

Planning & Compulsory
Purchase Act 2004
The Town & Country
Planning (Local Planning)
(England) Regulations 2012



NORTH QUAY DEVELOPMENT BRIEF SUPPLEMENTARY PLANNING DOCUMENT (NQDB SPD)

ADOPTION STATEMENT

Maldon District Council adopted the North Quay Development Plan Brief Supplementary Planning Document on the 17th December 2020.

This Adoption Statement has been prepared in accordance with the requirements of Regulations 11 and 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The North Quay Development Brief SPD has been prepared to inform applicants and developers of the identified opportunities and known constraints to regenerate the North Quay defined area and to enable informed and consistent decisions by the Council.

Policy S5 of the Maldon District Local Development Plan sets out the key projects for the Maldon & Heybridge Central Area Masterplan SPD. The adopted Masterplan has 18 key projects and a Project Priority Programme 2018-2023 to deliver economic growth and environmental enhancements over the next 9 years to 2029 that includes Project 6 North Quay Regeneration. The North Quay Development Brief SPD meets Policy S5 and Masterplan objectives to improve connectivity, identify development opportunities to realise new Use Class B employment space, create new jobs, give access to and stimulate growth at the River Chelmer and Heybridge Creek frontages whilst considering flood resilience and off-road walking and cycling routes.

A number of modifications were made to the SPD following consultation. These are set out in full in the Consultation Statement.

Availability of documents

The North Quay Development Brief SPD is available to view on the Council's website at www.maldon.gov.uk/SPD. The Town and Country Planning (Local Planning, Development Management Procedure, Listed Buildings etc.) (England) (Coronavirus) (Amendment) Regulations 2020 extended to 31st December 2021 means that the documents connected with this SPD will not be available to be viewed at the Council offices until the Coronavirus situation allows.

Alongside the adopted SPD, the following have been published:

- Adoption Statement
- Consultation Statement – this sets out who the Council consulted in connection with the preparation of the SPD, how they were consulted, the main issues raised in those consultations and how those issues have been addressed in the SPD
- Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report
- Equalities Impact Assessment

Legal challenge

Any person with sufficient interest in the decision to adopt the Supplementary Planning Document may make an application to the High Court for permission to apply for judicial review of the decision. Any such application must be made promptly, in any event, no later than three months after the date on which the SPD was adopted (17th December 2020).