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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.

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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.

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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.

Maldon District

Pre-Submission Local Development Plan 2014-2029

Representations on behalf of the Royal Horticultural Society

The following representations have been prepared by Boyer Planning Ltd. on behalf of the Royal Horticultural Society (RHS) in respect of the Maldon District Pre-Submission Local Development Plan 2014-2029. These submissions are made specifically in relation to the introduction of a reserve site on land east of Burnham on Crouch (RE3), which includes land owned by the RHS.

Policy S2 Strategic Growth

Policy S2 sets a district housing figure of at least 4,410 over the plan period, with the table contained within this policy specifying a total of 4,430 dwellings (including allowance for windfall sites). The Burnham on Crouch figures remain at 450, and are spread across the same three strategic allocation sites as were proposed within the Draft Local Plan.

The inclusion of three reserve sites across the district, to provide further flexibility and contingency, is welcomed. It is understood that the expectation is for these sites come forward beyond the Plan Period, unless monitoring indicated that there was a need for such sites to be delivered at an earlier stage. This includes 100 dwellings to the east of Burnham on Crouch. It is considered that this provides a good indication of future development strategy for the settlement, and the opportunity to move towards earlier delivery should the need arise.

The RHS support Policy S2 in terms of the growth strategy for the District that this outlines for the plan period. It is welcomed that the level of housing being planned has increased to a minimum of 4,410 (in comparison with the lower levels proposed at the earlier stages of the consultation process), representing an average of 294 dwellings per annum. As such it is felt that the Council are now better able to demonstrate that they are endeavouring to meet the District's objectively assessed housing need in respect of forecast projections. The inclusion of the reserve sites provides additional contingency and flexibility towards ensuring that the dwelling requirements and the needs identified will be met.

Specifically we would like to support the inclusion of RHS land to the east of Burnham on Crouch as part of the reserve site (RE3) for development beyond the plan period, or alternatively at an earlier stage if monitoring indicated a need to bring this forward sooner. The site is accessible to local services and facilities within Burnham on Crouch and makes a logical extension to the settlement following the strategic allocations already proposed.

Boyer Planning

March 2014