

P	S	C					/		
---	---	---	--	--	--	--	---	--	--

## 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

c. Proposals map

South East

d. Other section (please specify)

### 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, 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.**

P	S	C					/		
---	---	---	--	--	--	--	---	--	--

**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.

On the west side of Mangapp Chase and on the north side of Green Lane there are a number of dwellings located outside the defined settlement boundary for which rural area policies apply. Within these dwellings there is opportunity for a limited amount of infilling to take place. These dwellings would be in a sustainable location to public transport and the services within Burnham on Crouch.

The Spatial Vision and Development Strategy allows for 330 houses as windfall allocations within the plan and 345 houses as rural allocations this latter figure has not been identified in the Plan and therefore 675 of the proposed dwellings to be built within the Plan period remain un-allocated. This represents 15% of the total allocation which does not demonstrate that the plan is either effective or provide flexibility.

As the Local Plan is vague about rural housing and does not identify where the 15% is going to be allocated it is not clear whether the Local Plan is going to be effective and that 15% of these dwellings will be deliverable.

P	S	C					/		
---	---	---	--	--	--	--	---	--	--

**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.

The Western side of the properties fronting Mangapp Chase and the return frontage along the northern side of Green Lane including the land associated with Brickfield Cottage to be included in the defined development boundary of Burnham on Crouch.

P	S	C					/		
---	---	---	--	--	--	--	---	--	--

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.