

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

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.

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.

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.



MALDON DISTRICT PRE-SUBMISSION LOCAL DEVELOPMENT PLAN 2014-2029

1.0 INTRODUCTION

These representations are made by Andrew Martin – Planning Ltd, on behalf of Thomas Bates & Son Ltd, in respect of the Maldon District Pre-Submission LDP Consultation.

They respond to Policies S2 (Strategic Growth), S5 (The Maldon and Heybridge Central Area) E1 (Employment), Figure 6 Central Area Key Diagram and the Proposals Map that covers the Hall Road, Heybridge area.

2.0 PROPOSED SITE DESIGNATION

The Pre-Submission LDP and accompanying Proposals Map identify the Land South of Hall Road as within the Urban Area of Maldon and Heybridge and within the Defined Settlement Boundary. However, the Pre-submission LDP does not presently propose any specific land use for the site. This representation submits that land south of Hall Road should be allocated in the Maldon LDP for 'Employment' development.

2.1 SITE CREDENTIALS

Location: The site is located in Heybridge, South of Hall Road, approximately 0.95 km north east of Maldon High Street. Please see Site Location Plan Appendix 1.

Size: 0.25 Hectares

Description: It comprises an area of vacant previously developed land, but is now overgrown and untidy scrubland and forms an irregular shape with a perimeter of 255m. The northern boundary forms a 25m frontage to Hall Road. Immediately to the north of the site is Hall Road and further beyond are two residential properties. Residential development has now been developed to the north east and east of the site, including the Bloor Homes and Redrow developments accessed via Hall Road. Immediately to the west of the site are industrial buildings, which form part of The Causeway Employment Area.

Land Use Designations: The site is presently designated in the Replacement Maldon Local Plan (RLP) as within the Heybridge District Settlement Boundary where there is a general presumption in favour of development. The site, however, presently has no specific land use designations.

Availability: The site is available for development now and the freeholders wish to pursue its development. There are no other interests in the land, which could delay development.

Deliverability: 0 – 5 Years



2.2 PROPOSED USE

This representation submits that land south of Hall Road should be developed for employment uses. An indicative high quality scheme could comprise:-

- Parking and storage at ground floor level with upper floor business space that could support a range of emerging economic sectors, including the provision of accommodation for small and medium sized enterprises, such as incubation units, to support the District's entrepreneurial base. Such first floor employment space could have a walkway incorporated into the design of the building to link with the adjoining sea wall as a means of safe escape in the event of flooding.
- Potential ground floor leisure uses fronting the estuary to meet the needs of existing and future residential communities and important tourism.

2.3 SUITABILITY ASSESSMENT

The site is considered highly suitable for employment for the following reasons:-

1. The site is vacant previously developed land, which presently serves no useful purpose and is of untidy appearance. It is surrounded by residential development to the north and north east and employment units to the west. Employment development of the site would be highly complementary to the surrounding uses.
2. The site is located within the settlement boundary where there is a general presumption in favour of development. Its development would reduce the need for the release of greenfield land elsewhere in the district in accordance with the national guidance (NPPF).
3. The site is located in a highly sustainable location a short walk from Heybridge District Centre and bus services to Maldon Town Centre and the surrounding area. The need to travel by private motor vehicle will therefore be minimized by the availability of public transport services and the accessibility of existing shops and services by foot. This is supported by LDP Policy S1 (Sustainable Development).
4. There is a specific demand for additional employment premises in this location. The landowners have been approached by a high technology firm – Brynleigh Technology – who currently occupy two units on the nearby Heybridge House Industrial Estate. The firm wishes to expand to cater for significant growth in its business, but have been unable to find suitable, larger premises. The firm wishes to stay in the local area where it employs a large local workforce. To remain at the cutting edge of electronics manufacturing it needs a building to match this image.

Currently the emerging local plan proposes in Policy E1 to encourage employment generating developments to support the long-term growth vision outlined in the Council's Economic Prosperity Strategy (EPS). A minimum of 2000 net additional jobs are to be created by 2029, through the regeneration, modernization and expansion of existing employment sites and through new employment sites as the strategic allocations and other sustainable locations. This growth is required to provide increased choice and competition for the market and ensure flexibility in accordance with the NPPF. Land at Hall Road, subject of these representations, will help to achieve the aims of EPS, and increase the supply of high quality business premises. Its allocation on the proposals map will help to provide the "responsive and flexible approach that secures, strengthens, modernizes, and where appropriate, diversifies the District's economy" (paragraph 4.12). Ultimately this will conform with paragraphs 18-22 of the NPPF. The NPPF confirms that the Government places significant weight on the need to support economic growth through the planning system. To



achieve this LPAs should plan proactively to meet the needs of business and in drawing up local plans “should support existing business sectors, taking account of whether they are expanding...and be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.”

2.4 STRATEGIC PROPOSALS

It is submitted that the employment development of the site should form part of the Causeway Regeneration Area as shown on Figure 6 Central Area Key Diagram, and subject to Policy S5, and should also be allocated for Employment in the Hall Road designated area as shown on the Proposals Map and listed in Policy E1 (Employment) - Reference 1(l) the Causeway. The western part of the Employment Area is identified in LDP Preferred Policy S5 (the Maldon and Heybridge Central Area) as within The Causeway Regeneration Area where the employment-led mixed-use development incorporating a range of employment generating uses, such as: leisure; recreation; retail; hotel accommodation; and modern office space is supported.

Therefore both Figure 6 Key Diagram and the Proposals Map should be revised to extend the Regeneration Area and the Employment designations respectively to the subject site. This would allow for a more comprehensive regeneration of The Causeway Employment Area and would beneficially link Heybridge District Centre to the existing residential areas at the eastern end of Hall Road.

3.0 SUMMARY & CONCLUSIONS

This representation has been made by Andrew Martin – Planning, on behalf of Thomas Bates & Son Ltd, to the Pre-Submission LDP consultation. It submits that the land south of Hall Road in Heybridge should be allocated in the LDP for Employment use, by revising Figure 6 Central Area Key Diagram to include the site as part of The Causeway Regeneration Area and that the Proposals Map should be revised to include the site as part of the Causeway/Hall Road Employment site allocation.

The site comprises a 0.25 ha area of vacant previously developed land which is located in Heybridge, south of Hall Road. To the north east and east of the site is residential development and to the west are industrial buildings which form part of The Causeway Employment Area.

It is submitted that a high quality scheme comprising parking and storage at ground floor level with upper floor business space would be highly suitable for the following reasons.

1. The site is vacant previously developed land, is of unattractive appearance and presently serves no useful purpose.
2. The site is located within the settlement boundary where there is a general presumption in favour of development.
3. The site is located in a highly sustainable location a short walk from Heybridge District Centre and bus services to Maldon Town Centre and the surrounding area.

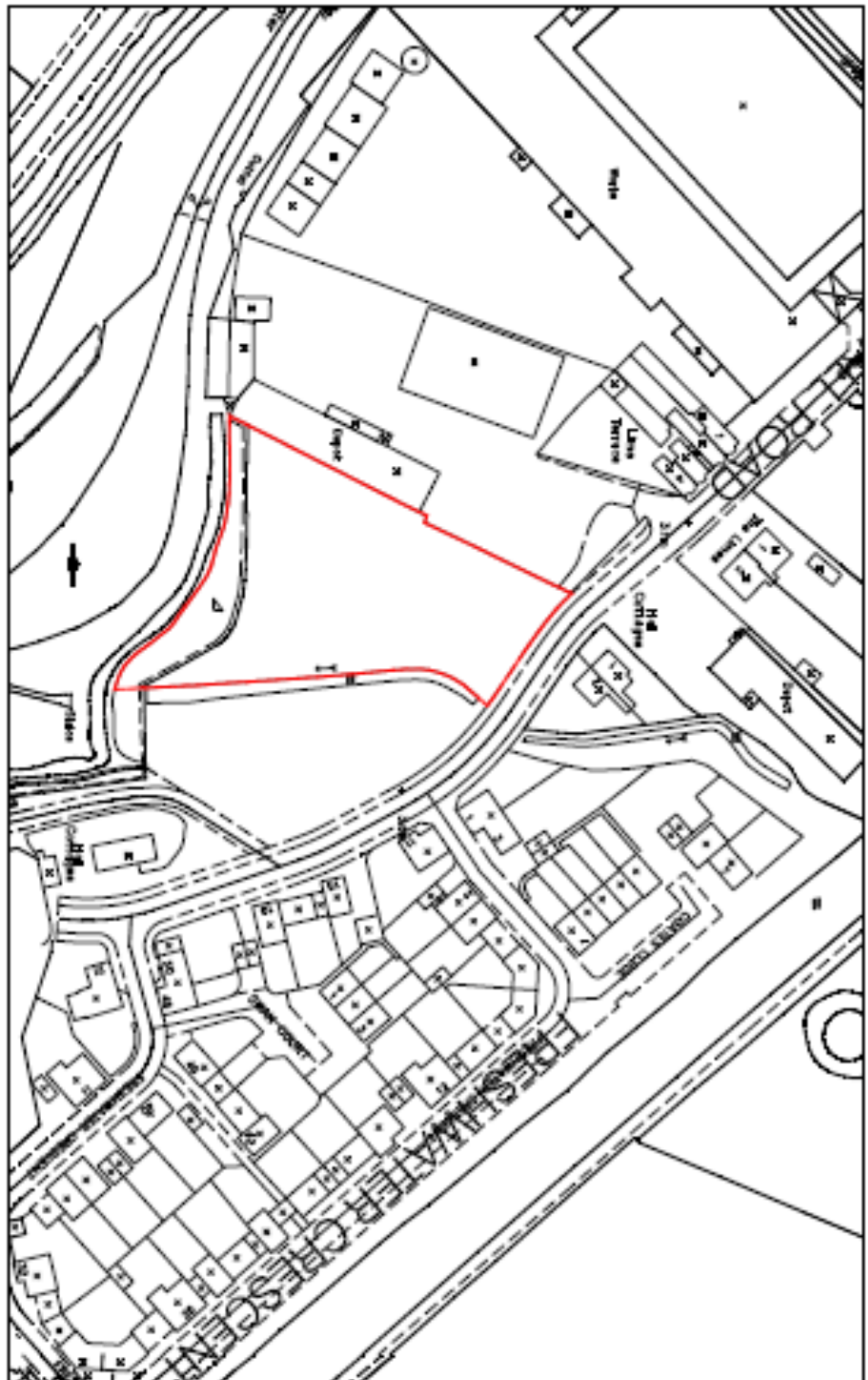
This representation also submits that land south of Hall Road and the eastern section of The Causeway Employment Area should be incorporated into The Causeway Regeneration Area proposed in Policy S5 (The Maldon and Heybridge Central Area) of the LDP. This would allow for a more comprehensive viable regeneration of The Causeway Employment Area and would beneficially link Heybridge District Centre to the existing residential area at the eastern end of Hall Road.

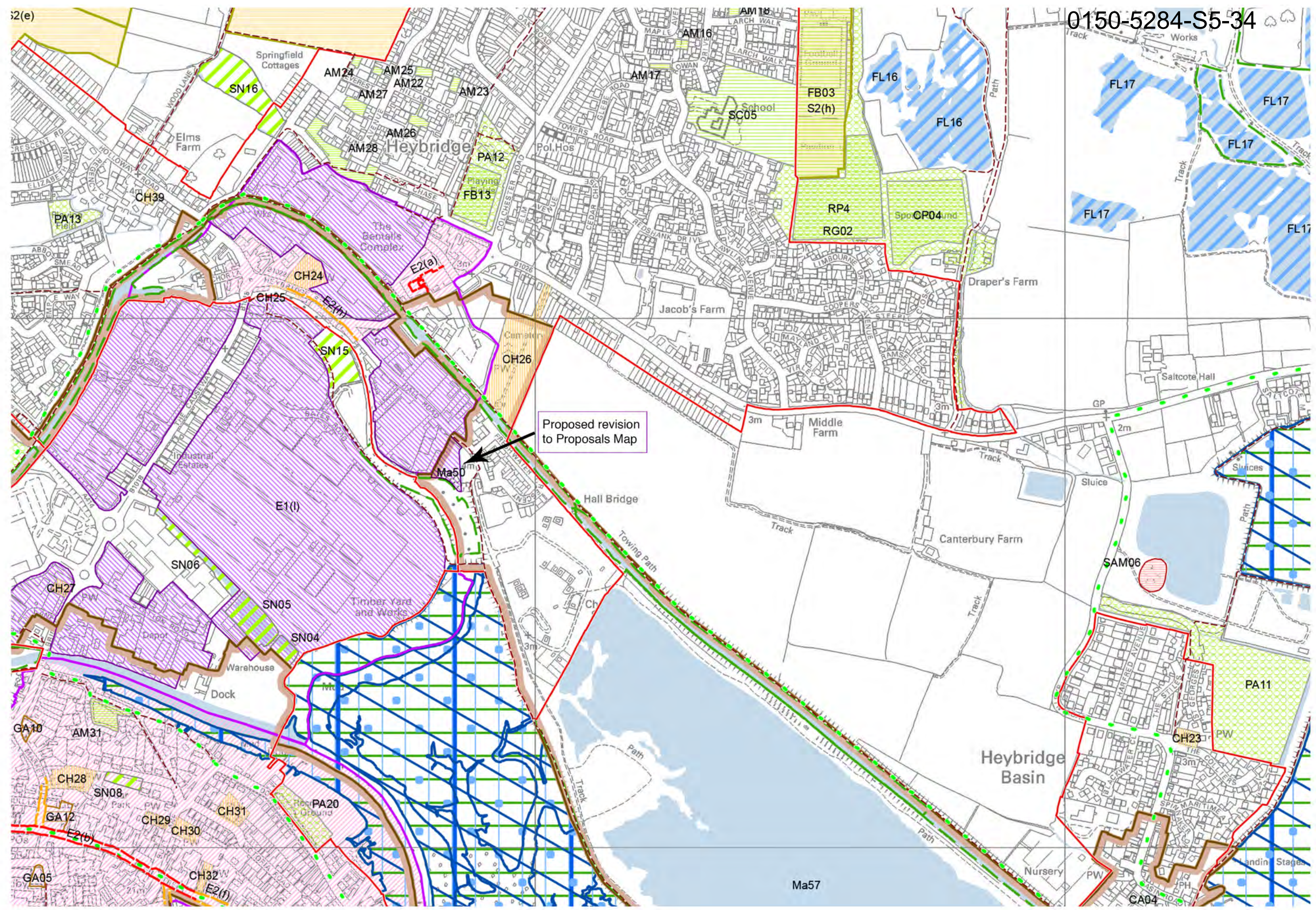


It is submitted that the above representations are in accordance with national planning guidance (NPPF) and would act to benefit the public interest the planning system seeks to protect and enhance.

ANDREW MARTIN *MAUD DipTP(Distinction) FRICS FRTPI*
11th March 2014

Our Ref: AM/12016/JH/MALDON PRE-SUB REP HALL ROAD.DOC





Maldon District -Pre-Submission Proposals Map Extract