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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
- c. Proposals map
- 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.

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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.

If the box is not big enough for your comments, please attach another page marked appropriately.

SEE ATTACHED COMMENTS

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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.

If the box is not big enough for your comments, please attach another page marked appropriately.

SEE ATTACHED COMMENTS

For official use only

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**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.

**ALAN COOK CONSULTANCY**

**REPRESENTATIONS ON BEHALF OF LODESTAR PROPERTIES LTD**

**LEIGH INDUSTRIAL ESTATE THE CAUSEWAY MALDON ESSEX**

**PRE SUBMISSION DRAFT LOCAL DEVELOPMENT PLAN**

**11 March 2014**

### **Conclusions**

These representations and objections concern a town centre gateway site at Leigh Industrial Estate which whilst designated so in Maldon Central Area Key Diagram is not flexibly treated in the draft policy.

Its removal from an employment area designation is proposed in these objections and representations and loss as an employment site would not have a serious impact on the employment aspirations for the District.

The existing occupier, Steltube, will relocate to another site in the District and employment provision would not be directly displaced by a redevelopment proposal.

There is significant existing retail on the site already.

Non B class use in this particular case would not prejudice the employment uses to the north and will remove a use that significantly impacts on the adjoining conservation area and local wildlife site. The site is a buffer site between the existing edge of centre retail in Fullbridge and the industrial and warehouse uses to the north.

These representations argue that as a result this site should be seen as an exception to draft Policy E1 of the draft DLP. Retail and residential development reflects the gateway nature of the site, residential is more appropriate to the adjacent conservation area and would provide a site which would contribute to Maldon's need to find a further minimum 4,410 homes which is a strategic objective in the District over the next 15 years.

Regeneration of the Causeway has been a long held policy that has not yet happened despite this aspiration. The greater flexibility argued in these objections will enable this regeneration to be triggered. Currently the draft LDP envisages significant housing provision on previously undeveloped land and/or in unsustainable locations. Significant new housing should not just be provided in the Garden Suburbs and Strategic Allocations. This site close to the town centre is highly sustainable and provides an alternative house type and style on previously developed land close to the town centre in contrast to the less sustainable locations proposed in the draft LDP and which lack infrastructure support.

Lodestar Properties Ltd are bitterly disappointed that a significant chance has been lost to signal a game-change in MDC's approach to regeneration of the existing urban area. The inadequate approach to residential development set out in the draft LDP is illustrated by the frequency with which MDC has had to include reference to 'minimal adverse impact on the natural and heritage environment', suggesting that the reliance on greenfield sites is

extremely ill-advised. Amendments have had to be made in response to heritage and environment bodies' concerns about the policy and MDC has made cosmetic change rather than rethink its approach to the existing urban area. It is demonstrably the case that developers are simply not prepared to share MDC's views on the viability of employment development, such that MDC zoned 'Employment Area' designations will slowly decay and employment will continue to be lost. Zoning land as 'employment' is not a guarantee that employment will result.