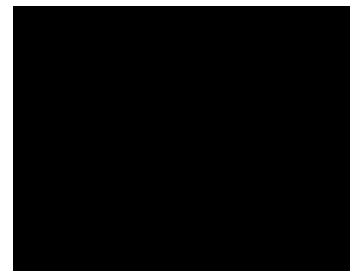


Adrian Tofts  
Strategic Planning Manager  
Maldon District Council  
Princes Road  
Maldon  
Essex  
CM9 5DL



By post and email

Date 27 October 2016  
Our ref 07015/02/SB/JLa/12582972v1

Dear Mr Tofts

**Maldon District Council Local Development Plan (LDP) Consultation on Proposed Main Modifications**

Our client, Dartmouth Park Estates (DPE), is pleased to have the opportunity to respond to the Schedule of Proposed Main Modifications to the Maldon District Local Development Plan (September 2016) in relation to its proposed development at Wycke Hill North (WHN), Site S2(b) within the emerging Policy S2 and part of the proposed South Maldon Garden Suburb (SMGS).

**Background**

DPE submitted an outline planning application in December 2015 for the development of up to 370 new homes, B1 employment development (up to 2,000sqm), C2 / D1 community uses and a new relief road to the north of A414 (LPA. 15/01327/OUT). The application is to be determined by MDC shortly.

DPE has previously promoted the WHN site for residential-led development through the Local Plan and submitted a number of representations and statements to the following consultations on the emerging Plan:

- 1 LDP Preferred Options Consultation (July 2012);
- 2 LDP Public Consultation draft (August 2013);
- 3 Pre-submission LDP (January 2014);
- 4 LDP Public Examination (PE) - (end January / early February 2015).

**Response to Proposed Main Modifications to MDC Local Development Plan**

Many of the proposed main modifications (MM) reflect those presented to the PE or issued shortly thereafter *“to address matters raised during the EiP”*. We were supportive of those draft modifications on policies S2, S3 & S4 at that time and our position remains extant for the reasons



given then. Specifically, we support (in the order they appear in your Schedule) MMs 088, 045, 078(a), 089, 078(b), 090.

There are a number of MMs *“for clarification”*. We note those relevant to DPE’s WHN interest and specifically support MM 050 on Policy S3, as this reflects our PE evidence that the strategic masterplan frameworks should be illustrative and act as a guide for developers, as was always envisaged.

MM 099 on policy H1: affordable housing is proposed *“to address recommendations of viability extra work task”*. The proposed MM, to require 30% affordable housing across the SMGS, with the actual contribution reflecting local need and viability, is supported, for the reasons expressed in our representations and the evidence we presented to the PE.

### **Concluding Remarks**

DPE is pleased to see the emerging MLDP progressing and look forward to the adoption of the Plan. If you have any queries please do not hesitate to contact me or my colleague, Joe Lerner.

Yours sincerely

