

Langford and Ulting Neighbourhood Plan

2014 - 2029



Consultation Statement

Langford & Ulting Parish Neighbourhood Plan Consultation Statement

Part 5, Paragraph 15 (2)

The Neighbourhood Planning (General) Regulations 2012 (as amended)

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Section 1: Introduction

1.1 This Consultation Statement has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012, Part 5, Paragraph 15(2). In the Regulations, “consultation statement” means a document which:

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
- (b) explains how they were consulted;*
- (c) summarises the main issues and concerns raised by the persons consulted; and*
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

1.2 Throughout the process of producing the Neighbourhood Plan for Langford & Ulting, a comprehensive engagement has been undertaken to ensure that the requirements of the Neighbourhood Planning (General) Regulations 2012 were met.

The aims of the consultation process were:

- To ensure that detailed consultation took place at all stages of the neighbourhood planning process.
- To engage with as broad a cross section of the community as possible using a variety of events, focus groups and surveys.

1.3 This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Part 5, Paragraph 15 (2) of the Neighbourhood Planning (General) Regulations 2012. The programme of consultation completed is detailed in the table below:

Table 1 – Consultation programme:

Date	Activity / Event
Autumn 2012	First Residents’ Survey
23/3/2013 and 24/3/2013	Art Show 2013
29/6/2013	Langford Focus Group Meeting
6/7/2013	Ulting Focus Group Meeting
9/9/2013	Meeting with landowner’s agent to discuss proposed development
1/10/13	Meeting with landowner’s agent to discuss proposed development
3/2/2014	Meeting with landowner to discuss proposed development
March 2014	Landowner Survey
5/3/2014	Oval Park stakeholder consultation
8/3/2014	Oval Park public consultation
8/4/2014	Meeting with landowner to discuss proposed development
12/4/2014 and 13/4/2014	Art Show 2014
May 2014	Second Residents’ Survey
May 2014	Appointment of Planning Consultant
22/6/2014	Ulting Village Picnic
July 2014	Business Survey
November 2014	Housing Needs Survey
2/3/15 to 17/4/15	Regulation 14 Pre-submission consultation
10/12/15 to 4/2/16	First Regulation 16 consultation

18/10/16	Parish Council agreed to withdraw Neighbourhood Plan
June 2017 to 28/7/17	Call for Sites
February 2018	Site Assessment Report received from AECOM
April 2019	Housing Needs Survey
5/11/19 to 16/12/19	Second Regulation 14 Pre-submission consultation

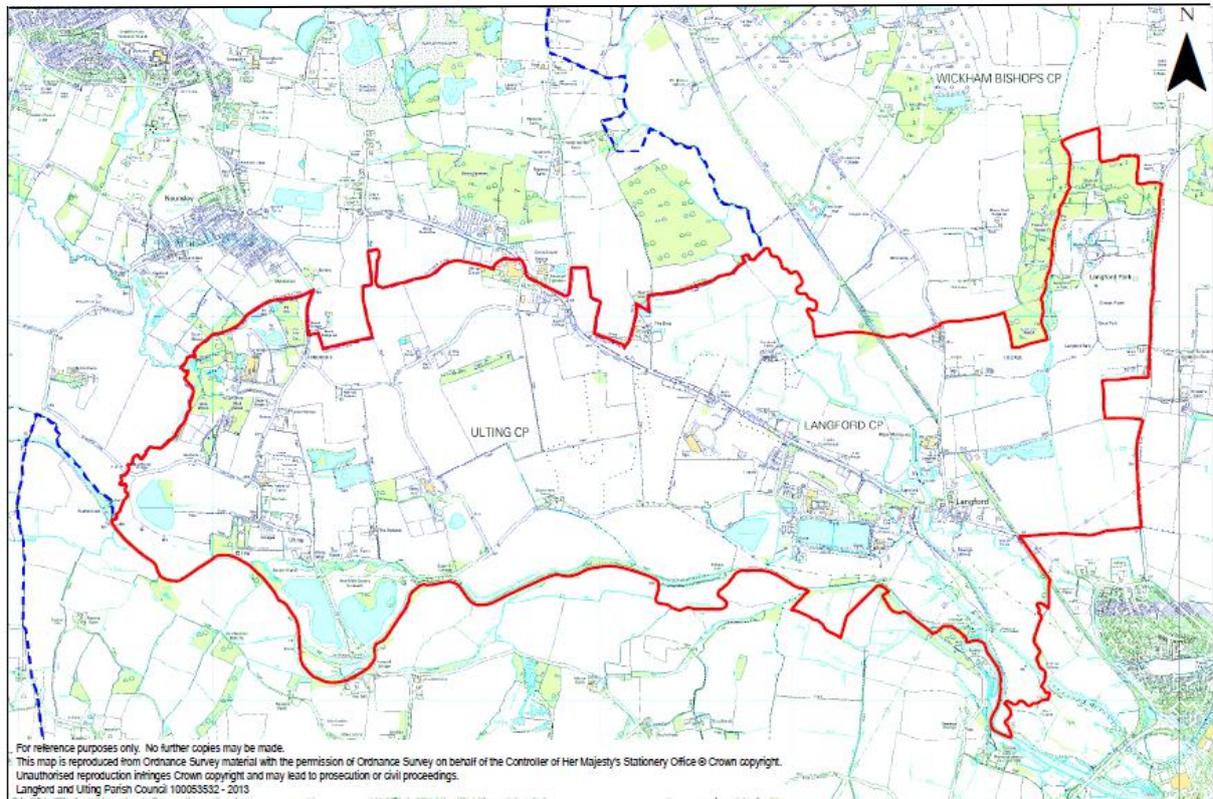
Section 2: Langford & Ulting Neighbourhood Area

2.1 At a meeting on 3rd January 2012 Langford & Ulting Parish Council formally approved the preparation of a Neighbourhood Plan and a Steering Group was established. Subsequently, at a meeting held on 22nd May 2012, the Terms of Reference of the Neighbourhood Plan Steering Group were agreed. (See Neighbourhood Plan documents¹ EB001 - Terms of Reference)

2.2 The whole parish of Langford & Ulting, defined by the parish boundary, has been formally designated as a Neighbourhood Area through an application made by Langford & Ulting Parish Council on 23rd January 2013 under Part 2, Paragraph 5 of the Neighbourhood Planning (General) Regulations 2012.

2.3 The Neighbourhood Plan area was officially approved by Maldon District Council in a letter dated 24th April 2013, following a 6 week period of public consultation ending 4th April 2013 as required within Part 2, Paragraph 6 of the Neighbourhood Planning (General) Regulations 2012. No representations were received. (See EB002 - Designation Letter)

2.4 The designated 'Langford & Ulting Neighbourhood Area' is illustrated in Map 1.



Map 1 – Langford & Ulting Neighbourhood Area

— Parish Boundary and Neighbourhood Area

¹ See <https://e-voice.org.uk/langford-ulting/langford-ulting-neighbourhood/>

Section 3: Community Engagement

3.1 Website

The Parish Council website was used to keep residents up to date with information on the Neighbourhood Plan. (See EB003 - Website)

3.2 Langford & Ulting News

The thrice yearly newsletter, 'Langford & Ulting News' was delivered free to all households in the Parish and included regular reports on the progress of the Neighbourhood Plan. (See EB004 - Newsletter Articles)

3.3 Noticeboards

Posters for all Neighbourhood Plan events were placed on the noticeboards in Langford and Ulting.

Section 4: Parish Plan Working Group Drop In Sessions

4.1 In July and September 2010, a Parish Plan Working Group held two drop in sessions at Langford & Ulting Village Hall. These were attended by 32 residents whose ages ranged from Under 12 to 65 and over.

4.2 A detailed summary of the responses to the two questions "What is special?" and "What are the problems?" can be found at EB005 - Village Plan 2010.

4.3 The majority of responses were as follows:

"What is special?"

Village churches and church shop	8	27.6%
Peaceful, rural setting	6	20.7%
The river	5	17.3%
The people, residents/neighbours	4	13.8%

"What are the problems?"

Weight/volume and speed of traffic	17	65.4%
Litter and fly tipping	4	15.4%

4.4 The comments made were collated and used by the Steering Group to:

- Inform the development of the overall vision and objectives of the Neighbourhood Plan.
- Set key issues and priorities for further exploration.
- Guide the structure, format, and content of subsequent consultation and engagement.
- The information will be fed into the Langford & Ulting Neighbourhood Plan process through inclusion in the resident and business surveys.

Section 5: First Residents' Survey

5.1 A survey of the Parish was carried out in Autumn 2012 to gather information and to provide an evidence-based assessment of the community's infrastructure.

5.2 The topics covered included:

- Accommodation
- Cars
- Services & Utilities
- People, Employment & Travel

- Shopping
- Clubs

The survey also gave respondents an opportunity to name the two best and two worst things about living in the Parish and one thing or amenity that could improve or enhance the Parish.

5.3 Survey forms were hand delivered by the Parish Council to all inhabited residential properties within the Neighbourhood Area. 119 survey forms were distributed and 68 (57.1%) were completed and collected in person. Responses were gathered from all areas of the Parish and the Steering Group considers the results to be representative of the views of residents. A summary of the results was published on the village website.

5.4 The questionnaire sent out can be found at EB006 - Questionnaire 2012, and a detailed analysis of the questionnaire returns can be found at EB007 - Residents' Survey 2012.

Of those surveys returned:

The best things about living in Langford and Ulting included:

Countryside, rurality, lovely area	(31%)
Peace and quiet	(23%)
Community, neighbours	(13%)
Open space, fresh air, views	(9%)
Good main access (A12/railway)	(5%)
River	(4%)
Church	(3%)
Footpaths	(3%)

The worst things about living in Langford and Ulting included:

Traffic (speed, volume, noise)	(43%)
Slow broadband/poor mobile signal	(8%)
Lack of footways	(8%)
Flytipping	(7%)
Litter	(7%)
Flooding	(7%)

The one thing or amenity that could improve or enhance the Parish included:

Public House	(18%)
Cycle paths to Hatfield Peverel/Danbury	(17%)
Better broadband	(13%)
Speed restrictions/safer driving	(10%)
Bus route/better public transport	(8%)

5.5 The information collected and comments made were collated and used by the Steering Group to:

- Inform the development of the overall vision and objectives of the Neighbourhood Plan.
- Set key issues and priorities for further exploration.
- Guide the structure, format, and content of subsequent consultation and engagement.
- The information will be fed into the Langford & Ulting Neighbourhood Plan process through inclusion in the resident and business surveys.

Section 6: Art Show 2013

6.1 The Art Show, held 23rd and 24th March 2013, was organised by the Village Hall Management Committee. Visitors included local residents and people from the neighbouring villages and towns.

6.2 A display board giving information about Neighbourhood Plans and asking for people's views on the level of housing development required in Langford and Ulting and whether any affordable homes were needed was manned on both days. Visitors were able to ask questions and stick post it notes with their comments on the board.



6.3 An analysis of the comments posted can be found at EB008 - Art Show 2013. The main focus of the comments was as follows:

How much housing development do you consider is sufficient in Langford?

- Infill housing preferred
- No estates
- In proportion to size of village
- Additional single dwellings on available land between existing dwellings

How much housing development do you consider is sufficient in Ulting?

- No development (One respondent only)

Do we need some affordable homes?

- Need some young people in village, therefore need houses they can afford

6.4 The comments made were collated and used by the Steering Group to:

- a) Inform the development of the overall vision and objectives of the Neighbourhood Plan.
- b) Set key issues and priorities for further exploration.
- c) Guide the structure, format, and content of subsequent consultation and engagement.
- d) The information will be fed into the Langford & Ulting Neighbourhood Plan process through inclusion in the resident and business surveys.

Section 7: Langford Focus Group

7.1 Sarah Sapsford, Rural Community Council of Essex, facilitated a Focus Group event on Saturday 29th June 2013 at Langford & Ulting Village Hall to identify and discuss objectives for the Neighbourhood Plan. This sought to address the issues that had been identified from the survey and comments made at the Art Show.

7.2 The topics covered included:

- Housing and Development
- Transport
- Services
- Natural Environment
- Leisure and Recreation

7.3 An invitation was hand delivered by the Parish Council to all inhabited residential properties within the Neighbourhood Area and an advertisement in the Summer 2013 Newsletter (see EB004). A poster advertising the event was placed on the Langford noticeboard. Eight Langford residents attended.

7.4 An analysis of the Focus Group sheets can be found at EB009 - Langford Focus Group. Main comments were as follows:

Most appropriate housing development

- Modest numbers to keep 'village feel'
- Infill development
- Additional housing in centre of village to make village more viable
- Affordable housing
- Mixed development
- Small units
- No housing estates / cul-de-sacs
- Local people need to be catered for when looking at development

Natural Environment

- Should be taken into consideration in policy on design or plot size

Issues

- Poor broadband speed
- Poor mobile reception

7.5 The comments made were collated and used by the Steering Group to:

- a) Inform the development of the overall vision and objectives of the Neighbourhood Plan.
- b) Set key issues and priorities for further exploration.
- c) Guide the structure, format, and content of subsequent consultation and engagement.
- d) The information will be fed into the Langford & Ulting Neighbourhood Plan process through inclusion in the resident and business surveys.

Section 8: Ulting Focus Group

8.1 Vicky Anfilogoff, chairman of the Steering Group, facilitated a Focus Group event on Saturday 6th July 2013 at Crouchmans Barn, Ulting to identify and discuss objectives for the Neighbourhood Plan. This sought to address the issues that had been identified from the survey and comments made at the Art Show.

8.2 The topics covered included:

- Housing and Development
- Transport
- Services
- Natural Environment
- Leisure and Recreation

8.3 An invitation was hand delivered by the Parish Council to all inhabited residential properties within the Neighbourhood Area and an advertisement in the Summer 2013 Newsletter (see EB004). A poster advertising the event was placed on the Ulting noticeboard. Eight Ulting residents attended.

8.4 An analysis of the Focus Group sheets can be found in EB010 - Ulting Focus Group. Main comments were as follows:

Most appropriate housing development

- Restricted numbers
- Dispersed settlement pattern
- Conversion of existing buildings
- No housing estates

Natural Environment

- Canal is important (tourist attraction)
- Footpaths are important

Issues

- Poor broadband speed
- Poor mobile reception

8.5 The comments made were collated and used by the Steering Group to:

- a) Inform the development of the overall vision and objectives of the Neighbourhood Plan.
- b) Set key issues and priorities for further exploration.
- c) Guide the structure, format, and content of subsequent consultation and engagement.
- d) The information will be fed into the Langford & Ulting Neighbourhood Plan process through inclusion in the resident and business surveys.

Section 9: Meetings with Landowners

9.1 Owners of land identified by Maldon District Council in its SHLAA (Strategic Housing Land Availability Assessment) as possible sites for new housing in Langford, were invited to make a presentation to the Parish Council. (See EB011 - SHLAA Owner's Letter) Subsequently the owners of three potential housing sites in Langford held meetings with the Parish Council.

9.2 The major landowner's representatives attended a Parish Council meeting on 7th January 2014 to discuss a proposal for 49 houses at Oval Park, Langford. The applicant subsequently held a stakeholder consultation and a public consultation drop in session in March 2014.

9.3 A planning application for 45 houses was submitted to Maldon District Council in September 2014. Maldon District Council had notified all those who had written previously that a new application had been received. The Parish Council recommended refusal at a meeting on 25th September 2014 based on the Neighbourhood Plan responses.

9.4 The applicant submitted an appeal to the Planning Inspectorate and this was heard on December 1st 2015. The appeal was dismissed.

9.5 A further outline planning application for six houses was submitted to Maldon District Council in July 2017. The Parish Council recommended refusal at a meeting on 15th August 2017. Planning permission was refused.

9.6 Two presentations to the Parish Council by the agent of another landowner were held on 9th September and 1st October 2013. Subsequently, the Chairman of the Steering Group and the clerk attended an informal meeting with the landowner on 3rd February 2014.

9.7 The proposal was initially for a mixed employment / housing development with 12 x 4/5 bed houses and 6 affordable units in a field adjacent to the Langford Conservation Area.

9.8 A revised scheme with 20 houses (4 x 2/3 bed houses, 10 x 4 bed houses and 6 x 2 bed sheltered accommodation), separate from the employment units was presented for discussion.

9.9 The most recent scheme, after a pre-application meeting with Maldon District Council, showed two layouts. The employment units had been removed and the number of houses reduced.

Option A included: 1 x 5 bed house, 7 x 4 bed houses, 4 x 3 bed houses

Option B included: 1 x 5 bed house, 7 x 4 bed houses, 5 x 3 bed houses.

9.10 A third landowner requested a meeting with the Parish Council and this was held on 8th April 2014.

9.11 The proposal was for a small development of either two or three houses in a large paddock adjacent to the Langford Conservation Area. The houses were set back from the road to allow views to listed buildings. Access would be via the existing access to avoid additional exits onto a dangerous section of road. Subsequently, planning permission for 2 x 4 bed houses was granted in March 2015.

Section 10: Landowner Survey

10.1 A letter was sent out to all landowners in Langford and Ulting seeking proposals for potential housing development sites. Respondents were invited to outline the land owned within the parish on a map and state what the future plans were for their land. (See EB012 - Landowner Letter)

10.2 Responses were received from the majority of the landowners. The main comments were as follows:

- Continue farming
- No plan for any change or development at this time
- Continue leasing for sporting rights, pasture and plantation
- Continue wildlife habitat work with Natural England
- If land was considered for development then it would be a wonderful place to live

10.3 A map showing landownership can be found at EB013 - Landowner Map.

10.4 The comments made were collated and used by the Steering Group to:

- a) Inform the development of the overall vision and objectives of the Neighbourhood Plan.
- b) Set key issues and priorities for further exploration.
- c) Guide the structure, format, and content of subsequent consultation and engagement.
- d) The information will be fed into the Langford & Ulting Neighbourhood Plan process.

Section 11: Art Show 2014

11.1 The Art Show, held 12th and 13th April 2014, was organised by the Village Hall Management Committee. Visitors included local residents and people from the neighbouring villages and towns.

11.2 A display board giving information about Neighbourhood Plans and asking for people's views on how Langford and Ulting should be developed by 2029 was manned on both days. Visitors were able to ask questions and write their comments on luggage labels that were then tied to a string.



11.3 An analysis of the comments posted can be found in EB014 - Art Show 2014. The main comments were as follows:

- A small amount of development is OK
- Some affordable / smaller housing for young and older people
- Traffic speed
- Sympathetic design
- No housing estates

11.4 The comments made were collated and used by the Steering Group to:

- Inform the development of the overall vision and objectives of the Neighbourhood Plan.
- Set key issues and priorities for further exploration.
- Guide the structure, format, and content of subsequent consultation and engagement.
- The information will be fed into the Langford & Ulting Neighbourhood Plan process through inclusion in the resident and business surveys.

Section 12: Second Residents' Survey

12.1 A second survey of the Parish was carried out in May 2014 to gather information about building development, the village environment and village amenities.

12.2 From the two Focus Group events, it was apparent that the two separate villages of Langford and Ulting had different needs and preferences. It was therefore decided to prepare two questionnaires, one specifically for Langford, the other for Ulting, to allow the capture of any differences.

12.3 The topics covered included:

- Housing
- Building Development
- Traffic (questions were different for Langford and Ulting)
- Village Environment
- Village Amenities

12.4 Survey forms with a stamped addressed envelope were hand delivered by the Parish Council to all inhabited residential properties within the Neighbourhood Area. 121 survey forms were distributed and 63 were returned, representing an overall combined return rate of 52%. 38 out of 65 (58.5%) from Langford were returned and 25 out of 56 (44.6%) from Ulting. Responses were submitted from all areas of the village and the Steering Group considers the results to be representative of the views of residents. A summary of the results was published on the village website.

12.5 The questionnaires sent out can be found in EB015 and EB016, (Langford and Ulting Questionnaires 2014), and a detailed analysis of the questionnaire returns can be found in EB017 - Residents' Survey 2014.

12.5a) Of those surveys returned by Langford residents:

Housing

- 37% of respondents thought Langford could do with a few more new houses
- There was a need for a few more low cost (market) or affordable homes, family homes, houses and bungalows and these should be energy efficient
- 68% thought that there was a need for up to 10 new houses over the next 15 years, 16% thought 11-20 and 13.5% thought 21-50

Building Development

- 79% thought development should be located where there are already buildings
- The preferred styles of any new homes were small houses, single or two storey, period style with large gardens
- Respondents preferred individual plots followed by garden infill.
- One large estate was the least preferred option
- All respondents agreed that new buildings and alterations to existing buildings should be sympathetic to the surroundings

Traffic

- 94% thought that the speed limit through Langford village centre should be 30mph
- 89% thought that large vehicles should not use minor roads in Langford

Village Environment

- 97% thought that it was important to manage wildlife habitats in the parish
- 97% felt privileged to live within the historic and beautiful environment of the parish

Village Amenities

- Essential amenities include: Footpaths / bridleways, Village Hall, Village groups / clubs
- Fairly important amenities include: Community Shop, Church, local tradesmen

- Direct concerns includes: Heavy traffic, potholes, broadband speed, fly tipping, flooding
- Respondents were not concerned about anti-social behaviour, vandalism or car crime

12.5b) Of those surveys returned by Ulting residents:

Housing

- 40% of respondents thought Ulting could do with a few more new houses
- There was a need for a few more low cost (market) or affordable homes, family homes, 2-3 bedroom houses or bungalows and these should be energy efficient
- 68% thought that there was a need for up to 10 new houses over the next 15 years, 16% thought 11-20 and 16% thought 21-50

Building Development

- 80% thought development should be located where there are already buildings
- The preferred styles of any new homes were small houses, single or two storey, period style with small gardens
- Respondents preferred individual plots followed by backland development.
- One large estate was the least preferred option
- All respondents agreed that new buildings and alterations to existing buildings should be sympathetic to the surroundings

Traffic

- 62% thought that the speed limit along Hatfield Road should be 30mph
- 91% thought that the speed limit along Crouchmans Farm Road should be reduced

Village Environment

- 100% thought that it was important to manage wildlife habitats in the parish
- 100% felt privileged to live within the historic and beautiful environment of the parish

Village Amenities

- Essential amenities include: Footpaths / bridleways, Church, Village groups / clubs, Village Hall
- Those that were not at all important include: Hotel, Community Shop
- Direct concerns include: Broadband speed, potholes, heavy traffic, flooding, fly tipping / litter
- Respondents were not concerned about anti-social behaviour, car crime, dog fouling or vandalism

12.6 It should be noted that the responses from the residents of Langford and those from Ulting are remarkably similar. This is contrary to the view drawn from the Focus Groups (see 12.2 above).

12.7 The information collected and comments made were collated and used by the Steering Group to:

- a) Inform the development of the overall vision and objectives of the Neighbourhood Plan.
- b) Set key issues and priorities.
- c) The information will be fed into the Langford & Ulting Neighbourhood Plan.

Section 13: Appointment of Planning Consultant

13.1 On 4th March 2014 the Parish Council agreed that the clerk should apply for a grant to employ a Planning Consultant to draft the Neighbourhood Plan. The application was successful and a £7000 grant was awarded by the Supporting Communities in Neighbourhood Planning Programme led by Locality in association with RTPi/Planning Aid England, CDF and partners.

13.2 At a meeting of the Parish Council on 13th May 2014 it was agreed that Ann Skippers would be appointed as planning consultant for the Neighbourhood Plan.

Section 14: Ulting Village Picnic

14.1 A village picnic organised by a group of Ulting residents was held on 22nd June 2014 beside the river and adjacent to Ulting Church. A flyer was hand delivered to all Ulting residents and approximately 60 people attended including church members from Hatfield Peverel.

14.2 A display board giving information about Neighbourhood Plans and asking for people's views on how Langford and Ulting should be developed by 2029 was on view. Visitors were able to ask questions and make comments on post it notes if they wished.

14.3 No comments were made but this was viewed as another means of letting people know about the Neighbourhood Plan.

Section 15: Business Survey

15.1 A survey of the known businesses in the Parish was carried out in July 2014 to gather information about the types of business and in addition, any problems experienced from being located in Langford or Ulting.

15.2 The topics covered included:

- Type of business
- Type of premises
- Business sector
- Employee information
- Problems experienced

The survey also gave respondents an opportunity to make any further comments.

15.3 Survey forms (see EB018 - Business Questionnaire), with a stamped addressed envelope were hand delivered by the Steering Group to all known businesses in the Parish. 38 survey forms were distributed and 15 (39.5%) were completed.

15.4 A detailed analysis of the questionnaire returns can be found in EB019 - Business Survey 2014. Of those surveys returned the following issues make businesses harder to run in Langford and Ulting:

- Slow internet reliability (8 comments)
- Poor mobile reception (8 comments)
- Infrastructure
- Volume of traffic
- Transport bottlenecks / A12
- Speed of traffic
- Power cuts for maintenance
- Flooding at Hoe Mill

15.5 The information collected and comments made were collated and used by the Steering Group to:

- a) Inform the development of the overall vision and objectives of the Neighbourhood Plan.
- b) Set key issues and priorities.
- c) The information will be fed into the Langford & Ulting Neighbourhood Plan.

Section 16: Housing Needs Survey

16.1 A Housing Needs survey was undertaken by the Rural Community Council of Essex (RCCE) in November 2014.

16.2 The Housing Needs Survey was arranged to identify whether there was a level of need for affordable housing in the Parish.

16.3 Survey forms with a Freepost envelope were hand delivered by the Steering Group to all inhabited residential properties within the Neighbourhood Area. 121 survey forms were distributed and 28 were returned, representing an overall return rate of 23%. (County average return rate is 25%)

16.4 The survey form was divided into two sections. The first part contained questions on household composition and type of property, the second part was to be filled in by households who were currently or expecting to be in housing need.

16.5 Completed forms were returned to the Rural Housing Enabler at the RCCE who carried out the analysis and identification of need.

16.6 A detailed analysis of the responses, including a copy of the questionnaire, can be found in EB020 - Housing Needs Survey 2014.

16.7 64% of respondents were supportive of a small affordable housing scheme if the need was identified, 25% were not supportive and 11% did not complete this question.

16.8 Out of 28 surveys returned, 2 indicated that family members had moved away from the parish due to difficulties in finding a suitable home locally.

16.9 Nine households indicated they had a need for alternative accommodation. Five of these households said they would require alternative accommodation within the next 2 years and four want to move within the next 2 to 5 years.

16.10 Currently six households said they lived with their parents and three said they were a member of the household.

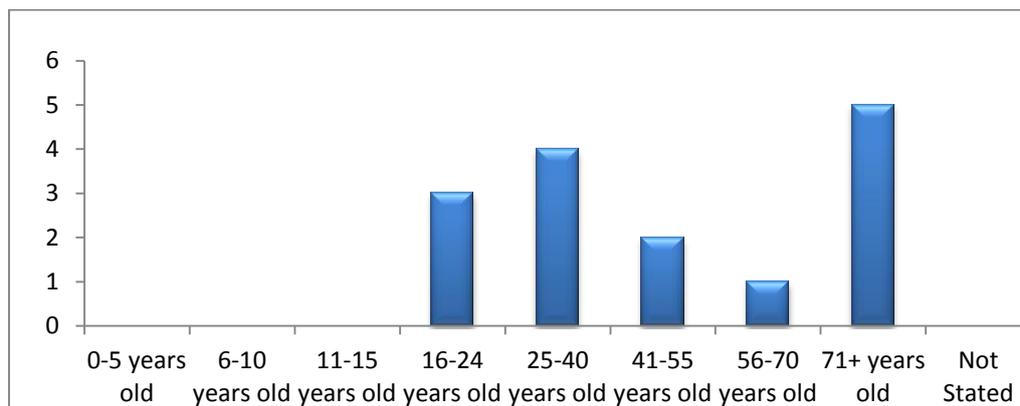
16.11 One household would prefer to rent a home from either the local authority or a housing association with five households preferring to purchase a home on the open market. One would prefer shared ownership as their chosen tenure and the remaining two stated self build and outright purchase.

16.12 None of the households in housing need indicated that they were currently on the local authority housing register or any housing association waiting list.

16.13 Four of the responding households require a house with three requiring a bungalow and two need a flat, maisonette or apartment.

16.14 The reasons given for requiring alternative accommodation were three respondents have a need for smaller accommodation and six want to set up an independent home.

16.15 Age of respondents in housing need is shown in the diagram below:



16.16 Five forms were received and identified as having a need for affordable housing. The identified need is for 4 x one bed units for rent and 1 x one bed unit for shared ownership. This would lead to a recommendation of 3 units to ensure that should a scheme go ahead in the future that all homes be allocated to those with an appropriate local connection. At this stage it is recommended that 2 x one bedroom units for rent and 1 x two bedroom unit for shared ownership. (Housing associations generally would not build 1 bedroom units for shared ownership)

16.17 Out of 28 surveys returned, 6 indicated that they would be moving to downsize.

16.18 Average sold property prices in Langford over the last five years are:

Detached	Semi-detached	Terraced
£597,019	£329,740	£255,628

(Nov 2015)²

There are currently two detached houses, scheduled for completion early 2016. for sale in Langford, both with an asking price of £950,000. One has 5 bedrooms and the other has 4 bedrooms.

16.19 Average sold property prices in Ulting over the last five years are:

Detached	Semi-detached	Terraced
£1,043,427	£429,508	£367,770

(Nov 2015)³

There is currently one 5 bedroom detached house for sale with an asking price of £1,500,000.

16.20 All issues, priorities and concerns were collated in a report which was used by Langford & Ulting Parish Council and Steering Group to:

- Inform the development of the overall vision and objectives of the Neighbourhood Plan.
- Set key issues and priorities.
- The information will be fed into the Langford & Ulting Neighbourhood Plan.

² http://www.zoopla.co.uk/market/essex/langford/?category=residential&q=Langford%2C%20maldon%20essex&search_source=nav

³ http://www.zoopla.co.uk/market/ulting/?category=residential&q=ulting%20maldon%20essex&search_source=nav

Section 17: Meetings with Maldon District Council

17.1 Since the commencement of the Neighbourhood Plan, members of the Steering Group have had a series of meetings and corresponded with Maldon District Council as the Local Planning Authority, to help form the policies of the Plan in a way that was compatible with the emerging Local Development Plan.

Section 18: Regulation 14 Pre-Submission Consultation

18.1 As required under Part 5, Section 14 of the Neighbourhood Planning (General Regulations 2012, Langford & Ulting Parish Council completed a 6 week consultation on the Pre-Submission Draft Neighbourhood Plan between 2nd March and 17th April 2015. The time was extended to 7 weeks as this period included the Easter bank holiday weekend.

18.2 Within this period Langford & Ulting Parish Council:

- a) Publicised the Draft Neighbourhood Plan to all that live or work in the parish.
- b) Provided information on where and when the Draft Neighbourhood Plan could be inspected.
- c) Detailed how to make representations, and the date by which these should be received.
- d) Consulted any statutory consultation body (referred to in Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012) whose interest may be affected by the proposals within the Draft Neighbourhood Plan.
- e) Sent a copy of the proposed Neighbourhood Plan to the local planning authority, Maldon District Council.

18.3 Langford & Ulting Parish Council publicised the Draft Neighbourhood Plan to all those that live or work in the parish and provided a variety of mechanisms to both view the Plan and to make representations.

- A note was hand delivered to all businesses and inhabited residential properties within the Neighbourhood Area.
- Posters were displayed on the two village noticeboards
- Hard copies of the Plan were available to view at St. Giles' Church during shop opening hours and at the Parish Clerk's home by appointment
- Steering Group members were available at the Art Show, 28th and 29th March 2015, to answer questions
- A Drop-In Session was held at St. Giles' Church coffee morning on 11th April 2015
- A form to download for comments on each policy was available on the Parish Council website
- Hard copies of the comments form were available from the clerk and at St. Giles' Church

18.4 Statutory consultees (see EB021A), were contacted individually by e-mail, (EB021 - Statutory Consultee Email), with a link to the Draft Neighbourhood Plan and invited to make representations. A form to download for comments on each policy was available on the Parish Council website.

18.5 During the publicity stage and by the deadline of 17th April, a total of 36 responses were submitted comprising 28 from residents, (22 individuals and 6 couples), and the following 8 bodies or interested parties:

A Trustee on behalf of a Trust owning land in Neighbourhood Area
Anglian Water
Environment Agency
Heybridge Parish Council
Natural England
GL Hearn on behalf of Countryside Properties Ltd and CML Microsystems Plc

18.6 The comment form, (see EB022 – Reg 14 Comment Form), asked respondents whether they agreed or disagreed with each of the 12 policies and the reason for their answer. If the respondent disagreed, alternative suggestions were asked for. Respondents were also given a space to note any other comments and asked for suggestions for aspirations, such as a 30mph limit speed limit through Langford.

18.7 Issues and Concerns: Each comment form was allocated a reference number, (1 – 36), and the responses were transferred to a spreadsheet, policy by policy. Not every respondent provided a response to each policy and these appear as blank rows in the table. A schedule of the consultation responses with an explanation of how the Langford & Ulting Neighbourhood Plan responded to comments made is provided in the Regulation 14 Summary of Responses (See EB023).

18.8 There was substantial overall support for the Langford & Ulting Neighbourhood Plan and the proposed policies with many positive comments and some suggestions. Only one respondent was against any further residential building.

18.9 As a result of the Pre-submission Draft comments, meetings with Maldon District Council and a Health Check by an NPIERS examiner, a number of amendments were made to the Plan:

Policy 2 – Footpaths and Bridleways was reworded to make the policy more robust.

Policy 3 – Design and Character was not altered as the suggested rewording by a respondent was covered by Policy 4. In addition, MDC had pointed out that the policy is broadly consistent with the LDP.

Policy 4 – Historic Environment, the first paragraph was altered to:- “Any designated heritage assets in the Parish and their settings, will be conserved or enhanced for their historic significance.”

Policy 5 – Supporting and Encouraging Small Business: Reference to Oval Park as an allocated employment site was added to the supporting text.

Policy 6 - Working from Home: References to provision for work hubs were removed from the supporting text and policy as this requirement was felt to be too onerous. In addition, the policy was reworded to remove the requirement to enable a home office to be accommodated if a dwelling was redesigned.

Policy 8 – Community Facilities and Services was reworded using criteria (a) as suggested by a respondent.

Policy 9 – New Housing in the Parish for Local People was reworded subsequent to the Health Check and several meetings with Maldon District Council.

Policy 10 – Energy Efficiency and Sustainability was reworded to accord with changes to National Policy subsequent to drafting the Plan.

Policy 11 – Local Fibre Optic Networks or High Speed Internet Connectivity was reworded subsequent to discussion with Maldon District Council.

Policy 12 – Settlement Boundary for Langford: A justification for the proposed settlement boundary was included as supporting evidence and a paragraph added to the supporting text requiring the

need for any new development to demonstrate that it had taken into account any likely significant effects on the built and natural environment.

18.10 All issues, priorities, concerns and comments were collated and reviewed and used to inform the amendments and additions to the Regulation 15 Submission Neighbourhood Plan.

Section 19: Submission to Maldon District Council and Regulation 16 Consultation

19.1 The Parish Council formally approved the Neighbourhood Plan and supporting documents at their meeting on Monday 30th November 2015.

19.2 The Neighbourhood Plan was submitted to Maldon District Council on 1st December 2015 who then conducted a statutory public consultation from 10th December 2015 to February 4th 2016.

19.3 Following this, the Neighbourhood Plan and supporting documents, with the representations received at consultation, were sent to an independent examiner, Peter Biggers.

Section 20: Examination

20.1 Subsequent to receipt of the Examiner's Report in April 2016, the Parish Council met with Maldon District Council and agreed the majority of the examiner's recommendations.

20.2 The Neighbourhood Plan was revised but the Parish Council was concerned that the examiner had recommended the removal of Policy 9 - New Housing in the Parish for Local People.

20.3 The Parish Council agreed that they would continue working with Maldon District Council and revise Policy 9.

20.4 At the Parish Council meeting on 18th October 2016, the revised wording for Policy 9 which had been drawn up in conjunction with Maldon District Council was agreed, and councillors agreed to formally withdraw the Neighbourhood Plan. Maldon District Council was notified of this decision on 21st October 2016. See Withdrawal Statement: <https://e-voice.org.uk/langford-ulting/assets/documents/withdrawal-statement>

20.5 After a change of staff at Maldon District Council, the Parish Council were advised that the reworded Policy 9 would not be supported.

20.6 At a Parish Council meeting on 29th March 2017 it was decided that there was a possibility that site allocations for a small number of houses, a housing criteria policy and a rural exceptions policy could be developed to replace Policy 9. The aim would be to provide housing of the right type and in the right location based on local housing need.

20.7 Following legal advice from Maldon District Council the Parish Council agreed that the Neighbourhood Plan would be revised and would then be made available for consultation for 6 weeks to receive representations in line with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Following this the Neighbourhood Plan would be submitted for Examination in line with Regulation 15.

Section 21: Call for Sites

21.1 After further discussion with Maldon District Council, at a Parish Council meeting on 29th March 2017, it was decided that site allocations for a small number of houses, a housing criteria policy and a rural exceptions policy would be developed to replace Policy 9.

21.2 The Parish Council decided to undertake site assessment work with the intention of possibly allocating housing through the Neighbourhood Plan.

21.3 A Call for Sites form was circulated with the Summer 2017 newsletter to all residents and businesses in the Parish and an email with the form attached was sent to all landowners in the parish. The consultation closed 28th July 2017 and seven sites were submitted.

21.4 The Parish Council received a grant from Locality for technical support. AECOM, using the information gained from the Call for Sites exercise and the five sites identified in Maldon District Council's Strategic Housing Land Availability Assessment 2015 as suitable, available and deliverable, carried out an independent site appraisal.

21.5 AECOM produced a Site Assessment Report in April 2018. See: EB026 – Site Assessment Report.

21.6 Sites 1, 3 and 6 were considered to be wholly contrary to the strategic policies of the Maldon Local Development Plan. Site 12 (one of the SHLAA sites), had planning history which weighed against its suitability for allocation.

21.7 Following further appraisal, three of the sites (Site 7 and reduced Sites 9 and 10) were found to be potentially suitable, although with constraints that would need to be resolved or mitigated. Of the three sites assessed as being potentially suitable, the evidence available pointed to a reduced Site 9 as having the greatest potential to be suitable for allocation, subject to due regard being given to Maldon Local Development Plan policy and particularly heritage, landscape and access constraints.

21.8 As suggested by AECOM, the Parish Council held meetings with the landowners of the three sites on 29th October 2018 to ascertain whether any could be included within the Neighbourhood Plan as allocations for housing. The RCCE Rural Housing Enabler also attended the meetings.

21.9 The landowners of Sites 9 and 10 did not want these sites to be included. The other landowner was interested in further discussion regarding the provision of a small number of affordable homes on Site 7. It was agreed that this could be addressed under Policy H5 of the Maldon Local Development Plan.

21.10 All issues, priorities and concerns were collated in a report which was used by Langford & Ulting Parish Council and Steering Group to:

- a) Inform the development of the overall vision and objectives of the revised Neighbourhood Plan.
- b) Set key issues and priorities.
- c) The information will be fed into the revised Langford & Ulting Neighbourhood Plan.

Section 22: Housing Needs Survey 2019

22.1 A Housing Needs survey was undertaken by the RCCE in the Spring of 2019.

22.2 The aim of the survey was to determine the existing and future levels of needs for local people.

22.3 Survey forms with a Freepost envelope were hand delivered to all inhabited residential properties within the Neighbourhood Area. 130 survey forms were distributed and 16 were returned, representing an overall return rate of 12%. (County average return rate is 25%)

22.4 The survey form was divided into two sections. The first part contained questions on level of development required and household composition and was to be completed by everyone regardless of need. Households which were experiencing or expecting to be in housing need in the future were asked to also complete Part 2 of the survey, which gave the opportunity to provide more detailed information.

22.5 Completed forms were returned to the Rural Housing Enabler at the RCCE who carried out the analysis and identification of need.

22.6 A detailed analysis of the responses, including a copy of the questionnaire, can be found in EB027 - Housing Needs Survey 2019.

22.7 88% of respondents stated that they would be supportive of a small development (4 - 8 homes) which was primarily affordable housing for local people. Support dropped considerably when asked about developing a site for purely open market properties with only 44% being in favour.

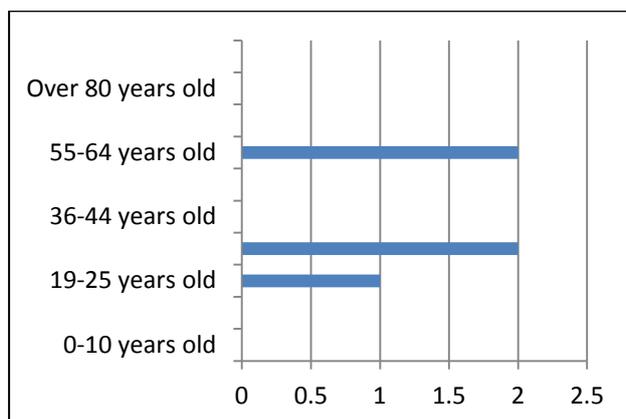
22.8 Out of 16 surveys returned, 2 indicated that family members had moved away from the parish due to not being able to find suitable accommodation.

22.9 Three respondents said that they or someone in their household needed to move to alternative accommodation in the next 5 years; one respondent stated a need to move in 5 years or more. One respondent who wished to move would be looking to downsize; the other three to set up their first/independent home. Three out of the four still currently lived at home with their parents and one was a member of a household.

22.10 All four respondents aspired to buy smaller properties on the open market (all between 1-3 bedrooms) and none of the four had any specific housing needs.

22.11 Two of the new households would be living alone, one household would be an older person(s) household and another one classed themselves as 'other'.

22.12 Age of respondents in housing need is shown in the diagram below:



22.13 Only one of the respondents was in a position with sufficient finances to purchase a property and one respondent did not give enough financial information to be able to assess their actual need against their aspiration to buy on the open market. As a result of this and following the analysis of the data provided the affordable housing recommendation is two 1 bed units for affordable rent. With regards to this recommendation, housing associations tend to think of the long term sustainability of a scheme, therefore there may be further exploration around the possibility of bringing forward 2 bed units rather than any 1 bed units.

22.14 It is useful to note that at the time of writing there were 22 applicants on the housing register with an interest in residing in the parish of Langford & Ulting.

22.15 Average sold property prices in Langford over the last five years are:

Detached	Semi-detached	Terraced
£885,749	£371,833	None sold
⁴ (October 2020)		

As at October 2020, there are three newly built detached houses for sale in Langford, one is sold subject to contract and the other two have been reserved. All three 5 bedroom houses have an asking price of £1,175,000. There are also seven further properties for sale or sold subject to contract. One detached house with 7 bedrooms at an asking price of £1,850,000; two detached houses with 5 bedrooms at asking prices of £1,175,000 and £1,695,000; two detached houses with 4 bedrooms at asking prices of £780,000 and £975,000; one detached house with 3 bedrooms at an asking price of £675,000; and two semi-detached 3 bedroom houses with asking prices of £450,000 and £500,000.

22.16 Average sold property prices in Ulting over the last five years are:

Detached	Semi-detached	Terraced
£1,067,875	£443,750	£325,000
⁵ (October 2020)		

There are currently six houses for sale or sold subject to contract in Ulting. All are detached and prices range from £850,000 for a 3 bedroom bungalow up to £3,250,000 for a 5 bedroom house with 180 acres.

22.17 All issues, priorities and concerns were collated in a report which was used by Langford & Ulting Parish Council and Steering Group to:

- a) Inform the development of the overall vision and objectives of the revised Neighbourhood Plan.
- b) Set key issues and priorities.
- c) The information will be fed into the revised Langford & Ulting Neighbourhood Plan.

Section 23: Basic Conditions Review

23.1 At a Parish Council meeting held on 2nd July 2019, councillors discussed the points made by Maldon District Council after their light touch Basic Conditions Review. It was advised that Policy 10, Energy Efficiency and Sustainability should be removed and a new policy relating to the Essex Coast

⁴ <https://www.zoopla.co.uk/house-prices/browse/essex/langford/?q=langford%20maldon>

⁵ <https://www.zoopla.co.uk/house-prices/browse/ulting/?q=Ulting%2C%20Maldon%20CM9>

Recreational disturbance Avoidance and Mitigation Strategy be inserted. The Pre-Submission draft plan was agreed and once the amendments had been made, submitted to MDC for SEA/HRA Screening Opinion.

Section 24: Strategic Environmental Assessment and Habitats Regulation Screening Opinion

24.1 Consultation with statutory bodies concluded 13th September 2019.

24.2 The Regulation 14 draft Langford & Ulting Neighbourhood Plan is not likely to have significant environmental effects and therefore an SEA is not required. The assessment indicated that there are likely to be no significant negative effects on the European designated sites resulting from the policies detailed within the draft Neighbourhood Plan. Therefore, a full Habitat Regulations Assessment is not required for the Regulation 14 draft of the Neighbourhood Plan. The principal reasons for this conclusion are:

- There are no sites identified for development in the Neighbourhood Plan;
- The Neighbourhood Plan focuses on protecting the quality of the village and its environment; it is considered that the Plan's likely impact will have a positive effect on the environment;
- The scale of the development supported by the Neighbourhood Plan is minor, and it is not expected to result in significant effects on the protected sites.

Section 25: Regulation 14 Pre-Submission Consultation

25.1 As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, Langford & Ulting Parish Council completed a 6 week consultation on the Pre-Submission Draft Neighbourhood Plan between 5th November and 16th December 2019.

25.2 Within this period Langford & Ulting Parish Council:

- a) Publicised the Draft Neighbourhood Plan to all that live or work in the parish.
- b) Provided information on where and when the Draft Neighbourhood Plan could be inspected.
- c) Detailed how to make representations, and the date by which these should be received.
- d) Consulted any statutory consultation body (referred to in Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012 whose interest may be affected by the proposals within the Draft Neighbourhood Plan. (See Appendix A)
- e) Sent a copy of the proposed Neighbourhood Plan to the local planning authority, Maldon District Council.

25.3 Langford & Ulting Parish Council publicised the Draft Neighbourhood Plan to all those that live or work in the parish and provided a variety of mechanisms to both view the Plan and to make representations.

- A note was hand delivered to all businesses and inhabited residential properties within the Neighbourhood Area.
- Posters were displayed on the two village noticeboards
- Hard copies of the Plan were available to view at St. Giles' Church during shop opening hours and at the Parish Clerk's home by appointment
- A form to download for comments on each policy was available on the Parish Council website
- Hard copies of the comments form were available from the clerk and at St. Giles' Church

25.4 Statutory consultees (see Appendix A), were contacted individually by e-mail, (EB029 - Statutory Consultee Email), with a link to the Draft Neighbourhood Plan and invited to make representations. A form to download for comments on each policy was available on the Parish Council website.

25.5 During the publicity stage and by the deadline of 16th December 2019, a total of 7 responses were submitted comprising the following bodies or interested parties:

Essex County Council
Maldon District Council
Natural England
Historic England
National Grid
Wickham Bishops Parish Council
Verbal response from an Ulting resident

25.6 The comment form, (see EB030 – Reg 14 Comment Form), asked respondents whether they agreed or disagreed with each of the 11 policies and the reason for their answer. If the respondent disagreed, alternative suggestions were asked for. Respondents were also given a space to note any other comments and asked for suggestions for aspirations, such as a 30mph limit speed limit through Langford.

25.7 Issues and Concerns: Each comment form was allocated a reference number (1 – 7), and the responses were transferred to a spreadsheet, policy by policy. Not every respondent provided a response to each policy and these appear as blank rows in the table. A schedule of the consultation responses with an explanation of how the Langford & Ulting Neighbourhood Plan responded to comments made is provided in the Regulation 14 - 2019 Summary of Responses (See Appendix B).

25.8 As a result of the Pre-submission Draft comments and a meeting with Maldon District Council a number of amendments were made to the Plan:

Introduction – Essex County Council’s comments were noted and text added/amended (See Appendix B).

Policy 1 – Protecting and Enhancing Biodiversity was not altered as the suggested text duplicated the requirements of the policy and was therefore considered unnecessary.

Policy 2 – Recreational disturbance Avoidance and Mitigation to be amended if the Essex Coast RAMS is adopted before the Neighbourhood Plan is examined.

Policy 3 – Footpaths and Bridleways was altered as suggested to include cycle routes. The policy was also reworded as suggested: *“Existing footpaths, cycle routes and bridleways provide good opportunities for well- connected access to local destinations by sustainable modes of transport across the parish and provide a high level of recreation and amenity value.*

New developments should integrate with the current green infrastructure network, seeking to improve the connectivity between wildlife areas and green spaces through measures such as improving and extending the existing footpath and cycle path network, allowing greater access to housing, schools, work places and retail facilities, green spaces, public open spaces and the countryside.”

Policy 4 – Design and Character the wording of criteria a) was amended to read: *“new building, alterations and extensions to existing buildings will be individually designed but take their cue from*

the scale and character, form and materials of existing buildings, and where relevant the host building;”

Policy 5 – Historic Environment was not altered as the suggested wording is covered by LDP Policy D3.

Policy 7 – Working from Home the following text was added to the policy: *“If a planning application for alterations or change of use will result in a decrease in on-site parking provision, or an increase in the car parking demand from the development ...”*

Policy 11 – New Infrastructure was altered as suggested to New Mobile and Broadband Infrastructure and the policy was amended as suggested: *“All new residential and commercial developments should be designed to be served by a fast and reliable broadband connection to the premises. Connection should include the installation of appropriate cabling within the homes or business units as well as a fully enabled connection of the developed areas to the full main telecommunications network to provide the fastest available broadband access.”*

25.9 The following policies as suggested by Essex County Council were added with additions and amendments as advised by Maldon District Council:

Landscape Features

Planning permission will be granted for development proposals that do not result in unacceptable harm to natural landscape features that are important to the character and appearance of the area. Harm or loss of these features will not be permitted unless a landscape strategy, which would compensate for the loss or harm, is secured or where there are overriding public benefits arising from the development.

Protecting Community Facilities

a) The change of use of premises or redevelopment of sites that provide valued community facilities or services will only be permitted where:

- the premises or site cannot be readily used for, or converted to, any other community facility; and*
- the facility or service which will be lost will be adequately supplied or met by an existing or new facility in the locality or settlement concerned which shall be equivalent to or better than the facility that is being lost in terms of both quantity and quality.*

b) Development proposals will be required to ensure the provision of all new community assets and open spaces are designed for multi-purpose use, and link to the green infrastructure network.

25.10 All issues, priorities, concerns and comments were collated and reviewed and used to inform the amendments and additions to the Regulation 15 - 2019 Submission Neighbourhood Plan.

Section 26: Conclusion

26.1 The publicity, engagement and consultation completed throughout the production of the Langford & Ulting Neighbourhood Plan has been open and transparent, with many opportunities provided for those that live and work in the Neighbourhood Area to feed into the process, make comments, and to raise issues and concerns.

26.2 All statutory requirements have been met and a significant level of consultation, engagement and additional research has been completed throughout the Neighbourhood Area.

26.3 This Consultation Statement and the supporting evidence have been produced to document the consultation and engagement process undertaken and are considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.

Appendix A

Statutory Consultees

STATUTORY CONSULTATION BODIES	Appendix U - List of Consultees	
Maldon District Council	Princes Road, Maldon, CM9 5DL	Consultation Body (1b)
Essex County Council - Planning	County Hall Chelmsford Essex CM1 1QH	Consultation Body (1b)
Braintree District Council	Causeway House Bocking End Braintree Essex CM7 9HB	Consultation Body (1b)
Hatfield Peverel Parish Council	Chestnut House, Church Road, West Hanningfield, Chelmsford, CM2 8UJ	Consultation Body (1b)
Heybridge Parish Council	Plantation Hall Colchester Road Heybridge Maldon Essex CM9 4AL	Consultation Body (1b)
Wickham Bishops Parish Council	Village Hall Church Road Wickham Bishops Witham Essex CM8 3JZ	Consultation Body (1b)
Woodham Walter Parish Council	Burnt House Stivvys Road Woodham Walter Maldon Essex CM9 6RS	Consultation Body (1b)
Maldon Town Council	Town Hall Market Hill Maldon Essex CM9 4RL	Consultation Body (1b)
Great Totham Parish Council	19 Mill Road Great Totham Maldon Essex CM9 8DH	Consultation Body (1b)
Homes & Communities Agency	Fry Building 2 Marsham Street London SW1P 4DF	Consultation Body (1d)
Natural England	Hornbeam House Electra Way Crewe Business Park Crewe CW1 6GJ	Consultation Body (1e)
Environment Agency	Iceni House Cobham Road Ipswich Suffolk IP3 9JD	Consultation Body (1f)
English Heritage	24 Brooklands Avenue Cambridge CB2 8BU	Consultation Body (1g)
Highways Agency	Woodlands Manton Lane Bedford MK41 7LW	Consultation Body (1i)
Mobile Operators Association	10 St Bride Street London EC4A 4AA	Consultation Body (1k)
Mid Essex Clinical Commissioning Group	Wren House Hedgerows Business Park Colchester Road Chelmsford CM2 5PF	Consultation Body (1l)
UK Power Networks	UK Power Networks, Fore Hamlet, Ipswich,	Consultation Body (1l)
National Grid	Brick Kiln Street Hinckley LE10 0NA	Consultation Body (1l)
Anglian Water - Sewerage	Thorpe Wood House Thorpe Wood Peterborough Cambs PE3 6WT	Consultation Body (1l)
Anglian Water - Planning & Equivalence Team	Thorpe Wood House Thorpe Wood Peterborough Cambs PE3 6WT	Consultation Body (1l)
Essex & Suffolk Water	Sandon Valley House Canon Barns Road East Hanningfield, Chelmsford Essex CM3 8BD	Consultation Body (1l)
Maldon District CVS	The Square, Holloway Road, Heybridge, Essex CM9 4ER	Consultation Body (1m)
	None	Consultation Body (1n)
	None	Consultation Body (1o)
Maldon District Business Partnership (MDBP)	Princes Road, Maldon, CM9 5DL	Consultation Body (1p)
	None	Consultation Body (1q)

Appendix B

Regulation 14 – 2019

Summary of Responses

Note: Names are given only for organisations; responses from individuals are anonymised and referred to by reference number only.

KEY

ECC: Essex County Council, MDC: Maldon District Council, NE: Natural England, HE: Historic England, NG: National Grid, WBP: Wickham Bishops Parish Council.

Introduction			
	Comments	Comment	Action
1 ECC	<p>Paragraph 1.4 notes that a small part of the Neighbourhood Plan area at its eastern end includes part of the North Heybridge Garden Suburb (NHGS) urban extension. The Plan states that the NHGS Strategic Masterplan Framework and policies of the Local Development Plan will apply. The NHGS has recently been granted permission on appeal (25th October 2019) for 1138 homes, community infrastructure (including primary school and early years) and significant highway improvements, including a relief road. It is also relevant to note that an application for development identical to that above was submitted to the Maldon District Council (MDC) in July 2019. MDC has resolved to grant permission, subject to conditions, and the completion of an Agreement under s.106.</p>	Noted	Text amended
	<p>Paragraph 1.15, bullet 3 refers to the Plan having to be in general conformity with the strategic policies contained in the development plan for the area, and states that this is comprised of the Maldon District Approved Local Development Plan 2014 – 2029.</p>	Noted	No action required (NAR)
	<p>ECC recommends the following text is included following paragraph 1.16 to clarify that the adopted Essex Minerals and Waste Local Plans also form part of the statutory Development Plan for Maldon District. ECC recommend Diagram 1 on page 7 is also amended accordingly. <i>Essex County Council is the Waste Planning Authority (WPA) for the Plan area and is responsible for preparing planning policies and assessing applications for waste management development.</i></p>	Agree	Text added with factual corrections and Diagram 1 amended

	<p><i>The Essex and Southend-on-Sea Waste Local Plan (WLP) was adopted in July 2017 forming part of the statutory Development Plan and should be read alongside the Braintree Local Plan. The WLP covers the period from 2017 to 2032. It sets out where and how waste management developments can occur and contains the policies against which waste management planning applications are assessed.</i></p> <p><i>Essex County Council is the Minerals Planning Authority (MPA) for the Plan area and is responsible for preparing planning policies and assessing applications for mineral development. The Essex Minerals Local Plan 2014 (MLP) forms part of the statutory Development Plan and should be read alongside the Braintree Local Plan. Active and unworked sand and gravel deposits are subject to a Minerals Safeguarding policy (Policy S8), which seeks to prevent deposits being sterilised by on mineral development. Part of the Neighbourhood Plan area is covered by sand and gravel deposits, and hence subject to Policy S8. Mineral Consultation Areas seek ECC to be consulted on all non-mineral related development within a distance of 250m around active quarries, mineral infrastructure and mineral deposits permitted for extraction.</i></p> <p>A large proportion of the Plan area is designated as being within a Minerals Safeguarding Area for sand and gravel (see Appendix 1). Policy S8 of the MLP defines Mineral Safeguarding Areas to ensure that important, finite resources are not needlessly sterilised by non-mineral development. Consequently, any applications submitted to MDC for determination, which are of a nature not specifically excluded by Policy S8, and which equate to 5ha or more, are required to consult the MPA as a consultee. The MPA will likely object to applications which would result in the unnecessary sterilisation of mineral resources.</p>	Noted	NAR
2 MDC			
3 NE			
4 HE			
5 NG			
6 WBP			
7			

Policy 1 Protecting and Enhancing Biodiversity

	Comments	Comment	Action
1 ECC	<p>National Planning Policy Framework (NPPF) (2019), paragraph 170d requires developments to minimise impacts on and provide net gain for biodiversity, including the establishment of coherent ecological networks. This approach is consistent with the Government’s 25-year Environment Plan. Through the 25-year environment plan, Natural England are reviewing existing green infrastructure standards and Green Planning Principles to set a framework to embed environmental net gains into developments, including housing as mandatory.</p> <p>Policy 1, criteria e) requires all development to protect, and where appropriate enhance biodiversity through providing a net gain in flora and fauna. Whilst this is supported it is recommended the criteria is expanded to read:</p> <ul style="list-style-type: none"> <i><u>delivering net environmental and biodiversity gains, in addition to protecting existing habitats and species. Any proposals which negatively affect, or have the potential to negatively affect, the natural environment must demonstrate that any negative impacts on biodiversity, including flora and fauna, and local wildlife (including wildlife habitats), will be adequately mitigated and/or offset.</u></i> <p>‘Building with Nature’ is a voluntary approach that enables developers, who want to go beyond the statutory minima, to create places that recognise high quality green infrastructure. The framework of standards defines high quality green infrastructure at each stage of the development process, from planning and design, through to long-term management and maintenance. It provides a framework of quality standards, an assessment and accreditation service, and national awards. By providing an accreditation at the plan/design stage, Building with Nature also starts to raise confidence in the planning and development sector that can achieve a collective understanding of why green infrastructure matters, and how to deliver it more consistently to accelerate the delivery of new homes and new places.</p> <p>It is recommended that any proposed development should consider applying the standards and achieve accreditation to create places that really deliver for people and wildlife. https://www.buildingwithnature.org.uk/about.</p>	<p>The suggested policy text duplicates the requirements of the policy and is therefore unnecessary.</p> <p>‘Building with Nature’ is a voluntary scheme aimed at major developments of 10+ dwellings. As the Neighbourhood Plan is not promoting major development, it would be inappropriate to include it.</p>	<p>NAR</p> <p>NAR</p>

2			
3			
4			
5			
6			
7			

Policy 2 Recreational disturbance Avoidance and Mitigation

	Comments	Comment	Action
1	<p>The Plan area is located within the Zone of Influence (ZOI) for the following Essex coastal European Habitat sites:</p> <ul style="list-style-type: none"> • Blackwater Estuary: Special Protection Area (SPA) and Ramsar; • Dengie: SPA and Ramsar; • Crouch and Roach Estuaries: SPA and Ramsar; and • Essex Estuaries: Special Area of Conservation (SAC). <p>ECC recommend the Steering Group seek clarification from MDC, as to updating the policy wording and supporting text (4.29 – 4.30) regarding the Essex Coast Recreational disturbance and Mitigation Strategy (RAMS), and how it is being implemented within the district.</p> <p>The MDC Planning and Licensing Committee (January 2019) resolved that the draft RAMS be approved for stakeholder and public consultation. It further recommended that the tariff in the draft Essex Coast RAMS, set at £122.30 per dwelling, be used for securing financial contributions from new housing development, excluding social housing, in the interim period prior to the draft RAMS Supplementary Planning Document (SPD) being adopted. Alternatively, there is the potential for a developer to demonstrate to the satisfaction of the local planning authority and Natural England that the developer can provide measures which will fully mitigate or avoid the impact of development. This will be required to be agreed with the local planning authority.</p>	<p>The Essex Coast RAMS is not yet adopted. If it progresses to adoption before the Neighbourhood Plan is examined, the policy will be amended accordingly.</p>	<p>NAR</p>

	<p>Consequently, ECC recommend the second paragraph of Policy 2 be deleted.</p> <p>The draft SPD was further considered by the MDC Planning and Licencing Committee on 12 September 2019, and was approved for stakeholder and public consultation, which is planned to be undertaken in early 2020.</p> <p>A Bird Aware Essex Coast website has been established by the twelve local councils, ECC and Natural England, and can be viewed by the link below.</p> <p>https://essexcoast.birdaware.org/article/31618/Our-Strategy--SPD</p>		
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Policy 3 Footpaths and Bridleways

	Comments	Comment	Action
1	<p>There are many cycle routes through Maldon district with the main route passing through Maldon, Ulting, past Hatfield Peverel and Terling, Black Notley and Cressing and then to Kelvedon, past Tiptree and Little Totham before returning to Maldon via Heybridge.</p> <p>There are nine shorter rides of between five to twenty miles and are ideally suited for families or new cyclists. These can be linked to leisure trips to attractions such as Museum of Power and the Chelmer and Blackwater Navigation Canal.</p> <p>Policy 3 requires new developments to <i>'enhance existing networks and provide new networks where appropriate'</i> and is welcomed. New development should be located where it can be well connected to services, facilities and infrastructure by new or enhanced footpaths, cycling, walking and equestrian routes.</p>		

	<p>Development should also seek to provide better connectivity via existing green spaces within and surrounding the villages and through the creation of new footpaths and cycleways. The Definitive Byways, Bridleways, Footpaths, Public Rights of Way, Cycleways, hedgerows, street trees and the river valley can also act as green links for biodiversity.</p> <p>The 25 Year Environment Plan seeks to enhance engagement with the natural environment as a path for improving health and wellbeing through green and blue infrastructure. Further information can be viewed through the weblink https://www.gov.uk/government/publications/25-year-environment-plan.</p> <p>Active Essex is implementing a local delivery pilot funded by Sports England to tackle the issues of inactivity in Essex. The aim is to encourage people to get physical, whilst engage with the outdoors. Although the pilot is not taking place in Maldon district, its principles of encouraging people to walk, run or cycle and engage with nature can be applied. Further information can be viewed through the weblink https://www.activeessex.org/essex-local-delivery-pilot/.</p> <p>The Plan should also recognise its open spaces (i.e. play area, playing fields, allotments, parks and gardens and churchyards) and ensure they are not fragmented by new development, and are connected with the wider green infrastructure network.</p> <p>ECC recommend the following amendments to Policy 3:</p> <p>Policy 3 Footpaths, <u>Cycle Routes</u> and Bridleways <i>Existing footpaths, <u>cycle routes</u> and bridleways provide good opportunities for well- connected access to local destinations by sustainable modes of transport across the parish and provide a high level of recreation and amenity value.</i></p> <p><i><u>New developments should integrate with the current green infrastructure network, seeking to improve the connectivity between wildlife areas and green spaces through measures such as improving and extending the existing footpath and cycle path network, allowing greater access to housing, schools, work places and retail facilities, green spaces, public open spaces and the countryside.</u></i></p>	<p>Agree</p> <p>Agree</p>	<p>Text added</p> <p>Text added to the policy</p>
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Policy 4 Design and Character

	Comments	Comment	Action
1	<p>ECC supports the ambition of the policy to plan positively for the achievement of high quality design which reinforces the locally distinctive and aesthetic qualities of the buildings and landscape. However, this should relate to new buildings, along with alterations and extensions to existing buildings. ECC recommend criteria is amended as follows:</p> <p><i>a) new buildings, alterations and extensions will be compatible with the character and appearance of the area, and also where relevant the host building, in terms of their siting, scale, form, massing, materials and detailing individually designed but take their cue from the scale and character, form and materials of existing buildings; and</i></p>	<p>Noted but the proposed policy wording is overly prescriptive and does not comply with the approved LDP or the Maldon District Design Guide.</p>	<p>Policy wording amended to read: a) new building, alterations and extensions to existing buildings will be individually designed but take their cue from the scale and character, form and materials of existing buildings, and where relevant the host building; and</p>
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Policy 5 Historic Environment

	Comments	Comment	Action
1	<p>NPPF, paragraph 192 requires that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The following amendment is recommended to ensure the policy relates to how any development impacts on both designated and non-designated heritage assets.</p> <p><u><i>'When assessing applications for development, the parish will place great weight on the preservation or enhancement of designated and non-designated heritage assets and their setting. The Council will encourage applicants to put heritage assets to viable and appropriate use, to secure their future preservation and where appropriate enhancement, as appropriate to their significance.'</i></u></p> <p>If this suggested amendment is incorporated into Policy 5, then ECC recommend Policy 4 Design and Character, criteria e is deleted.</p> <p>e) new development will respect the historic environment of our Parish.</p>	<p>Covered by approved Maldon District LDP, Policy D3.</p> <p>Noted</p> <p>Noted</p>	<p>NAR</p> <p>NAR</p> <p>This criterion has not been deleted as it forms a key part of Policy 4.</p>
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Policy 6 Supporting and Encouraging Small Business

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Policy 7 Working from Home

	Comments	Comment	Action
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2	The second paragraph needs an addition to deal with circumstances where there is a loss of parking spaces following an alteration or change of use. The following text is suggested: <i>If a planning application for alterations or change of use will result in a decrease in on-site parking provision, or an increase in the car parking demand from the development ...</i>	Agree	Text added to the policy
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Policy 8 Farm and Other Rural Buildings

	Comments	Comment	Action
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Policy 9 Community Facilities and Services

	Comments	Comment	Action
1	<p>This policy seeks to retain and enhance existing community facilities and services or to provide new ones, as long as they do not cause harm to local amenity; lead to unacceptable traffic congestion; and provide satisfactory access and level of parking.</p> <p>Given a key objective of the Plan is <i>‘to protect and support local facilities and services’</i> the Steering Group may wish to consider including the policy wording below into the Plan, but it could be amended to reflect local circumstances. The following policy in the Chelmsford Local Plan has recently been to examination and has been subject to Main Modifications. The Inspector’s Report is awaited.</p> <p><i>Policy CF2 – Protecting Community Facilities</i></p> <p><u>A) The change of use of premises or redevelopment of sites that provide valued community facilities or services will only be permitted where:</u></p> <ul style="list-style-type: none"> i. <u>the premises or site cannot be readily used for, or converted to, any other community facility; and</u> ii. <u>the facility or service which will be lost will be adequately supplied or met by an existing or new facility in the locality or settlement concerned which shall be equivalent to or better than the facility that is being lost in terms of both quantity and quality.</u> <p><u>In relation to the loss of a locally valued community facility that is commercial in nature, such as public houses, and private healthcare, evidence will need to be submitted to demonstrate that the use is not economically viable and that it is no longer required to meet the needs of the local community.</u></p> <p><u>B) The change of use of premises or redevelopment of existing open space, sports and recreational buildings and land, including playing fields forming part of an education</u></p>	<p>Agree as this will link directly to one of the aims of the Neighbourhood Plan.</p>	<p>Add new policy to protect existing community facilities as this links directly to one of the aims of the Neighbourhood Plan. Due to the type of community facilities in the parish only clause A will be incorporated.</p>

	<p><u>establishment, will only be permitted where:</u></p> <ul style="list-style-type: none"> i. <u>an assessment has been undertaken which clearly shows the facility is surplus to requirements; or</u> ii. <u>the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</u> iii. <u>the development is for alternative provision, the needs of which clearly outweigh the loss.</u> <p>ECC advise the Plan could also consider including wording that seeks to ensure that new development is designed to deliver multiple functions of open space.</p> <p><u>'All development proposals will be required to ensure the provision of all new community assets and open spaces, are not designed as single purpose use, but delivers multiple functions and benefits, which links to the green infrastructure network demonstrating environmental net gains.'</u></p>	Agree	<p>An amended version of this paragraph will be included in the new Protecting Community Facilities policy.</p> <p>Reworded as follows: Development proposals will be required to ensure the provision of all new community assets and open spaces are designed for multi-purpose use, and link to the green infrastructure network.</p>
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Policy 10 New Housing

	Comments	Comment	Action
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Policy 11 New Infrastructure

	Comments	Comment	Action
1	<p>Paragraphs 4.71 – 4.72 and Policy 7 Working from Home recognise the benefits of high speed broadband in encouraging home based working within the rural areas. As worded, the policy relates to the siting of infrastructure to deliver broadband rather than its connectivity to residential and commercial development. ECC recommend an additional paragraph and policy title is added to read:</p> <p><i>Policy 11 – New <u>Broadband and Mobile Infrastructure</u></i> <i>All new residential and commercial developments should be designed to be served by a fast and reliable broadband connection to the premises. Connection should include the installation of appropriate cabling within the homes or business units as well as a fully enabled connection of the developed areas to the full main telecommunications network to provide the fastest available broadband access.</i></p>	<p>Agree Agree</p>	<p>Policy title amended. Policy amended as suggested.</p>
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Other Comments		
	Response	Comment
1	<p>Suggested Additional Policy and Objectives</p> <p>ECC provides the following comments in an advisory capacity for consideration by the Steering Group and Parish Council as it continues to prepare the Plan, and its Regulation 16 Plan.</p> <p><u>Flood Risk and Sustainable Drainage</u></p> <p>Policy 1 - Protecting and Enhancing Biodiversity, Criteria f) states that all new development should adopt best practice in sustainable drainage. Paragraph 4.5, and Map 2 (page 18) acknowledges that large areas surrounding the River Blackwater is designated as Flood Zone 3b “Functional Floodplain”, which is a constraint to any future development. The eastern end of the neighbourhood plan, which includes part of North Heybridge Garden Suburb, falls within a Critical Drainage Area (CDA). Consequently, on-site surface water management measures to mitigate the risks of surface water flooding have been incorporated into the approved development.</p> <p>As Lead Local Flood Authority (LLFA), ECC recommends that a policy and objectives be inserted into the Plan to consider the issue of surface water flooding and sustainable drainage systems (SuDS). It is acknowledged that the Plan is proposing limited new housing development, but a policy framework is considered necessary for new development to mitigate the risk of surface water flooding.</p> <p>ECC recommends the following objective be considered for including within paragraph 3.2.</p> <ul style="list-style-type: none"> to meet the principles of Sustainable Drainage Systems (SuDS) and natural 	<p>No change. The Maldon District LDP has a comprehensive Flood Risk section which deals with issues adequately.</p>

<p>flood management techniques, including the multi-functional use of green space</p> <p>ECC recommends the following policy and supporting text be included in the Plan, as recently found consistent with the NPPF and national Planning Policy Guidance by the examiner of the Hatfield Peverel Neighbourhood Plan (July 2019). Braintree District Council (BDC) Cabinet (September 2019) agreed that the Plan proceed to a referendum, which was held 28 November 2019. The Plan was supported and will now be recommended for adoption by BDC.</p> <p><u>Policy X</u> <i>'Any proposed development should include measures to mitigate against future risk to properties, residents and wildlife from flooding and be located away from areas prone to flooding.</i></p> <p><i>The use of appropriate Sustainable Drainage Systems (SuDS), based on an engineering and ground assessment will be expected on all sites.</i></p> <p><i>Should it be demonstrated that infiltration is not possible then surface water should be discharged to a watercourse or if this is not feasible a sewer with appropriate attenuation and treatment to ensure that flood and pollution risk is not increased.'</i></p> <p><u>Supporting Text</u> <i>'A sustainable drainage system (SuDs) is designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges. It should be used wherever possible to reduce problems with increased flash flooding after sudden rain, promote groundwater recharge, enhance and maximise above ground features to manage surface water run-off, promote biodiversity and provide amenity benefit through multi-functional space. New developments should consider rainwater harvesting or grey water recycling to mitigate the climate change consequences such as water scarcity and flooding.'</i></p> <p><u>Green Infrastructure (GI) and the Natural Environment</u> The following policies in the Plan directly and/or indirectly contribute to the GI</p>	<p>The Maldon District LDP has a comprehensive Flood Risk and Coastal Management policy (D5). As a result, the Neighbourhood Plan does not need a separate flood risk policy.</p>
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network of the parish, namely:

- Policy 1 Protecting and Enhancing Biodiversity
- Policy 2 Recreational disturbance Avoidance and Mitigation
- Policy 3 Footpaths and Bridleways
- Policy 10 New Housing
- Policy 11 New Infrastructure

GI is a network of multi-functional high quality green spaces and other environmental features (such as footpaths, street trees, play parks and village green) which together delivers multiple environmental, social and economic benefits, by:

- contributing to the quality and distinctiveness of the local environment and landscape character,
- ensuring opportunities for community socialisation to promote community cohesion and increase community safety,
- creating a green wedge and buffer,
- providing opportunities for physical activity, improving health and wellbeing and generally adding to quality of life,
- adapting and mitigating against a changing climate and severe weather through the management and enhancement of existing habitats and the creation of new ones to assist with species migration, to provide shade during higher temperatures, reduce air pollution and for flood mitigation, and
- encouraging a modal shift from car to walking and cycling by linking publicly accessible green space wherever possible (including through tree lined streets) to form walking and cycling routes.

ECC recommend a new policy be included recognising the value of wider multi-functional GI for both people and wildlife, which can improve connectivity to existing and new green spaces, and which provide new open space.

Policy X: Green infrastructure and development

Proposals will be encouraged that seek to conserve, and where appropriate enhance the green infrastructure of the parish, demonstrating how they:

- Conserve and where appropriate enhance designated green spaces and/or create new green/open spaces where appropriate.*
- Improve the connectivity between wildlife areas and green spaces through green corridors and/or improvements to the Public, Rights of Way, and cycle and footpath networks.*
- Enhance the visual characteristics and biodiversity of green spaces in close proximity to the development through biodiversity/environment net gain.*
- Ensure their landscape schemes, layouts, access and public open space provision and other amenity requirements contribute to the connectivity, maintenance and improvement of the Green Infrastructure Network.*
- Meet the ANGSt standards⁶ and what they can do to address any local deficiency in provision of green space.*
- Take into consideration the principles of Sustainable Drainage (SuDs) and natural flood management techniques, which will enhance biodiversity and ecosystems.*
- Consider the multi-functional use and benefits of local green spaces as part of the Green Infrastructure network.*

¹ Natural England's ANGSt Standard guide:

http://webarchive.nationalarchives.gov.uk/20140605111422/http://www.naturengland.org.uk/regions/east_of_england/ourwork/gi/accessiblenaturalgreenspacestandardangst.aspx. Or

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/357411/Review8_Green_spaces_health_inequalities.pdf

ECC recommend reference is made to the adopted Green Infrastructure Strategy for Maldon District (March 2019) in the supporting text. This strategy sets out key green infrastructure themes, and an Action Plan of projects, which should be

The Neighbourhood Plan is not promoting major development in the parish. Therefore, the inclusion of the ANGst standards is not required. Neither is the Neighbourhood Plan designating Local Green Space. The points in the proposed policy are covered by the MDLDP policies N1, N2, N3, D5 and T1 and the existing Neighbourhood Plan policies as listed in ECC's response. As a result, the Neighbourhood Plan does not need a separate green infrastructure policy.

<p>referenced in the Plan, where relevant. For example, the strategy refers to improving cycle and pedestrian routes that link with the Chelmer and Blackwater Navigation (Chelmer and Blackwater Access Project).</p> <p>The Plan does not demonstrate the importance of long-term GI management and maintenance by new development, despite the importance of some existing open spaces, such as <i>'the grounds of the Museum of Power'</i> (page 10).</p> <p>Planning Practice Guidance (Paragraph: 031 Reference ID: 8-031-20160211) acknowledges that arrangements for managing green infrastructure, and for funding its management over the long-term, should be identified as early as possible when planning green infrastructure and factored into the way that it is designed and implemented. The Plan may wish to consider a mechanism for how this will be achieved moving forward. A good example is contained within the West Bergholt Neighbourhood Plan.</p> <p>NPPF, paragraph 99 permits the designation of land as Local Green Space through neighbourhood plans, where it is consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Paragraph 100 states that Local Green Space designation should only be used where the green space is in reasonably close proximity to the community it serves; demonstrably special to a local community and holds a particular local significance (beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife); and is local in character and is not an extensive tract of land.</p> <p>The Steering Group may wish to consider a policy that seeks to protect and manage existing open spaces, as Local Green Space, if the above requirements can be met. A suggested policy may be worded as:</p> <p><i><u>Policy XX – Existing Public Open Spaces</u></i> <i>Existing areas of public open space will be designated as “Local Green Space” and protected, managed, maintained and improved to promote regular use and community enjoyment. Proposals for any development on Local Green Spaces will</i></p>	<p>The Neighbourhood Plan is not intending to designate Local Green Space, therefore the suggested policy is not required.</p>
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be resisted other than in very special circumstances.

Landscape Features

NPPF, paragraph 127e states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.

Paragraph 2.36 highlights that a key issue raised through resident surveys was the need to protect the rurality of the parish including the surrounding countryside, landscape, views and habitats. Paragraph 3.2 identifies a key objective as being 'to protect the parish's special landscape and countryside attributes'.

However, both Policy 4 (Design and Character) and 8 (Farm and Other Rural Buildings) make limited reference to the need to consider natural landscape features for their character and appearance in considering development proposals.

Consequently, ECC recommend the Steering Group considers including the following policy given the importance placed on the landscape and its features.

Policy XX - Landscape Features

Planning permission will be granted for development proposals that do not result in unacceptable harm to natural landscape features that are important to the character and appearance of the area. Harm or loss of these features will not be permitted unless a landscape strategy, which would compensate for the loss or harm, is secured or where there are overriding public benefits arising from the development.

Climate Change

NPPF, paragraph 149 requires plans to take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. NPPF requires Plans to promote sustainable development, and highlights their role in addressing local sustainability, including mitigating and adapting to severe weather from a changing climate. Plans

Agree, this policy will be incorporated into the Neighbourhood Plan, as it links directly to the Plan's objectives.

The Maldon District LDP has a Design and Climate Change chapter, which includes climate change and the environmental impact of new development, renewable and low carbon energy, and flood risk. As a result, the Neighbourhood Plan does not need a separate climate change policy.

<p>provide an opportunity for communities to consider long-term resilience, whether it's from water stress, heat stress, energy efficiency and/or flooding.</p> <p>The Plan makes no reference to mitigating and adapting to climate change within the 'A High Quality Natural and Built Environment' section of the document. The Plan provides limited consideration of potential flood mitigation or measures to adapt and mitigate for a changing climate that would impact on the sustainability, resilience and integrity of the Neighbourhood area.</p> <p>For instance:</p> <ul style="list-style-type: none"> • Mitigating climate change: • renewable energy, • energy efficiency, • sustainable transport, • Adapting to climate change: • Flooding, • extreme weather, • Green infrastructure & biodiversity <p>The Centre for Sustainable Energy (CSE) has produced a guidebook aimed to help support neighbourhood planning groups, (which includes case studies of different communities' plans), to mitigate and adapt to climate change, tackle fuel poverty and promote environmental sustainability - https://www.cse.org.uk/news/view/2079.</p> <p><u>Renewable Energy</u></p> <p>NPPF states that all communities have a responsibility "to contribute to energy generation from renewable or low carbon sources". The Plan could outline its position on renewable energy for domestic and commercial developments, such as wind turbines, battery pods and community renewable heat initiative.</p> <p>Smart energy tools and storage devices (battery pods) are beginning to emerge which help to manage energy within the home and within the local network to</p>	<p>This policy is not necessary. The Maldon District LDP includes a renewable and low carbon energy regeneration policy, which is supported by a comprehensive SPD. The suggested locational and design criteria could apply to any development and are covered by other LDP and NP policies.</p> <p>The Maldon District Vehicle Parking Standard SPD covers electric vehicle charging point standards for residential and business developments.</p>
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make better use of energy. A new renewable policy would help to outline the communities' position for renewable energy and the type of technology that could be considered.

ECC suggests reference is included regarding the provision of electric vehicle charging point infrastructure. The Essex Design Guide (2018) states that the level of provision of electric charging points should be appropriate to the development size and type, its level of parking provision and its context and location. A weblink is provided below.

<https://www.essexdesignguide.co.uk/design-details/parking-design/parking-for-electric-cars-cycles-autonomous-vehicles-and-mobility-aids/>

The Plan could encourage community led renewable energy schemes and support community-based groups working with local energy users in seeking funding to establish the technical, financial and legal feasibility of appropriate schemes within the neighbourhood area.

Useful documents and guidance –

- Low Carbon Neighbourhood Planning guidebook updated January 2018 produced by the CSE <https://www.cse.org.uk/downloads/reports-and-publications/policy/community-energy/energy-advice/planning/renewables/low-carbon-neighbourhood-planning-guidebook.pdf>
- Planning practice guidance for renewable and low carbon energy – Department of Communities and Local Government - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/225689/Planning_Practice_Guidance_for_Renewable_and_Low_Carbon_Energy.pdf

ECC recommend the Steering Group consider including the following policy:

Policy XX: Renewable Energy

Proposals for community owned or led renewable energy schemes (including micro-

<p><i>hydro, photovoltaic or bio-mass projects) will be supported subject to the following criteria for the proposed development:</i></p> <ul style="list-style-type: none"> • <i>The siting and scale are appropriate to its setting and position in the wider landscape;</i> • <i>It does not give rise to unacceptable landscape or visual impact, either in isolation or cumulatively with other development;</i> • <i>It does not create an unacceptable impact on the amenities of local residents;</i> • <i>It does not have an unacceptable impact on a feature of natural or biodiversity importance.</i> <p><i>The installation of electric vehicle charging point infrastructure should be provided within all developments providing parking.</i></p> <p><u>Other Comments</u></p> <p><u>Workplace Travel Plans</u></p> <p>Paragraph 4.44 refers to the parish having three key employers, namely Ernest Doe and Sons Ltd, CML Microsystems Plc and Essex and Suffolk Water, along with the allocated Oval Park (11.75 ha) business development. These companies could consider preparing a Workplace Travel Plan and ECC encourage them to become a member of the Smarter Travel for Essex Network (STEN), and can contact the travelplanteam@essex.gov.uk for more information.</p> <p><u>Section 6: Proposals Not Forming Part of the Plan</u></p> <p>Section 6.1 identifies some non-planning matters that are aspirations of the Steering Group, and generally relate to speed limits within the plan area.</p> <p>ECC recommend that these matters be considered through the Maldon Local Highways Panel (LHP). These panels seek to give people a greater say and role in securing local highways infrastructure. They make recommendations and set priorities for local highway schemes.</p> <p>In order for schemes to be considered by the LHP the Parish Council is required to complete an external LHP Scheme Request Form, which should capture information around the problems being experienced rather than a suggested</p>	<p>Noted</p> <p>Noted</p>
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	<p>solution. ECC, and Essex Highways design engineers will then investigate the issues identified, and recommend appropriate feasible solutions, if there are any. Any LHP Scheme Request should also have the support of the local County Councillor. Any resulting feasible engineering solutions will then need to be presented to the LHP for their consideration, and potential implementation and funding. All schemes will be required to be in line with ECC policies, strategies and guidelines.</p> <p>The following link identifies the following: Maldon Funded Schemes (as at 02/09/2019) Maldon Schemes Awaiting Funding List (as at 02/09/2019) https://www.essexhighways.org/transport-and-roads/highway-schemes-and-developments/local-highway-panels/maldon-lhp.aspx</p>	
2	<p>The Chelmer and Blackwater Navigation Landscape Character Assessment (1999) is available on the MDC website at: https://www.maldon.gov.uk?infor/20049/heritage-and-conservation/9633/conservation_areas_in_the_maldon_district The text in para 4.3 can be amended and the link to the document can be added to Appendix A.</p>	Noted, text amended and link added
3	<p>Natural England does not have any specific comments on this submission draft of the Neighbourhood Plan. Natural England welcomes the inclusion of Policy 2 Recreational disturbance Avoidance and Mitigation.</p>	Noted
4	Did not wish to make any comments at this time.	Noted
5	An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.	Noted
6	No objection raised to the pre-submission draft of the Langford & Ulting Neighbourhood Plan.	Noted
7	The revised Neighbourhood Plan looks fine.	Noted