

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

Policy S7

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.

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.

Policy S7 (Prosperous Rural Communities) is supported in principle.

Nevertheless, it is submitted that Althorne should also be identified within Policy S7 as a location for provision of up to 150 dwellings as a sustainable residential development focused around Althorne railway station, existing housing at Althorne, the marina and existing facilities within Althorne. In addition, with some similarities to the proximity of Fambridge to South Woodham Ferrers, Althorne benefits from close proximity and access (including by rail) to the full range of services available at Burnam-on-Crouch.

The enclosed Development Vision provides full details of the proposed strategic sustainable development of up to 150 market and affordable homes at land immediately north of Althorne railway station. The Development Vision provides details of how the proposed development would accord with the Council's strategic approach to improve accessibility with: excellent railway services fully accessible and with immediate access to the site; promotion of walking and cycling as alternative means of travel; reducing reliance on the motor car; and providing improved connections between existing housing, Althorne railway station, the marina and Bass Wood. The enclosed Development Vision also sets out details of the existing facilities within and around Althorne that would be supported through the proposed development.

The Council's intention to prepare a Rural Allocations DPD is supported, although it is submitted that in the highly sustainable development proposal of land at Althorne, reference should be included within the LDP to the allocation of land at Althorne for residential development.

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.

Policy S7 should be amended to include reference to allocation of land immediately north of Althorne Station (see enclosed development vision document) for up to 150 dwellings.

It is submitted that supporting text to Policy S7 should be amended to reflect the The Master Plan contained within the Development Vision which identifies how land at Althorne can deliver:

- a series of publicly accessible open spaces;
- access to and from adjacent fields;
- access to the proposed housing via Station Road;
- off-road pedestrian and cycle links to Althorne improving accessibility to Althorne Station for existing residents within Althorne;
- wetland areas for surface water storage;
- strategic landscaping; and
- retention of and increased public access to Bass Wood.

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.