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MELVILLE DUNBAR ASSOCIATES

PLANNING URBAN DESIGN ARCHITECTURE

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OUR REF: DV/PO/1319

8th October 2013

Planning Policy Team
Maldon District Council
Princes Road
Maldon
Essex
CM9 5DL



Dear Sirs

Re: Draft Local Development Plan Consultation 28 August – 14 October 2013

Please find attached a response to the above consultation that is being submitted by Mr Alan Collier. I have enclosed a questionnaire and a more detailed explanation of the representation.

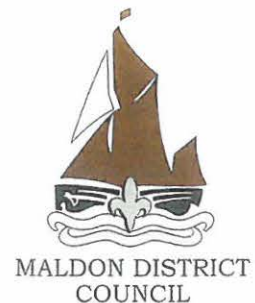
As you can see the representation deals with some strategic matters as well as bringing forward detailed proposals for Great Totham

Yours faithfully

D. Vicary
Melville Dunbar Associates

Encs.

Draft Local Development Plan



Public Consultation Questionnaire

Following consultation on the preferred options last summer, Maldon District Council has prepared a Draft Local Development Plan (LDP) which will help shape the future of the District over the next 15 years. The Council now wants to hear what YOU think about the main proposals in the Draft LDP. Information is provided in the leaflet and copies of the Draft LDP, Proposals Map and Sustainability Appraisal, are all available online at www.maldon.gov.uk and at the Council Offices. A series of exhibitions will be held throughout the District in September.

Comments should be made by completing this questionnaire and returning it to the Council in the attached stamped addressed envelope.

If you prefer, you can complete the questionnaire online on the Maldon District Council website at www.maldon.gov.uk

All responses must be received by 5pm on Monday 14th October 2013
[late responses will not be considered]

PART A - Your details (*anonymous responses cannot be considered*)

[Please print clearly in all written responses using **BLOCK CAPITALS** and **BLACK INK** else your data may be lost]

Name

Address

Company (if applicable)

Line 2

Line 3

Line 4

Email address:

Postcode

If you would like to be added to the Local Development Plan mailing list to receive updates on the progress of the Plan, please tick here (*please ensure your details are written clearly above*)

PART B -

Reference is made to the appropriate Policy/Appendix numbers in the Draft LDP.

Q1 The overall vision is to improve the quality of life for people living and working in the District and to provide the new homes, jobs and infrastructure required to meet identified needs and support the local economy, whilst protecting the District's heritage and environment.

| | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | <i>Strongly Agree</i> | <i>Agree</i> | <i>No Opinion</i> | <i>Disagree</i> | <i>Strongly Disagree</i> |
| Do you support the overall vision for the District set out in the Draft LDP? <i>(please tick one box)</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Q2 In order to ensure the LDP will meet the requirements set by Government, the Council has reviewed the amount of development required to meet identified housing and employment needs over the next 15 years. As a result, it has been necessary to increase the proposed number of new homes from 3,000 to 4,410 and to allocate 8.4 hectares of additional employment land.

| | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| | <i>Strongly Agree</i> | <i>Agree</i> | <i>No Opinion</i> | <i>Disagree</i> | <i>Strongly Disagree</i> |
| Do you support the proposed level of growth in the District (Policy S2)? <i>(please tick one box)</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Q3 The main urban areas of Maldon, Heybridge and Burnham-on-Crouch are considered to be the most appropriate locations for new housing. Following consideration of alternative options which are detailed in the Draft LDP (Appendix 6), the following distribution is now proposed.

Do you support the proposed distribution of new housing (Policy S2)?

| <i>Settlement</i> | <i>Total number of dwellings</i> | <i>(please tick one box per line)</i> | | | | |
|-------------------|----------------------------------|---------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| | | <i>Strongly Agree</i> | <i>Agree</i> | <i>No Opinion</i> | <i>Disagree</i> | <i>Strongly Disagree</i> |
| Maldon | 1,830 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Heybridge | 1,000 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Burnham-On-Crouch | 450 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

If you disagree, is there an alternative distribution of new housing which you would prefer? [Please use BLOCK CAPITALS]

SEE PARAGRAPH 1.1 OF THE ATTACHED REPRESENTATION

- Q4 It is proposed to develop two Garden Suburbs in Maldon and Heybridge which will be comprehensively planned to ensure the provision of a mix of housing, community and educational facilities, open space and new transport provision.**

| | <i>Strongly Agree</i> | <i>Agree</i> | <i>No Opinion</i> | <i>Disagree</i> | <i>Strongly Disagree</i> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Do you agree with the proposals for development in Maldon and Heybridge (Policy S4)? <i>(please tick one box)</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- Q5 The distribution of new housing in Burnham-on-Crouch has been reviewed in response to comments received during the last consultation. It is now proposed to distribute the new housing between three smaller sites instead of one large site.**

| | <i>Strongly Agree</i> | <i>Agree</i> | <i>No Opinion</i> | <i>Disagree</i> | <i>Strongly Disagree</i> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| Do you support the strategy for housing development in Burnham-on-Crouch (Policy S6)? <i>(please tick one box)</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- Q6 In response to comments made during the last consultation, the number of new dwellings to be accommodated in North Fambridge has been reduced from 300 to 75.**

| | <i>Strongly Agree</i> | <i>Agree</i> | <i>No Opinion</i> | <i>Disagree</i> | <i>Strongly Disagree</i> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Do you support the strategy for housing development in North Fambridge (Policy S7)? <i>(please tick one box)</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- Q7 In order to provide for local housing needs and support local services, it is proposed to make provision for a total of 345 new dwellings in other rural villages in the District. A Rural Allocations Development Plan Document will be produced after completion of the LDP in consultation with local communities to identify appropriate sites for development.**

| | <i>Strongly Agree</i> | <i>Agree</i> | <i>No Opinion</i> | <i>Disagree</i> | <i>Strongly Disagree</i> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Do you support the strategy for housing development in other rural villages (Policy S7)? <i>(please tick one box)</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- Q8 A policy has been included in the Draft LDP to ensure that the use or display of advertisements do not have an adverse impact on amenity and public safety.**

| | <i>Strongly Agree</i> | <i>Agree</i> | <i>No Opinion</i> | <i>Disagree</i> | <i>Strongly Disagree</i> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| Do you agree with this approach (Policy D6)? <i>(please tick one box)</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- Q9 The Draft LDP seeks to provide adequate land to promote employment development, job creation and to allow for the expansion of existing businesses.**

| | <i>Strongly Agree</i> | <i>Agree</i> | <i>No Opinion</i> | <i>Disagree</i> | <i>Strongly Disagree</i> |
|--|---------------------------|-------------------------------------|--------------------------|--------------------------|------------------------------|
| Do you support the proposals for new employment development in Maldon and the extension to the Burnham Business Park (Policy E1)? <i>(please tick one box)</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- Q10 Increasing the supply of affordable housing is one of the Council's key priorities.**

| | <i>Strongly Agree</i> | <i>Agree</i> | <i>No Opinion</i> | <i>Disagree</i> | <i>Strongly Disagree</i> |
|---|---------------------------|-------------------------------------|--------------------------|--------------------------|------------------------------|
| Do you agree with the local requirements for affordable housing provision (Policy H1)? <i>(please tick one box)</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- Q11 The Council is committed to working with our partners to improve healthcare facilities within the District**

| | <i>Strongly Agree</i> | <i>Agree</i> | <i>No Opinion</i> | <i>Disagree</i> | <i>Strongly Disagree</i> |
|--|---------------------------|--------------------------|-------------------------------------|--------------------------|------------------------------|
| Do you support development on an appropriate greenfield location at the edge of Maldon if it were to deliver a new Community Hospital or similar healthcare facilities (Policy I2)? <i>(please tick one box)</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- Q12 Primrose Meadow is an area of green space situated off Mundon Road, Maldon**

| | <i>Strongly Agree</i> | <i>Agree</i> | <i>No Opinion</i> | <i>Disagree</i> | <i>Strongly Disagree</i> |
|--|---------------------------|--------------------------|-------------------------------------|--------------------------|------------------------------|
| Do you support the production of a Primrose Meadow Planning Brief to manage the future use of the site (Policy I3)? <i>(please tick one box)</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- Q13 The Council has produced an updated Sustainability Appraisal to support the Draft LDP which is available on the Council's website. Do you have any comments on this? [Please use **BLOCK CAPITALS**]**

NO OPINION

Q14 Do you wish to comment on the Proposals Map or any other Policies in the Draft LDP?

Please enter here which Policy Number / Paragraph number you refer to

Please enter your comments in the box below [Please use **BLOCK** CAPITALS]

SEE PARAGRAPH ATTACHED REPRESENTATION

Q15 If you wish to make any other comments on the Draft LDP, enter your comments in the box below [Please use **BLOCK** CAPITALS]

SEE PARAGRAPH ATTACHED REPRESENTATION

Thank you for taking the time to complete this questionnaire. Your comments are important and will be fully considered. Please see Maldon District Council's website for future information about the progress of the LDP.

If you need further assistance please contact the Planning Policy Team by email at policy@maldon.gov.uk or by telephone on 01621 876202

This document can be made available on request in larger print, braille and audio and in languages other than English. To obtain a copy in an alternative format please contact the Planning Policy Team on 01621 876202.

Equality Monitoring

Maldon District Council is committed to providing services that meet the needs of its residents and to providing equal opportunity to all. In order to do this it is important that the Council understands who its customers are and who is using its services. The Council therefore asks for the following monitoring information.

Answering the questions below is entirely voluntary so please leave blank any questions that you are not comfortable answering. Any information you do give will be used to help us provide better services and to promote equality.

Information will only be used by Maldon District Council and its employees in accordance with the Data Protection Act 1998. Maldon District Council will not supply information to any other organisation or individual except to the extent permitted by the Data Protection Act and which is required or permitted by law in carrying out any of its proper functions.

Information given will be kept separately so that individuals cannot be identified and will be treated as confidential and only used for the purposes described. Any personal details given will not be used for any other purpose.

Please tick appropriate box(es).

Q16 Are you

Male Transgender /Transsexual
 Female Prefer not to say.

Q17 Are you

Heterosexual Lesbian or gay ...
 Bisexual Prefer not to say.

Q18 Age Group

Under 16 45-64
 17-24 65 and over
 25-44 Prefer not to say.

Q19 Which of the following best describes your marital status?

Single Divorced
 Married Partner or co-habiting
 Civil Partnership. Prefer not to say.
 Widowed

Q20 What is your religion?

Buddhist Muslim
 Christian (all denominations) Sikh
 Hindu No religion or belief
 Humanist Other
 Jewish Prefer not to say.

Q21 Do you consider yourself to have a disability?

The Disability Discrimination Act 2005 defines a person as disabled if he or she has a physical or mental impairment which has a substantial long-term adverse effect on his or her ability to carry out normal day-to-day activities. This would include progressive illnesses such as cancer.

Yes
 No
 Prefer not to say

Q22 What do you consider to be your ethnic origin?

| | |
|---|--|
| White - British <input type="checkbox"/> | Asian or Asian British - Bangladeshi <input type="checkbox"/> |
| White - Irish <input type="checkbox"/> | Asian or Asian British - Other <input type="checkbox"/> |
| Mixed - White & Black Caribbean <input type="checkbox"/> | Black or Black British - Caribbean <input type="checkbox"/> |
| Mixed - White & Black African <input type="checkbox"/> | Black or Black British - African <input type="checkbox"/> |
| Mixed - White & Asian <input type="checkbox"/> | Black or Black British - Other <input type="checkbox"/> |
| Mixed - Other <input type="checkbox"/> | Chinese <input type="checkbox"/> |
| Asian or Asian British - Indian <input type="checkbox"/> | Other (please specify in box below **) <input type="checkbox"/> |
| Asian or Asian British - Pakistani <input type="checkbox"/> | Prefer not to say <input type="checkbox"/> |

** Other (please specify)

Draft Local Development Plan 2014 – 2029

Representation on behalf of Mr Alan Collier re. land at Great Totham

1.0 General Comment on Policy S2

- 1.1 Policy S2 Strategic Growth sets out the proposed allocations to meet the identified need for land for extra housing land. The approach set out in the policy is generally supported. However it is considered that the concentration of large amounts of housing on essentially two large sites at Maldon and Heybridge could severely impact on the countryside/rural setting of these towns and their existing character. The proposed extension to Maldon appears to be particularly arbitrary, does not relate well to the existing pattern of development and will completely change the character of this open and flat countryside. It is therefore suggested that closer examination should be given to the distribution of housing including reducing the amount of housing proposed at these two towns and substantially increasing the rural allocations element of the housing strategy.
- 1.3 The rural allocations element of the policy is strongly supported as spreading development across the District is likely to have a far less severe impact on the character of existing settlements than the further large scale urbanisation of Maldon and Heybridge as currently proposed.
- 1.4 The limited expansion of rural settlements will assist in creating a “critical mass” that would make rural settlements more able to support local services thereby increasing sustainability. There would also be the advantage of providing affordable housing across the District rather than concentrating its provision at Maldon and Heybridge. This would allow residents to retain their local ties with relatives, friends etc. when occupying new social housing.

2.0 Policy S7 Prosperous Rural Communities

- 2.1 Policy S7 explains that each Parish will be invited to identify appropriate sites to be included in the Rural Allocations DPD. It is noted that the LDS programme sets out a date of “late 2014” for the adoption of the Local Plan and “late 2015” for the Rural Allocations DPD. You will be aware of the great importance the Government is placing on the delivery of new housing and consequently Inspectors at Local Plan Examinations are scrutinizing very carefully the robustness of the delivery of land for housing. It is difficult to see how an Inspector can find the Local Plan sound if the housing land supply relies on a future DPD that in turn relies on third parties (the Parish Councils) identifying sites.

3.0 Land at Great Totham

- 3.1 It is proposed to progress this proposal by working in close consultation with the Parish Council, Maldon Council and the English Rural Housing Association with public consultation at the appropriate stages. This process would culminate in appropriate planning application/s which would be accompanied by Section 106 Agreements to ensure that the planning gain is delivered.
- 3.2 This is a similar approach to that currently being pursued at Wickham Bishops with a proposal that will provide up to 12 new affordable homes.
- 3.3 Whilst this proposal will be progressed through a planning application/s this Representation is being submitted to safeguard the position in relation to the Local Plan process.
- 3.4 This proposal provides an opportunity to make improvements to the Great Totham Primary School, make a significant contribution to the provision of affordable housing and numbers of bungalows in the village thus helping older residents to downsize from their existing homes whilst remaining in the village close to friends, relatives and social activities.
- 3.5 The proposal involves three separate sites in the same ownership and is presented as a package that relies on each element to be included to make it viable. For the sake of clarity however each element is described separately below. The three sites are shown in the Appendix which is an annotated version of the Draft Proposals Map.

3.0 Land adjacent to Great Totham Primary School

- 4.1 The land involved is shown as **Site A** in the Appendix and has an area of around 4.5 hectares. Great Totham Primary School is a high performing school catering for over 400 pupils. The latest Ofsted Report (January 2013) concluded that "this is a good school" and that "attainment has been consistently above average over the last five years throughout the school". Because of the high standards it sets the school is very popular and its pupils come from a wide catchment area.
- 4.2 There are however physical limitations at the site itself because of its restricted size. The school only has limited playing field space and relatively old and cramped buildings. Also because many of the pupils travel by car there is a high level of on street parking in Walden House Road which results in road safety hazards.
- 4.3 The owner would be willing to lease to the Education Authority additional land (Site A) that is adjacent to the existing school site. The lease would be at a peppercorn rent and either long term or in perpetuity. The owner wishes to lease rather than transfer the freehold to the Education Authority to ensure that the land remains in education use.

- 4.4 At a simple level this additional land would provide room for expanding the buildings, more space for playing fields and improved onsite parking. However it would also present a major opportunity to redevelop the school to provide modern buildings and excellent outdoor play facilities.
- 4.5 The existing school buildings and playing fields are located within the boundary of the development area at Great Totham and there would therefore be no in principle objection to its redevelopment for housing provided that the school buildings and playing fields are relocated on the adjoining land that is the subject of this representation. The funds generated by the residential development of the existing premises could then be used to fund/part fund a new school.

5.0 Land east of Goat Lodge Road and north of Staplers Heath, Great Totham

- 5.1 This land is shown as **Site B** in the Appendix and is 0.7 hectares in extent. The site is currently a commercial plantation that suffered extensive damage in the 1987 Gale which is not therefore high quality. Although the trees currently provide some amenity value it has always been the intention that they be harvested as the site is a commercial plantation.
- 5.2 In terms of the existing development boundary the site is surrounded on three sides by existing residential development and its development would represent a logical infilling/rounding off of the built up area in this part of Great Totham.
- 5.3 A section of the plantation would be left along the Goat Lodge Lane frontage and there is a substantial area of wood immediately to the north of the site. There will therefore be no impact on the visual quality or character of the countryside in the locality. In effect the development could take place without any perceived alterations to the extent of the built up area.
- 5.4 It is estimated that the site would accommodate 25 dwellings even when allowing for some trees to be retained and interspersed amongst the new dwellings.
- 5.5 The required amount of affordable housing will be provided – however it is proposed that the affordable housing requirement that would arise from the development of **Site C** (this is discussed below) would also be accommodated on this site. The site is ideally located to provide social housing for key workers at the school.

6.0 Land at the rear of School Road, Great Totham

- 6.1 This land is identified as **Site C** in the Appendix and has an area of around 1.7 hectares.

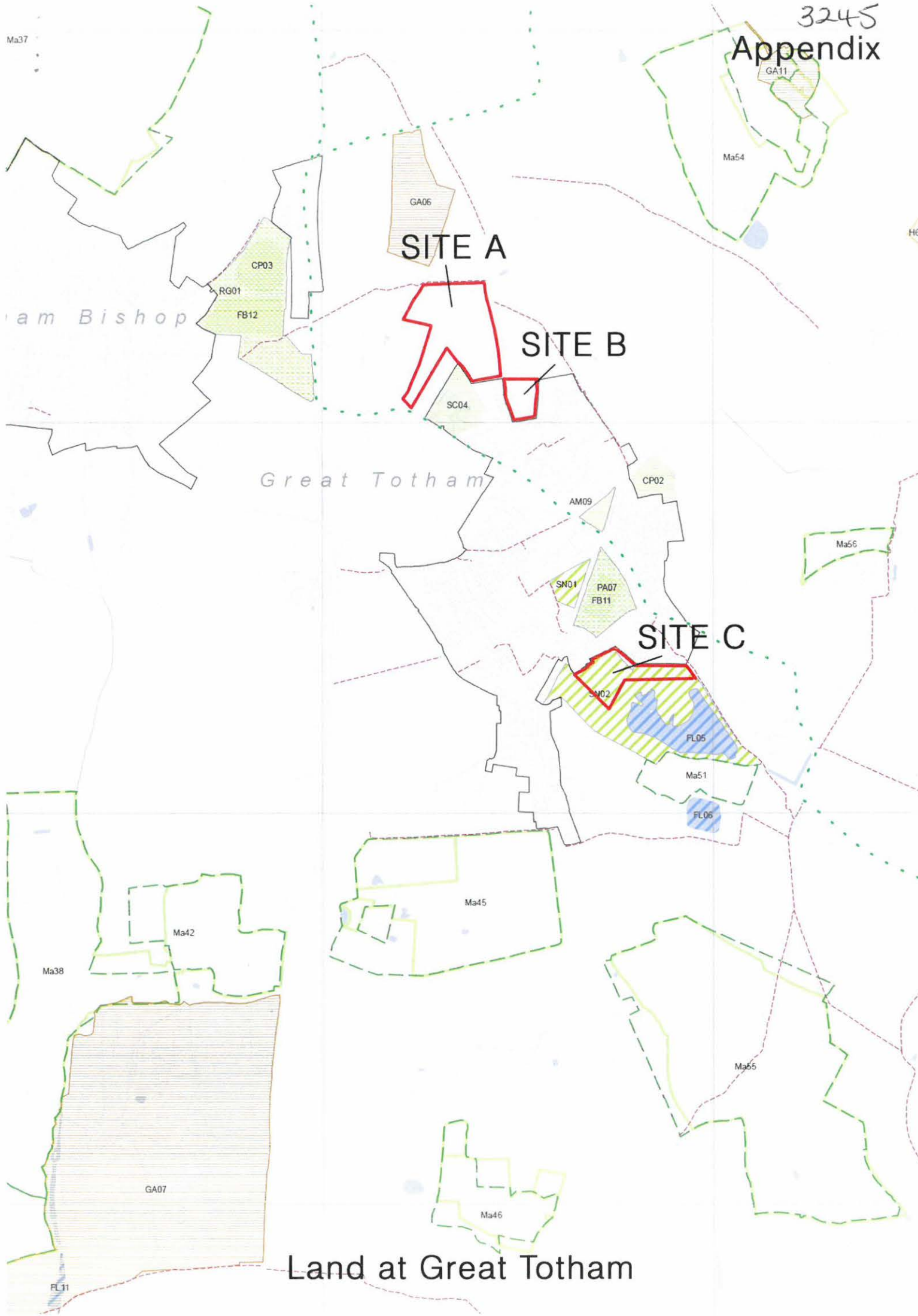
- 6.2 The site is a former sand and gravel workings that is set below the general level of the surrounding land. The land has some naturally regenerated trees/bushes and is used informally by local residents for activities such as dog walking.
- 6.3 The proposal is to develop the land with high quality executive/retirement bungalows interspersed amongst existing trees to create a heavily landscaped low density development. It is proposed that the development consist of around 25 bungalows of varying size.
- 6.4 Access to the site is available via Beadle Place where the carriageway was designed in such a way to provide access to this land by extending the road at the existing hammerhead. The existing pumping station at the end of Beadles Place would be able to pump sewerage to the existing foul drainage system. There are therefore no complications caused by the low level of the site regarding the foul drainage system.
- 6.5 The design concept would be to orientate the new dwellings so that there is a "back garden to back garden" interface between the new properties and the existing properties at School Road and the Beadle Place development. Existing trees would be retained wherever possible within the new gardens and between properties thus creating a "sylvan" character for the development. This proposed orientation of the new dwellings, their low profile, the retention of existing planting and the fact that the land is at a lower level than the existing properties would result in there being a minimal impact on the residential amenities of neighbouring properties.
- 6.6 To the west of the site the existing substantial woodland area will screen the site from the highways. As the site is at a lower level than the surrounding land there will be limited or indeed no visual impact on the character of the area when viewed from public viewpoints.
- 6.7 At present dog walkers take advantage of the area albeit without the permission of the owner. Their needs will be catered for by including pedestrian walkways in the development, particularly along the south west and south east boundaries. In the interests of designing out crime and in order to regulate inappropriate use of those walkways dwellings will be designed so that they overlook these public areas. Any inappropriate activity will easily be seen and can be reported to the appropriate authorities such as the police.
- 6.8 As bungalows are proposed this will assist in meeting the housing needs of the older population as set in criterion (d) of Policy S7. This provision of bungalows is also in line with the recent statement by the Planning Minister (Nick Boles) when he launched the online streamlined planning guidance. The guidance will include advice that Councils should build more bungalows and plan positively for an ageing population.. This will provide an opportunity for residents in the locality wishing to downsize to do so without moving away from family, friends and existing social facilities.

7.0 Implementation

- 7.1 At the outset it was explained that these proposals only work for the owner as a package and that the proposals for the three sites should be seen as being inter-dependent. No doubt the Council would also wish to ensure that residential development of sites B and C does not occur without a guarantee of Site A being made available to the Education Authority. It is suggested that the situation can be safeguarded in the Local Plan by a new policy dealing specifically with the proposals. The policy could make it clear that the residential development would not take place without the accompanying benefit to the community of Site A being made available for education purposes. However as explained in paragraph 3.1 above the proposals will be the subject of a planning application/s, with accompanying Section 106 agreement/s, following extensive consultation.

8.0 Conclusion

- 8.1 This proposal offers a unique opportunity to address the problems that are being experienced at the Great Totham Primary School because of the restricted nature of the current site.
- 8.2 The proposals would also make a valuable contribution towards the Rural Allocation element of the Council's Strategy in a way that would not have an adverse impact on neighbouring properties or the open nature of the countryside.
- 8.3 The proposals could also deliver approximately 20-25 new affordable homes as well as providing around 25 bungalows in accordance with the Governments' wishes to cater for the elderly population.



Land at Great Totham