

# Blenheim Consultancy Services Limited

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## **Langford & Ulting Neighbourhood Plan Regulation 16 Consultation Comments on behalf of CML Microsystems PLC**

### **Context**

CML Microsystems ('CML') are key employers in Maldon District and the largest in the Neighbourhood Plan ('NP') Area.

They occupy the site at Oval Park which is identified in the NP as allocated / permitted for further employment use and have over a period of years been exploring how to deliver additional development pursuant to this, including mixed use/ pump priming options. This will represent significant scale development within the NP area during the lifetime of the plan.

Comments are made against this background.

### **Employment Policy**

The Company welcome the NP's acknowledgment of the existing policy position at Oval Park (para 4.48) but consider that this needs to be bolstered by active support and encouragement for business use in accordance with the stated plan objective at para 3.2.

On this basis Policy 7 should not simply refer to small businesses and should be amended to read

*Policy 7 Supporting and Encouraging Business*

*The provision of employment generating space for businesses of an appropriate scale will be supported. This can take the form of... (continues as existing)*

### **Housing**

As presently drafted, the Plan's provisions for housing are disappointing, relying as they do on infill sites or rural exceptions which by definition fall outside the plan process. This represents an inadequate acknowledgement of the recognised need for affordable housing which will only realistically be delivered on sites which exceed the NPPF size threshold.

Furthermore, the non availability of Sites 9 & 10 in the Call for Sites Assessment study means that the units proposed there are not coming forward.

The Parish will be aware that CML consider that a modest amount of housing can be secured at Oval Park which will secure further employment use, comply with the mixed use provisions of Local Plan Policy E1 and have a significant affordable component. Whilst the site is outside the settlement limit of the village it can offer sustainability benefits through integrating employment and residential use and accessibility can be significantly enhanced.

Accordingly a second paragraph should be added to Policy 8 New Housing as follows:

*Any mixed use development including housing outside the Langford settlement boundary will be confined to allocated land, of an appropriate scale, and will address other key policy objectives, including supporting existing & new businesses and delivering affordable housing.*

## **Section 6**

CML support the introduction of a speed limit through Langford but would suggest that for the initial stretch of Hatfield Road on the approach from Ulting this could be 40mph.

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**Blenheim Consultancy Services Ltd**  
**On behalf of CML Microsystems Plc**  
**12 February 2021**