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Part 2 - Regulation 19 and 20 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
(please specify paragraph number) _____ | b. Policy
(please specify policy reference) _____ | Policy S4 |
| c. Proposals Map _____ | d. Other section
(please specify) _____ | |

2.2. Do you consider the Maldon District Pre-Submission LDP to be (tick as appropriate):

- a. Legally compliant** Yes ☐
 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 No ☐
- b. Sound** Yes ☐
 To be 'sound' a Local Plan should be positively prepared, justified, effective and consistent with national policy. This is required by Government guidance No ☒
 (if you **do not consider the LDP to be sound**, please complete section 2.3. below)

2.3. Do you consider the Maldon District LDP to be unsound because it is not (tick 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 based on your representation at this stage, 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.

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.

Essex County Council has worked closely with Maldon District Council, and neighbouring authorities to consider the impacts of the Local Plan within the district, and across neighbouring boundaries (NPPF, para 179). ECC has considered the potential impact of the planned growth on ECC functional areas, and areas of responsibility. and to ensure that infrastructure is in place to support current and projected levels of development (NPPF, paragraph 181).

Infrastructure Delivery

The development of some 2,830 dwellings at North Heybridge/South Maldon would place significant strain on the highway network, and especially the A414 strategic route without appropriate mitigation. In order to minimise congestion and maintain the free flow of traffic on this strategic route, ECC will work with developers to ensure the following improvements are provided at the appropriate timescale to prevent congestion on the highway network. These include: a North Heybridge Relief Road; a diverted A414 at Wycke Hill by pass; key junction improvements around Maldon; and wider improvements at Eves Corner, Danbury. These are planned to be funded through pooled s106 agreements and/or the Community Infrastructure Levy.

The level of proposed development will lead to a requirement for education facilities which cannot be accommodated at the existing primary schools and early years and childcare facilities, and would lead to unsustainable trips to schools with available spare places. The Plume Academy is the only secondary school within proximity of the development and only has a finite capacity given its current size and capacity to expand on site. ECC has identified the need for developers to provide and fund the necessary facilities to accommodate the pupils generated and demand for childcare. This will be achieved through the provision of 4 new early years and childcare centres; 2 new primary schools; and the expansion of the Plume Academy. These are planned to be funded through pooled s106 agreements and/or the Community Infrastructure Levy.

ECC has undertaken a considerable amount of work to identify the necessary infrastructure required to deliver the planned growth in Maldon District (ie highway/education). This is a key requirement of the National Planning Policy Framework (NPPF), as indicated in paragraph 7 (to support economic role of sustainable development); paragraph 21 (to address any lack of infrastructure); paragraph 177 (district wide development costs); and paragraph 179 (wider infrastructure impacts). The wider impacts have been considered under Duty to Cooperate (see section A).

ECC provided information regarding the infrastructure baseline position of ECC services, as outlined in the 'Maldon District Infrastructure Delivery Plan – Baseline Report, June 2012'

The Infrastructure Development Plan (IDP) has been published to consider the need, location, costs, and delivery of infrastructure to support the production of the LDP and meet the requirements of the NPPF.

To support the production of the emerging and Pre Submission Local Plan the following studies have been undertaken, in partnership with Maldon DC, to consider the impact of planned growth on the local and wider highways network.

- Impact of Potential Core Strategy Sites on Existing Junctions Report (2010)
- Assessment of Impact of Proposed Development Sites in Heybridge, South Maldon and Burnham on Crouch (May 2013)
- Assessment of Alternative Growth Options (July, 2013)
- Further Assessment of the impact of Proposed Development Sites in Heybridge and South Maldon on Highway Network, (November, 2013)
- Technical Note – Impact of Proposed Development Sites in Heybridge and South Maldon on Wider

Highway Network (December, 2013)

- Reallocation of 335 Dwellings from South Maldon to Heybridge (December 2013)

ECC has also undertaken comprehensive assessments of iterations of the Local Plan, and in particular the Pre Submission Local Plan with regards the impact on early years and childcare; primary and secondary education. Particular emphasis has been placed on the capacity of the Plume Academy to accommodate the pupil product arising from development.

The necessary highway and education infrastructure to deliver the planned growth is identified in the following sections of the Local Plan:

Policy S4 – Maldon and Heybridge Strategic Growth (page 26), and paragraphs 2.54, 2.64 and 2.66

ECC has provided necessary mitigation at key highway junctions, new North Heybridge Relief Road; new A414/Wycke Hill By Pass, need for additional education facilities; reconfiguration/expansion of The Plume, and new early years and childcare and primary schools. Essex County Council has provided estimated costs of the above, and which have been considered as part of the Viability Study 2013 (and Update), which in turn has informed the Infrastructure Delivery Plan Update (Dec 2013).

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.

2.6. Do you consider it necessary to attend and give evidence at the hearing part of the examination? (tick 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.

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.