amongst other 21 rural villages within the 15 year plan. If we break this figure down further, 345 'houses' / 21 'other villages', this equates to 16.4 houses to be distributed amongst the villages within the Maldon District, which is approximately 1.1 house per year, during the course of 15 years. This policy is considered to be ill-conceived, unjustified and inconsistent, contrary to The National Planning Policy Framework, unless evidence has proven otherwise. It means that the rural villages would have to remain at an equilibrium state until the Council prepares for its next SHLAA. This would place unprecedented pressure on the local community and local businesses which would impact upon the local economy. In this instance, it is not considered that this policy is positively prepared or would enable sustainable development.

It is likely that this Policy S2 would be read in conjunction with Policy S7 which relates to prosperous rural communities. With the calculation as mentioned above, it is considered that the Council's preparation of the Rural Allocation DPD would be meaningless. The figures shows that significantly low proportion of houses will be allocated for 'other villages', as such, any development proposals in rural villages would not be able to comply with criteria S7(a) and S7(b). The plan, based on the housing allocation figures, would not be deliverable over its plan period and is therefore suggested that this figure should to be revised prior to the Local Plan being submitted for formal consideration

With regard to the Policies Map, there appears to remain unchanged from the consultation draft. As such, it is considered that the village defined settlement boundaries should be omitted and not be formally considered at this stage as the housing allocation figures could be altered and would ultimately affect each individual village envelope.

As significant changes have been made to the Maldon District Pre-Submission Local Development Plan, it is requested that representation be made at the public examination in front of the Planning Inspector to ensure that our client's case is heard.

Kind Regards,



Peter Le Grys MA Dip TP MRTPI
Principal Chartered Town Planner
For and on behalf of Robinson & Hall LLP