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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 Local Development Plan (LDP) does this representation relate?

- | | |
|--|---|
| <p>a. Paragraph (please specify paragraph number)</p> <p>Click here to enter text.</p> | <p>b. Policy (please specify policy reference)</p> <p>S4</p> |
| <p>c. Proposals Map</p> <p>Click here to enter text.</p> | <p>d. Other section (please specify)</p> <p>Click here to enter text.</p> |

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

- | | |
|--|---|
| <p>a. Legally compliant 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</p> | <p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p> |
| <p>b. Sound To be 'sound' a Local Plan should be positively prepared, justified, effective and consistent with national policy. This is required by Government guidance</p> | <p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> |

2.3. Do you consider the Maldon District LDP to be unsound because it is not (tick as appropriate):

- | | |
|--|--|
| <p>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</p> | <p><input type="checkbox"/></p> |
| <p>b. Justified To be justified the plan must be:</p> <ul style="list-style-type: none"> • Founded on a robust and credible evidence base; • The most appropriate strategy when considered against the reasonable alternatives. | <p><input type="checkbox"/></p> |
| <p>c. Effective To be effective the plan must be:</p> <ul style="list-style-type: none"> • Deliverable; • Flexible; • Able to be monitored. | <p><input checked="" type="checkbox"/></p> |
| <p>d. Consistent with National Policy The Plan must be consistent with Government guidance as set out within the National Planning Policy Framework</p> | <p><input type="checkbox"/></p> |

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.

This representation has been prepared by Strutt and Parker LLP on behalf of Crest Nicholson Eastern relating to land south of Park Drive, east of Mundon Road, Maldon in response to the Pre-Submission Local Development Plan (LDP) Consultation.

This response has been prepared specifically in relation to the proposals for south of Maldon (Park Drive) identified as site S2 (g) at Policy S2 and the structure of the intended Policy S4. No comments are provided in relation to the principal requirements relating to the Garden Suburbs or other Strategic Allocations identified by Policy S4.

It is noted that Policy S4 now provides a distinction between the Garden Suburbs and Strategic Allocations to respond to our previous comments on the DLP and this is welcomed. However, we consider that Policy S4 remains ambiguous in so far as the generic requirements of the Policy for the strategic developments overall are contained within the middle of the Policy. It is our view that, to provide greater clarity and certainty on the approach to the strategic developments, strategic allocations and Garden Suburbs, the policy should be structured so that the overall approach is first expressed followed by the specific requirements relating to the Garden Suburbs as set out below at 2.5.

- 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.

Having regard to our comments at 2.4 above and to avoid uncertainty or any ambiguity on the requirement set out at Policy S4 it is recommended that the structure of the policy is re-ordered as follows:-

Garden Suburbs and Strategic Allocations within the Maldon and Heybridge area will be comprehensively planned with the quantum of development as set out in Policy S2 and E1. Permission will be given for development at the Garden Suburbs / Strategic Allocations provided that they are in compliance with the broad development principles set out in policy S3, and that:

- New and / or enhanced public transport provision is incorporated within the new Garden Suburbs / Strategic Allocations;
- New and / or enhanced walking and cycling routes are included internally within the new Garden Suburbs and where appropriate Strategic Allocations and externally connected to the wider area especially the Maldon and Heybridge Central Area;
- Development proposals can be accommodated within the capacity of the Maldon and Heybridge road network and junctions, and wider network, following appropriate mitigation measures and junction improvements;
- Pupil demand from the development can be accommodated within existing and / or proposed new primary, secondary and early years and childcare facilities, as well as adult community learning;
- Adequate provision is made for enhanced medical provision in cooperation with the relevant health bodies;
- Community hubs and local centres of appropriate form and scale are integrated into the design and layout of development proposals;
- Flood risk management and surface water mitigation measures are integrated as an integral part of the growth areas as a whole in accordance with, but not limited to, the Maldon and Heybridge Surface

Water Management Plan;

- Adequate provision is made for enhanced and comprehensive sewerage infrastructure;
- Adequate provision is made for increased and enhanced green infrastructure including provision for youth and children's facilities;
- Adequate provision is made for affordable housing;
- A significant proportion of the proposed dwellings for Maldon and Heybridge are of a form, tenure and dwelling mix that is appropriate for meeting the housing needs of an older population including the provision of bungalows, sheltered housing, extra care housing, private retirement homes and lifetime homes etc;
- Development proposals must be accompanied by a comprehensive and detailed ecological survey; and
- Prior to any development a comprehensive and detailed archaeological assessment should be undertaken.

The Garden Suburbs

The South Maldon Garden Suburb will incorporate the following key infrastructure elements;

- A new 1.5-form entry primary school;
- Two new 56-place early year and childcare facilities;
- One class base expansion of existing primary school;
- Necessary contributions toward the sufficient expansion of the Plume School;
- Provision for youth and children's facilities;
- A new relief road to the north of A414 at Wycke Hill; and
- Provision for Class B use employment land as identified in Policy E1.

The North Heybridge Garden Suburb will incorporate the following key infrastructure elements;

- A new 1-form entry primary school;
- Two new 56 place early years and childcare facilities;
- Necessary contributions toward the sufficient expansion of the Plume School;
- Provision for youth and children's facilities;
- A new outer relief road to the north of Heybridge between Broad Street Green Road and Langford Road;
- A country park focused to the west of Maypole Road; and
- A strategic flood alleviation scheme.

Development proposals within both the South Maldon Garden Suburb and the North Heybridge Garden Suburb must be in accordance with a masterplan endorsed by the Council for the respective areas.

The following masterplanning principles should form the basis of the masterplan for the North Heybridge Garden Suburb or any proposed developments within the masterplan area in order to maintain a clear defensible northern boundary to Heybridge and reduce the potential for future coalescence with neighbouring villages:

- The new relief road should form a northern boundary of the development. Only strategic flood alleviation measures and landscaping measures may be allowed to the north of the new relief road;
- Strategic flood alleviation measures may be permitted outside of the masterplan area where appropriate and required; and
- The area between the new relief road, Maypole Road and Langford Road will be used for green infrastructure, flood alleviation and / or landscaping measures.

Further detailed layouts of the different land use components within the Garden Suburbs will be defined through masterplans produced in partnership with the Council, relevant delivery partners and stakeholders, including developers, landowners, and parish / town councils.

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.