

Maldon District Local Development Plan 2014 – Schedule of Additional Modifications

The suggested additional modifications to the Pre-Submission Local Development Plan are listed below. Each modification includes the following information:

Ref. No.: A unique reference number for the specific modification.

Policy / Paragraph Number: The specific policy or paragraph within the Pre-submission Local Development Plan to which the modification applies.

Proposed Modification: Where text is to be deleted it will have a strikethrough as so: ~~deleted text~~.

Where additional text is proposed, it will be underlined as so: additional text.

Reason for change: The reason why the modification is proposed, for example, to correct a typo, update text or provide further clarification.

Modifications are highlighted if they are in relation to typo, errors of grammar or fact, or to improve visual presentation.

Proposed modifications from SD04 and SD04b

Ref Number	Policy / Paragraph Number	Proposed Modification (Deletions / <u>Additional text</u>)	Reason for Change
001	1.22	An Equality Impact Assessment has been carried out on the LDP. The EIA <u>EqIA</u> considers issues relating to gender, age, ethnicity, religion/belief, disability, sexuality and low disposable income.	Correction of error
002	Policy S2	A new foot note for the phasing table: <u>***Figures represent expected minimum delivery for each of the five-year periods of the plan. Actual delivery may vary due to market conditions and other factors.</u>	For clarification
004	Policy S3	4. The historic environment is instrumental in establishing landscape <u>and built</u> character and providing a sense of place and identity, and this should be recognised through the protection, management and enhancement of heritage assets;	For clarification
005	Policy S4	5 th bullet point on page 27: <ul style="list-style-type: none"> 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; <u>must be planned in conjunction with relevant stakeholders including the Environmental agency and Essex County Council, and must be integral to the development proposals for the Strategic Growth areas as a whole;</u> 	For clarification
006	Policy S4	11th bullet point on page 27: <ul style="list-style-type: none"> Prior to any development a comprehensive and detailed archaeological assessment should be undertaken. <u>Development proposals must be accompanied by a comprehensive and detailed archaeological assessment.</u> 	For clarification

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007	Policy S4	Further details on infrastructure requirements, delivery and funding mechanisms are included in the <u>Infrastructure Delivery Plan</u> . 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.	For clarification
008	Figure 5A and Figure 5B, page 28 and 29	Update FIGURE 5A NORTH HEYBRIDGE GARDEN SUBURB AND STRATEGIC ALLOCATION and Update FIGURE 5B SOUTH MALDON GARDEN SUBURB AND STRATEGIC ALLOCATION	Correction of error – incorrect labelling
009	2.55	The planned growth will generate the need for two new primary schools, one in Maldon and one in Heybridge. Each school will require a site of approximately 2.1 hectares of land. The new primary school sites will need to be appropriately located with good access to both existing urban areas and the growth areas. They <u>They</u> will need to be served by safe direct walking and cycling routes and where appropriate. This level of growth will also generate the need for four new 56-place early years and childcare facilities, two in Maldon and two in Heybridge. To maximise efficiency and accessibility, the LDP requires one of these childcare facilities in each area to be co-located with the new primary schools.	Update to reflect latest infrastructure requirements
010	2.56	2.56 Waste Water Treatment All sewerage south of the River Blackwater is pumped to the north towards Maldon Works which has sufficient capacity to accommodate additional foul water generated by the proposed growth. However, there are capacity constraints associated with the sewerage network in the Maldon and Heybridge area. Strategic growth in the Heybridge area will require a new <u>upgrades to the existing</u> foul main that connects to the Maldon Treatment Works; strategic growth to the south of Maldon would require a sewerage strategy to identify the appropriate mitigation and infrastructure measures that will be necessary to support new development. Anglian Water has indicated that there are a variety of possible solutions that will need to be explored to establish the most cost-effective and appropriate measures for addressing sewerage constraints on land to the south of Maldon. The final solution taken forward will need to be agreed by Anglian Water and the Environment Agency.	Update to reflect latest infrastructure requirements
011	2.61	2.61 Archaeology The North Heybridge <u>Garden Suburbs and Strategic Allocations</u> area could potentially contain nationally important heritage assets including possible Prehistoric / Roman settlement sites spread out over much of the proposed development area. There are also some known heritage environmental assets and potential for others to be present at land South of Maldon <u>South Maldon Garden Suburbs</u> . <u>The Strategic Allocation at Park Drive is within 150 metres of a registered battlefield, a designated heritage asset of the highest significance, and the potential for locations of archaeological interest beyond the boundary of the registered area is high.</u> Development proposals in these areas will therefore require an archaeological assessment and, where necessary, to prepare a mitigation strategy which includes fieldwork and excavation (including and potential for in situ preservation), and a monitoring and recording programme.	For clarification
012	2.66	2.66 In relation to the A414, the approach currently recommended by Essex Highways is the addition of pre-signals at Eves Corner. Maldon District Council will support Essex County Council by identifying recommended mitigation measures within the Infrastructure Delivery Plan, and where appropriate will	Update to reflect further discussions with neighbouring

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		include <u>require</u> specific strategic highways improvements <u>as developer contributions or for inclusion</u> within the Council's CIL Regulation 123 list.	local authorities and the Highways Authority
013	2.67	Physical space surrounding the B1019 / B1137 junction at Hatfield Peverel has restricted the identification of a viable immediate solution to relieve congestion by Essex Highways. A new junction connecting the B1019 to the A12 would provide the most effective solution, however the significant costs associated with a new junction render this option undeliverable at this time. <u>Maldon District Council will seek to work with Braintree District Council, Essex County Council, the Highways Authority, the South East Local Enterprise Partnership, and Central Government to raise awareness and seek funding towards the future implementation of a new junction on the A12. this would come at a significant cost.</u> <u>Further investigation of a solution is required and it is considered appropriate for developer contributions to be sought to fund a study of options for a new link road and junction with the A12 at this location.</u> <u>Maldon District Council will seek to work with Braintree District Council, Essex County Council and the Highways Agency to complete this feasibility study and to identify funding opportunities for the completion of this scheme alongside the South East Local Enterprise Partnership, and Central Government.</u>	Update to reflect further discussions with neighbouring local authorities and the Highways Authority
014	Policy S6	13) Provision for B use employment land in the form of an extension to the Burnham Business Park <u>(relevant only to site S2(i));</u>	For clarification
015	2.85	There is an identified deficiency of early years and childcare facilities in Burnham-on-Crouch. The planned development will generate an additional demand for <u>a new 56 place Early Years and Childcare facility such facilities</u> and as such the Strategic Allocations will be required to contribute towards meeting the additional needs.	For clarification
016	2.95	2.95 The Council will provide assistance in the production of community-led plans in accordance with the protocol, including any neighbourhood plans which set out future planning guidance on a parish / town level. The Council will expect these plans to be in compliance <u>general conformity with the strategic policies set out in the LDP and comply</u> with the planning principles set out in the LDP and other national and local planning policies and guidance.	For consistency with the NPPF
017	Policy D2	Remove the second bullet point in Policy D2: 2) Subject to viability, a <u>All residential development should as achieve a minimum meet all relevant national standards in relation to the design and construction of sustainable homes.</u> of Code for Sustainable Home Level 4.	Update to reflect changes in relevant national policies
018	3.20	Inset points under 3.20 Key Evidence Base Documents: <ul style="list-style-type: none"> • <u>Minerals Local Plan (ECC, 2014c)</u> 	Update to reflect progress of the Minerals Local Plan
019	3.20	Inset points under 3.20 Key Evidence Base Documents: <ul style="list-style-type: none"> • <u>Maldon Scoping Water Cycle Study (Entec, 2010)</u> • <u>Water Framework Directive (EU, 2000)</u> 	For clarification

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020	Policy D3	2) Submit a Heritage Statement to explain the significance of the heritage asset, giving justification for the development proposals, and clearly identifying their impact on the heritage asset's special characters significance and setting.	For consistency with the NPPF				
021	3.39	3.39 Wind turbines associated with wind farms are often large structures containing metal reinforcements and conductors for lightening protection. The turbines therefore have the potential to reflect or diffract radio propagation waves, and interfere with telecommunications equipment. Consideration will be given to the location of wind farm development in relation to the impact on telecommunications, particularly in relation to systems used by the police and emergency services. Similarly, the size and location of wind turbines is an important consideration in relation to aviation <u>and maritime safety</u> . Developers should work closely with local airport providers, and <u>airfields and navigation authorities</u> to ensure the safe siting of wind turbines in the District.	For clarification				
022	Policy D5	Development should be in compliance with, and contribute positively towards delivering the aims and objectives of other relevant strategies including the Maldon and Heybridge Surface Water Management Plan, the Shoreline Management Plan, the Catchment Flood Management Plans, and any strategies adopted by the Marine Management Organisation. <u>and any other approved national and local SuDS standards.</u>	For clarification				
023	3.48	3.48 In accordance with national planning policy, the Council will seek to avoid inappropriate development in areas at risk of flooding. Necessary development proposals within a flood risk area will need to demonstrate the flood risk will not be increased elsewhere <u>and that the development will be safe for its future users</u> . Where appropriate, the Council will seek new development to improve the risk of flooding for the surrounding area.	For clarification				
024	3.49	Insert at end of paragraph 3.49: <u>The Council will also require development proposals to be accompanied by a site-specific Flood Risk Assessment where appropriate in accordance with relevant national guidance.</u>	For consistency with the NPPF				
025	Policy E1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center;">N/A</td> <td style="width: 40%;">Wycke Hill (south), South of Limebrook Way, Maldon</td> <td style="width: 15%; text-align: center;">B1, B2, B8</td> <td style="width: 30%; text-align: center;">Circa. 4.5 ha</td> </tr> </table>	N/A	Wycke Hill (south), South of Limebrook Way, Maldon	B1, B2, B8	Circa. 4.5 ha	Correction of error
N/A	Wycke Hill (south), South of Limebrook Way, Maldon	B1, B2, B8	Circa. 4.5 ha				
026	Policy E2	<p>Town Centre Areas</p> <p>Proposals for the development of retail, office, tourism, cultural, community, residential and other main town centre uses, as defined by national planning policy, will be permitted within defined Town Centre Areas where:</p> <p>1) The scale and type of development proposed is directly related to the role and function of the centre</p>	For clarification				

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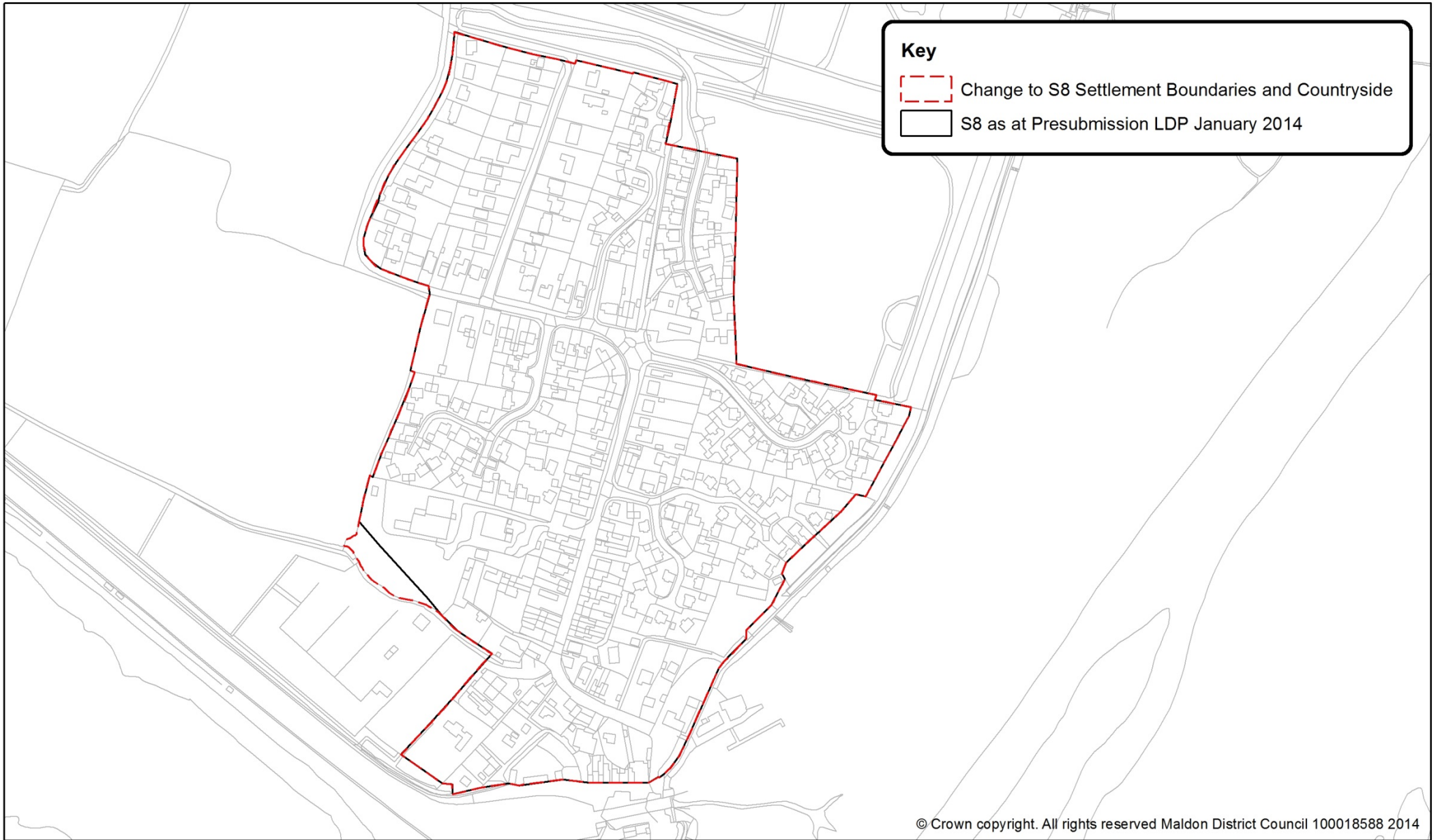
		and its catchment; and 2) There would be no <u>significantly</u> adverse impact on the vitality and viability of the centre or other centres.				
027	Policy E2	Proposals for town centre uses outside of Town Centre Areas, including significant edge of centre / out of centre retail development, will be subject to sequential testing as required by national planning policy. <u>Where appropriate, the Council will apply flexibility when considering the sequential test in relation to proposals for community hubs and local centres within the Garden Suburbs and Strategic Allocations.</u>	For clarification			
028	4.28	4.28 Community services and facilities include, but are not limited to, local shops, post offices, public houses, libraries, places of worship, education facilities, <u>cultural facilities</u> , fuel filling stations, public halls, health care facilities, sporting facilities and local green spaces.	For clarification			
029	4.28	4.28 Community services and facilities include, but are not limited to, local shops, post offices, public houses, libraries, places of worship, education facilities, fuel filling stations, public halls, health-care facilities , sporting facilities and local green spaces.	For clarification			
030	Figure 7	Improve visual definition of the sub-areas as shown on Figure 7	To improve visual presentation.			
031	Policy H6	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">H6 (k)</td> <td style="width: 50%;">Post-Office Lane, Little Totham</td> <td style="width: 25%; text-align: center;">4</td> </tr> </table>	H6 (k)	Post-Office Lane, Little Totham	4	Correction of error
H6 (k)	Post-Office Lane, Little Totham	4				
032	6.8	The multi-functionality of green infrastructure can enhance the quality of life for residents and visitors, help wildlife adapt to climate change and contribute to sustainable transport use and sustainable communities. High quality green infrastructure helps to enhance townscape and visual amenity, promote a sense of place and community identity, and improve residents' health and sense of wellbeing. Networks of green spaces and corridors provide opportunities that encourage better health and wellbeing through recreation, walking, and cycling , <u>and horse riding</u> . They also benefit wildlife by conserving and enhancing habitats, and providing buffers from development to important wildlife sites and watercourses.	For clarification			
033	Policy N2	All development should seek to deliver net biodiversity and geodiversity gain where possible. Any development which could have an adverse effect on sites with designated features and / or protected species , <u>priority habitats and / or protected or priority species</u> , either individually or cumulatively, will require an assessment as required by the relevant legislation or national planning guidance.	For clarification			
034	Policy N2	If any protected species <u>and / or priority habitats / species</u> or significant local wildlife are found on site, or their habitat may be affected by the proposed development, the proposal must make provision to mitigate any negative biodiversity impacts it may create.	For clarification			
035	Policy N2	Where the creation or relocation of habitat is required as part of the mitigation measures, the Council will have to be satisfied that: 1) There is no net loss of habitats in terms of quantity, quality and connectivity to the <u>local</u>	For clarification			

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		<u>ecological network</u> ; and	
036	Policy N3	As a minimum, development should not increase existing deficiencies of open space, sports and leisure facilities in the locality. Proposals which will result in the loss of, or negative impact upon designated or proposed open space including district parks, local parks, children's play areas, sports grounds, sports facilities, <u>bridleways</u> , <u>cycleways</u> , footpaths and allotments will only be considered where:	For clarification
037	8.5	In addition to the statutory requirements of a local plan consultation, and in accordance with the requirements of the Duty to Cooperate, the Council maintains regular contact with key infrastructure providers including Anglian Water, Essex and Suffolk Water, Essex County Council, Essex Fire and Police Services, local schools, NHS <u>England</u> and the Clinical Commissioning Group (CCG). Through contact with these groups, the production of the LDP has been informed by knowledge of the capacity of water, sewerage and drainage, schools, highways, emergency services, and GP surgery infrastructure in the District. Alongside the NHS, the Council has also been considering future options for St Peter's Hospital.	For clarification
038	8.12	8.12 In addition to contributions sought from developers, infrastructure requirements may also be funded by service providers as identified within their business plans and programs. The Council will require planning applications to take account of relevant business plans and programs produced by infrastructure providers to ensure development does not prejudice the planned delivery of infrastructure improvements. Examples of business plans produced by infrastructure providers include the Anglian Water business plan produced every five years to outline proposed future investment, the Commissioning School Places in Essex document produced every five years by Essex County Council to outline future capacity of schools, <u>the Primary Care Strategy currently being prepared by NHS England</u> and the Commissioning Plan 2013/14 produced by the Mid Essex Clinical Commissioning Group to direct investment in the NHS. Where appropriate, the business plans of all relevant key infrastructure providers should be considered in the production of planning applications submitted to the Council.	For clarification
039	Appendix 1	Insert new Glossary entry: Community services and facilities Community services and facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.	For clarification
040	Appendix 2	Insert new reference: European Union, 2000. Water Framework Directive.	For clarification
041	Appendix 2, page 132	Insert new reference: <u>ECC, 2014c. Minerals Local Plan. Essex County Council.</u>	Update to reflect progress of the Minerals Local Plan
042	Appendix 5, page 142	Parks (PA) (RG) Parks offer a range of facilities including recreational, ecological, landscape, cultural or green infrastructure feature and are usually easily accessible. All the spaces classified as Public Parks are below, they are owned either by the District Council or respective parish/town council.	To acknowledge that not all public parks are owned

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			by the District Council or respective parish / town council
043	Appendix 5, page 143	CP04 Drapers Fram Fram <u>Farm</u> Cricket Pitch	Correction of error
044	Proposals Map	Changes to settlement boundary of Heybridge Basin (see below).	Update to reflect mapping error; new boundary is in line with OS master map



Schedule of Changes
030 Changes to Settlement Boundary of Heybridge Basin
LDP Stage: Pre-submission Consultation
Date: 04/2014

0 50 100 200 300 400 500 Meters



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047	Policy S2	<p>The Council will review and determine the need and timing to release these reserve sites on a five year interval. Where necessary, such a review may be brought forward in light of monitoring.</p> <p><u>Monitor and Review</u> <u>Housing delivery against Policy S2 will be monitored on an annual basis and the Council will use the monitoring data to assess whether actions may be required to increase housing land supply.</u></p> <p><u>If any monitoring data produced after two years from the adoption of the LDP demonstrates that there is a 20% deviation in housing delivery for 2014-2019; and 2019-2024; and a 10% deviation for 2024-2029, the Council will introduce management actions to address housing delivery shortfall which could include working constructively and proactively with developers and stakeholder to bring forward committed or allocated sites; review phasing of allocated sites; reviewing housing targets and associated policies; consider releasing Reserve Sites; and allocate additional sites to meet target if required.</u></p>	Reconsideration of Policy S2 based on concerns raised by the Inspector
048	Policy E6	<p>In particular the Council will:</p> <p>1) Require all strategic developments, or <u>Where viable, encourage</u> developments that would result in the loss of existing employment land, jobs or training and education facilities, to contribute towards the delivery of additional local employment and vocational training initiatives as identified in the Council's EPS; and</p>	Reconsideration of Policy E6 based on concerns raised by the Inspector
049	Paragraph 4.48	<p>4.48 The Council will require all strategic developments to provide financial contributions towards the delivery of local employment and vocational training initiatives identified within the Maldon District EPS. A strategic development is a proposal which is significant in scale, and would have a large impact on existing infrastructure and levels of traffic movements in the District. In particular, any development which would result in a relatively sizeable increase in the District's working age population should consider how the economy of the District can be supported, either by providing land for employment space within the development or by providing financial contributions towards local employment and vocational training initiatives.</p>	Reconsideration of Policy E6 based on concerns raised by the Inspector
050	Policy H1	<p>Affordable housing should be provided on-site, the contribution from developers should comprise of free serviced land either through free serviced land provided to a registered provider or constructed affordable dwellings to be sold to a registered provider upon completion at a price that has been agreed as reasonable by the Council to provide the number, size, type, and tenure of affordable homes required by the Council's policies in accordance with the SHMA, the Council's adopted Affordable Housing Guide, and relevant housing strategies of the Council.</p>	Clarification of Policy H1
051	Paragraph 5.6	<p>5.6 Contributions towards affordable housing should be based upon the principle of providing provided through either free serviced land to a Registered Provider (RP) or constructed affordable dwellings to be sold to a registered provider upon completion at a price that has been agreed as reasonable by the Council. although in some cases it may be more appropriate for the developer to transfer completed units to a nominated RP. The Council may be less able to support an application or request for subsidy from an RP that has an uncertain or unproven record of management performance within the District and elsewhere.</p>	Clarification of Policy H1

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052	Policy S3	A masterplan for the each of the Garden Suburbs at Maldon and Heybridge will be prepared and developed, in partnership between the Council, relevant stakeholders, infrastructure providers and developer / landowners <u>for illustrative purposes and as a guide for developers.</u>	For clarification
053	Paragraph 2.45	Planning consents for developments within each of the Garden Suburbs will only be granted by the Council if the proposals are in accordance with respective masterplans for the Garden Suburbs which are endorsed by the Council. Where appropriate, the Council will adopt the masterplans as SPDs. <u>The principles set out in the masterplans will be in accordance with Policies S3 and S4 and other policies in the LDP. The masterplans will be endorsed by the Council and where appropriate, the Council may adopt the masterplans as SPDs.</u>	For clarification
054	Policy S4	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. <u>The Masterplans for the South Maldon Garden Suburb and the North Heybridge Garden Suburb must be in accordance with these broad development principles and other policies in the LDP.</u>	For clarification
055	Policy S4	(a new bullet point to the second part of the policy) <ul style="list-style-type: none"> • <u>Identified infrastructure requirements will be delivered in line with the requirements set out in Policy I1 and the Infrastructure Delivery Plan</u> 	For clarification
056	Policy S6	(a new point 17 to the second part of the policy) <ul style="list-style-type: none"> • <u>Identified infrastructure requirements will be delivered in line with the requirements set out in Policy I1 and the Infrastructure Delivery Plan</u> 	For clarification
057	Policy I2	<p>The Council will support proposals which enable the delivery of a new Community Hospital or a similar healthcare facility which will provide primary, secondary and intermediate care services with the aim of improving the health and wellbeing of the District's residents. Appropriate greenfield locations on the edge of Maldon may be considered where the following requirements are met:</p> <ol style="list-style-type: none"> 1) The proposed site is well located and linked to an existing urban area and the strategic road network; and 2) The proposed site is in a location that is accessible by public transport and is well connected to the cycling and walking networks. <p>Mixed use proposals or other appropriate enabling development which will enable the delivery of the new facility will be supported if it can be demonstrated that:</p> <ol style="list-style-type: none"> a) The quantum of the proposed development is required to enable the provision of the new facility; b) The scale of the proposed development will not hinder the delivery of the LDP's strategic growth strategy; 	For clarification

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		<p>e) The scheme is supported by the NHS and associated bodies;</p> <p>d) A legal agreement is provided to ensure the delivery of a new facility; and</p> <p>e) The proposed development must be in general conformity with other LDP policies.</p> <p><u>The Council will work with the NHS and other delivery bodies to ensure that the future health needs of the District are comprehensively addressed. New developments will be required to support the provision of new or improved facilities for health and social care and the Council will resist the loss of existing health facilities unless appropriate new provision has been secured. If it is considered necessary as a result of future strategy development by the NHS and other delivery bodies, a focussed review of the Local Development Plan will be undertaken to ensure the health needs of the District are met.</u></p>									
058	Policy H6	<p>The Council will work closely with partners to deliver sufficient and appropriate Travellers' provision to meet the identified need in the District.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Number of permanent pitches</th> </tr> </thead> <tbody> <tr> <td>LDP Allocation</td> <td>58</td> </tr> <tr> <td>Total requirement by 2019</td> <td>64</td> </tr> <tr> <td>Total requirement by 2027</td> <td>70</td> </tr> </tbody> </table>		Number of permanent pitches	LDP Allocation	58	Total requirement by 2019	64	Total requirement by 2027	70	Remove the identified need for permanent pitches which have now been superseded by the GTAA.
	Number of permanent pitches										
LDP Allocation	58										
Total requirement by 2019	64										
Total requirement by 2027	70										
059	Paragraphs 5.45, 5.46, and 5.47	<p>5.45 Following the revocation of the East of England Plan and in accordance with national planning policy, the Council has sought to identify a more locally determined assessment of the need for Traveller pitches in the District. In order to do this the Council has utilised available evidence including local monitoring data.</p> <p>5.46 The Council has sought to identify the future need for Traveller pitches in the District by applying the most up-to-date baseline monitoring data to the methodology used by the 2009 GTAA. Through this process a total requirement of 64 pitches by 2019 and 70 pitches by 2027 has been identified for the District.</p> <p>5.47 By utilising monitoring data, the Council is seeking to allocate 58 pitches for Travellers through the LDP. This includes 53 existing pitches with planning permission, and five pitches currently without planning permission which the Council is seeking to formalise and allocate through the LDP. The exact location of proposed Traveller site designations can be referred to in the Proposals Map.</p>	Remove the identified need for permanent pitches which have now been superseded by the GTAA.								
060	Paragraph 5.48	<p>5.48 The Council will seek to meet identified need by considering proposals through the development management process using a sequential approach of intensification and expansion of existing sites, considering proposals within existing development boundaries, and then considering proposals on other</p>	To provide clarity on how the Council will provide a Traveller								

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		<p>sites that the Council deems suitable. Any future proposals for additional Travelling Showpeople sites will also be assessed using the same approach. <u>The Council will review the allocation and requirement for Traveller pitches, short stay sites and Travelling Showpeople sites during the plan period at an appropriate time in the future when new evidence becomes available. The Council will undertake a formal/focussed review of Policy H6 in 2016 to identify an appropriate provision for Travellers in accordance with the NPPF and associated guidance.</u></p>	<p>pitch target for the District and identified an appropriate amount of site allocations.</p>
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New Additional Modifications

061	Policy S4	<p>10th bullet point on page 27:</p> <ul style="list-style-type: none"> Development proposals must be accompanied by a comprehensive and detailed ecological survey. <u>Due to the potential impact on Natura 2000 sites, this must include an Appropriate Assessment screening report;</u> and 	For clarification
062	Insert new paragraph 2.61	<p><u>Ecology</u> <u>The ecological impact of the Garden Suburbs and Strategic Allocations, waste water treatment and potential increased recreational disturbance should be fully addressed through the project HRA, to ensure no significant effect on European Sites are likely.</u></p> <p><u>In principle the Council's approach to ecological conservation is to avoid, mitigate and finally, compensate, in that order. Therefore any adverse impact on the natural and historic environment should be avoided wherever possible. Where an adverse impact is unavoidable, the proposals should clearly indicate how the adverse impacts will be effectively mitigated to the satisfaction of the Council and relevant statutory agencies. Where a development is deemed relevant to internationally and nationally designated sites, the Council will need to be satisfied that a project HRA has been undertaken and that no significant adverse impact has been identified.</u></p>	For clarification
063	2.56	<p>2.56 Waste Water Treatment</p> <p>All sewerage south of the River Blackwater is pumped to the north towards Maldon Works which has sufficient capacity to accommodate additional foul water generated by the proposed growth. However, there are capacity constraints associated with the sewerage network in the Maldon and Heybridge area <u>as borne out in the conclusions from the Maldon Scoping Water Cycle Study and subsequent evidence.</u></p>	Include reference to Maldon Scoping Water Cycle Study.
064	2.56	<p>Strategic growth in the Heybridge area will require <u>a new upgrades to the existing</u> foul main that connects to the Maldon Treatment Works; strategic growth to the south of Maldon would require a sewerage strategy to identify the appropriate mitigation and infrastructure measures that will be necessary to support new development. Anglian Water has indicated that there are a variety of possible solutions that will need to be explored to establish the most cost-effective and appropriate measures for addressing sewerage constraints on land to the south of Maldon. The final solution taken forward <u>must demonstrate that there</u></p>	For clarification.

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		<u>will be no likely significant effect on Internationally designated sites and will need to be agreed by Anglian Water and the Environment Agency.</u>	
065	2.70	Inset points under 2.70 Key Evidence Base Documents: <ul style="list-style-type: none"> • <u>Maldon Scoping Water Cycle Study (Entec, 2010)</u> 	Include reference to Maldon Scoping Water Cycle Study.
066	Policy S7	Insert new bullet point on page 41: <u>f) Allocations should aim to protect and enhance the natural environment, biodiversity and green infrastructure network</u>	For clarification.
067	Policy D2	9) Green infrastructure should be incorporated as a way of adopting and mitigating for climate change through the management and enhancement of existing habitats and the creation of new ones to assist with species mitigation, to provide shade during high temperatures and for flood mitigation. <u>Negative impacts on ecology, landscape and green infrastructure should be minimised.</u>	For clarification.
068	Policy D2	Insert point in Policy D2, page 49 <u>15) Development must take into account the economic and other benefits of preserving the best and most versatile land. Where possible poor quality land should be prioritised over higher quality land.</u>	For clarification.
069	New paragraph 4.41	<u>Given the propensity for tourism related development to be located along the coast, there is potential for proposals to have an adverse effect on sensitive wildlife sites through increased recreational disturbance, on internationally significant wildlife sites. The priority is to avoid impact on the natural and historic environment if possible, followed by mitigation and lastly, compensation.</u>	For clarification.
070	6.15	The Council will seek to protect, restore and enhance sites of biodiversity <u>and geodiversity</u> interest by according appropriate weight to international, national and local sites. These are listed in Appendix 5 and shown on the Proposals Map. <u>Developments should seek to deliver net biodiversity and geodiversity gain where possible.</u>	For clarification.
071	6.18	Locally Important Sites The Council will seek to protect and enhance the biodiversity, geodiversity and recreational value of any identified sites of local importance such as Local Wildlife Sites (LWS), Regionally Important Geological Sites (RIGS), <u>Locally Geological Sites (LoGS)</u> , Local Nature Reserves (LNR) and any other sites of potential ecological value.	For clarification.
072	5.23	The Council's Maldon District Strategic Housing SPD <u>and the Older Persons Housing Strategy</u> will provide more detailed information of the provision <u>type and design</u> of specialist housing which is required.	For clarification.

073

Table 1 in
LDP Policy
I1

Additional items to be added to relevant parts of Table 1

Site	S2d	S2e	S2f	S2a	S2b	S2c	S2i	S2j	S2k
Passenger Transport									
Passenger transport improvements to serve South Maldon	N	N	N	<u>Y</u>	<u>Y</u>	<u>Y</u>	N	N	N
Passenger transport improvements to serve North Heybridge	<u>Y</u>	<u>Y</u>	<u>Y</u>	N	N	N	N	N	N
Education									
One new early years and childcare facility to serve Burnham-on-Crouch	N	N	N	N	N	N	<u>Y</u>	<u>Y</u>	<u>Y</u>
Health									
Improved health facilities to serve South Maldon	N	N	N	<u>Y</u>	<u>Y</u>	<u>Y</u>	N	N	N
Improved health facilities to serve North Heybridge	<u>Y</u>	<u>Y</u>	<u>Y</u>	N	N	N	N	N	N
Green Infrastructure									
Sports facilities to serve South Maldon	N	N	N	<u>Y</u>	<u>Y</u>	<u>Y</u>	N	N	N
Sports facilities to serve North Heybridge	<u>Y</u>	<u>Y</u>	<u>Y</u>	N	N	N	N	N	N
Allotments to serve South Maldon	N	N	N	<u>Y</u>	<u>Y</u>	<u>Y</u>	N	N	N
Allotments to serve North Heybridge	<u>Y</u>	<u>Y</u>	<u>Y</u>	N	N	N	N	N	N

For clarification.

Appendix 1

074	Policy H6 (d)	Policy H6(d): Consistency with <u>relevant national policy and guidance as well as</u> other relevant policies in the LDP.	
075	5.53	Key Evidence Base Documents: <u>Designing Gypsy and Traveller Sites: Good Practice Guide (DCLG, 2008)</u> <u>Gypsy and Traveller Accommodation Assessment (ORS, 2014)</u>	For clarification.