

12 The Courtyard  
Spital Road  
Maldon  
Essex CM9 6DX

22nd June 2014

Dear David Coleman,

## **CONSULTATION ON DRAFT SCHEDULE FOR COMMUNITY INFRASTRUCTURE LEVY**

Thank you for your letter of 9 June, with attachments. As you know from our earlier comments on the Local Development Plan we consider it essential that full infrastructure is provided alongside or preferably in advance of all but very small scale housing development, so in general we are supportive of this levy, but we have some problems with the version just circulated.

1. We are entirely opposed to the zero rate for supermarkets in the built up areas of Maldon and Heybridge:

- We believe this gives an unfair advantage to retail rather than industrial or manufacturing employment, and therefore minimises the opportunities for skilled work and training.
- We also believe that there is more than adequate existing provision for supermarkets, not only for the existing population but also for any increase in the foreseeable future. We understand that replacement of existing provision if suppliers changed hands would not incur the levy, thereby easily maintaining the existing more than adequate capacity.
- The heritage of the smaller scale Maldon High Street needs special protection. Retailing in this location would be undermined by further unfair competition from the larger retailers.
- We would also expect great rigour to be applied to retail capacity studies for any future related individual planning applications, with additional weighting given against if this potentially conflicts with High Street provision.
- The rating for this should be the same as the other areas. Since these other areas may also include brown field sites, we think the comment given by the supermarket chain in the previous consultation, which seems to have been given undue weight, is entirely spurious.. In the earlier consultation we recommended the rate be increased for supermarkets. If the same levy as other areas puts them off from here, that would be a good result.

2. We believe the economy of the area would be boosted by the presence of more hotels, which are under provided in this town and the District generally. Apart from Maldon town being well able to cater for more tourism, Bradwell and nearby parishes particularly need to diversify their employment base after the closure of the power station, to counteract the suggestion the area needs to risk a further long term installation using funds and skilled workforce from other countries merely to provide

unskilled employment locally We therefore oppose the rate of £150 per sq.m. for this category.

3. We ask that great care should be exercised in permitting so many let out clauses and deferrals, as developers are clearly expert in maximising such loopholes and thereby reducing the sums available for the much needed infrastructure.

Yours faithfully,

Judy Lea on behalf of the Maldon Society

These views express those of the committee/members of the society. Please do not further circulate the above address which is a personal one.