



Maldon District Council
Planning Policy Team
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Email
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04/10/2016

Dear Sir / Madam,

**ROYAL MAIL GROUP REPRESENTATIONS:
Maldon District Council – Local Plan Proposed Main Modifications**

We are instructed by our client, Royal Mail Group Ltd (Royal Mail), to submit representations to Maldon District Council's – Local Plan Proposed Main Modifications.

Background

Royal Mail is the UK's designated Universal Postal Service Provider, supporting customers, businesses and communities across the country. This means it is the only company to have a statutory duty to collect and deliver letters six days a week (and packets five days a week) at an affordable and geographically uniform price to every address in the UK. Royal Mail's services are regulated by Ofcom.

Land use planning is an important issue for Royal Mail with regard to protecting its assets and operations, and in planning future investment across its estate and supporting its infrastructure. On this basis, Royal Mail's involvement in the plan making process and working with Local Planning Authorities to sharpen and influence planning policy is considered critical to the future success of its business and in its continued role as the UK's designated Universal Postal Service Provider.

Royal Mail Properties

Royal Mail has a statutory duty to provide efficient mail sorting and delivery services within the District of Maldon. This service is currently provided from the following leasehold Royal Mail properties:

- Maldon Delivery Office
- Chelmsford Minor Hire

Royal Mail has confirmed there are no plans to relocate from either of the above properties in the foreseeable future.

Representation

Cushman & Wakefield has reviewed Maldon District Council's *Proposed Main Modifications Local Plan 2016 document* in the context of its impact on the operations of the Royal Mail's properties within the district. The delivery offices are of strategic importance to Royal Mail in ensuring they are able to continue to fulfil their statutory duty for mail collection and delivery.

The subject of this representation is to make Maldon District Council aware of Royal Mail's operations within the district. These representations made on behalf of Royal Mail are in reference to the following two key issues:

- (1) Strategic Housing Growth;
- (2) Infrastructure

Housing Growth & Future Postal Provision

It is evident from the Proposed Main Modifications Local Plan 2016 Consultation document that Maldon District Council has positive housing growth targets for the period up until 2029. The consultation document identifies one of the strategic objectives in *Policy S2: Strategic Growth* is to promote and manage growth stating the delivery of a minimum of 4,650 new homes across the district, including two new garden suburbs at Maldon and Heybridge. Such an increase in the number of dwellings is likely to have impacts on the capacity of Royal Mail's operations, including its ability to provide effective, universal postal services across the District.

As an indicative guideline, for every 500 new dwellings proposed, one additional postal round (described by Royal Mail as a "walk") is required. As such, it is considered that the expected growth targets in the Proposed Main Modifications Local Plan Consultation document will potentially have major capacity implications for those existing delivery offices. As a result, Royal Mail, as a statutory provider, is likely to seek the expansion of its existing assets or require the allocation of sites for additional delivery offices, particularly in those locations where housing developments will be concentrated and where existing delivery offices are nearing capacity.

Given the aforementioned, it is imperative that the ongoing role/functions of Royal Mail are duly considered throughout the forthcoming stages of Maldon District Council's Local Plan. In this way, Royal Mail must continue to be informed about proposals for strategic locations, planned expansions and growth areas to allow for appropriate and timely business development and planning.

Infrastructure

Royal Mail are fully supportive of the Council's commitment to working to facilitate major, long-term infrastructure improvements to include increased highway capacity and improved public transport provision in order to improve capacity and safety, specifically new relief roads and improvements to existing roads and junctions which are considered essential for strategic growth.

It is requested that Royal Mail be kept informed of proposals for highways improvements in sufficient time in advance to enable for alternative transport arrangements to be put into effect / effective re-routing strategies to be implemented to facilitate operations scheduling.

Conclusion

Royal Mail would welcome further engagement with Maldon District Council.

I trust that these representations are acceptable and would be grateful if you could acknowledge receipt and keep me informed of future stages of the adoption of the *Maldon District Council Local Plan* and other planning policy documents.

If you require any further information or wish to discuss these representations further please contact me at helen.harris@cushwake.com

Yours faithfully,

