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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

Page 17

b. Policy reference

S2 (g)

c. Proposals map

3 South West

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.

On page 17, within the Policy S2 Strategic Growth...

S2 (g) allocates 120 houses within the next 5yrs to the South of Park Drive.

Houses on S2 (g) will in effect restrict any future expansion of the 'Leisure Quarter' and lead to issues that are direct contradiction to MDC's Policies regarding Sustainable Transport and Accessibility, as any future Leisure development would have to be at 'satellite' sites that would require either car travel or foot/cycle paths that need to cross major roads. These future sites would most certainly not be the 'most suitable and accessible location' for future leisure developments.

The very limited leisure space left currently, between Blackwater Leisure and Madison Heights (which now has a chronic lack of parking space) is the main restriction to current leisure developments. If land at S2 (g) were used for housing, the opportunity for a fully connected leisure quarter is lost forever. The proposal is therefore not Sustainable.

If the proposed area becomes a housing estate, it flies in the face of the LDP's 'joined-up approach', because within Policy N3 6.24, it says the "Leisure Quarter is an ideal location and good opportunity to improve leisure Provision". The proposal is therefore not positively prepared as other locations for housing are numerous, whilst expansion of the leisure quarter would not be.

Location of new housing alongside existing leisure areas (specifically an outdoor artificial pitch) will in all probability lead to noise complaints from residents. Currently, the nearest housing is screened by the wide by-pass, an earth bank and trees. These compatibility issues therefore mean the proposal is not justified.

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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.

The simplest answer to all the issues raised, is for the 120 house allocation at S2 (g) to be moved to another site, and the S2 (g) area allocated for future expansion of the leisure quarter (or green space etc).

S2 (g) is an ideal location for a variety of leisure based developments, initially due to keeping all similar activities within one area (the leisure quarter), but also it's highly accessible location via the by-pass. If a new leisure based development became particularly successful, the infrastructure is already there and able to cope.

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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.