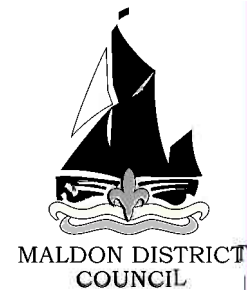


Draft Local Development Plan



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	NATHANIEL LICHFIELD & PARTNERS ON BEHALF OF BENTALLS SHOPPING CENTRE	Address	14 REGENT'S WHARF
		Line 2	ALL SAINTS STREET
Company (if applicable)	NATHANIEL LICHFIELD & PARTNERS	Line 3	LONDON
		Line 4	
Email address:	NWILKINSON@NLPPLANNING.COM	Postcode	N1 9RL

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.**

Do you support the overall vision for the District set out in the Draft LDP? *(please tick one box)*

<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
<input 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.**

Do you support the proposed level of growth in the District (Policy S2)? *(please tick one box)*

<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
<input type="checkbox"/>	<input 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)?

(please tick one box per line)

<i>Settlement</i>	<i>Total number of dwellings</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 type="checkbox"/>	<input type="checkbox"/>
Heybridge	1,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burnham-On-Crouch	450	<input type="checkbox"/>	<input type="checkbox"/>	<input 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]**

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.

Do you agree with the proposals for development in Maldon and Heybridge (Policy S4)? *(please tick one box)*

<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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.

Do you support the strategy for housing development in Burnham-on-Crouch (Policy S6)? *(please tick one box)*

<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input 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.

Do you support the strategy for housing development in North Fambridge (Policy S7)? *(please tick one box)*

<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
<input type="checkbox"/>	<input 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.

Do you support the strategy for housing development in other rural villages (Policy S7)? *(please tick one box)*

<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
<input 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.

Do you agree with this approach (Policy D6)? *(please tick one box)*

<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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 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 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]**

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]

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

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)

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

14 Regent's Wharf
All Saints Street
London N1 9RL

020 7837 4477
london@nlplanning.com

nlplanning.com

Date 14 October 2013
Our ref 07015/SB/NW/5709970v1
Your ref

Sent by post and email (policy@maldon.gov.uk)

Dear Sir/ Madam

**Maldon District Draft Local Development Plan 2014 – 2029 Consultation
Representations on Policy S5 Maldon and Heybridge Central Area and Policy E2 Retail Provision
on behalf of Bentalls Shopping Centre**

Introduction

Nathaniel Lichfield & Partners (NLP) act as Planning Consultants to Bentalls Shopping Centre (BSC), the principal component of the Heybridge Centre.

BSC previously submitted representations to the Maldon District Local Development Plan Preferred Options Consultation in August 2012.

NLP have been instructed by BSC to comment on the draft Maldon District Draft Local Development Plan 2014-2029 Consultation (LDP) in response to the following policies :

- S5 Maldon and Heybridge Central Area
- E2 Retail Provision

Policy S5 – Maldon and Heybridge Central Area

We observe that the Central Area (both in the text and on Figure 6, page 33) comprises three geographical areas – Maldon Central, the Causeway Regeneration Area and the Leisure Quarter. It is noted that Figure 6 identified that “*primary retail frontage*” within the Causeway Regeneration Area. This is, presumably Bentalls Shopping Centre, if not this is not specifically identified within the Key or identified on the Figure 6 itself. However, the Proposals Map identifies the centre as ‘E2(a) Retail Provision – Town Centre Areas’.



The LDP seeks to support and enhance the Centre's established role (para 4.23) to allow it to:

- better serve the local needs of the local catchment and maintain its position within the retail hierarchy
- serve the significant population growth to the north of Heybridge; and
- support the revised access arrangements should they be required.

We would recommend that the strategy section of Policy S5 and its Policy Clarification should include specific reference to Heybridge Town Centre. We suggest inserting a new item between (2) and (3) in Policy S5 to read as follows:

“Consolidate and strengthen the role of Heybridge Town Centre and encourage the expansion of Bentalls Shopping Centre to enable the Town Centre to better serve local needs of both existing and future residents of Heybridge.”

Policy E2 Retail Provision

BSC welcomes the identification of :

- Heybridge as a Town centre, along with Maldon and Burnham on Crouch, consistent with national policy and guidance on defining a network and hierarchy of centres (NPPF 23);
- the extent of the Town Centre area extending beyond Bentalls to include neighbouring industrial property to encourage proposals that improve this retail area, environment and its accessibility (Policy E2 & para 4.20), and
- Bentalls Shopping Centre frontages as providing the Primary Retail Frontages with the Town Centre Area

Finally, we would request that “*Bentall’s Complex*” is replaced by “*Bentalls Shopping Centre*” description throughout the draft LDP, as this is more accurate and reflects how the centre is actually ‘badged’.

However, BSC wants to make it clear that Bentalls Shopping Centre has a different (broader) centre role and function to the localised role of The Street, which is geographically detached.

Under the Policy Clarification (paras 4.20-4.25), BSC is encouraged by the MDC statement to maintain and enhance the retail provision within the District through the Town Centre Area designations. The potential to further expand the Bentalls Shopping Centre it will further strengthen its role and function of Heybridge Centre locally, at a time of considerable growth.

BSC observe the designation of The Street as Secondary Retail Frontage. However, we consider it inappropriate to include the rest of the properties focused on the B1018/B1022/Holloway roundabout junction as an area for expansion of town centre uses. That should first be encouraged at the primary shopping (BSC) element of Heybridge Town Centre area.

We trust the above is self explanatory but should you have any queries, please do not hesitate to contact either Steven Butterworth or myself.



Nathaniel Lichfield
& Partners
Planning. Design. Economics.

Yours faithfully

A handwritten signature in black ink that reads 'Nia Wilkinson'.

Nia Wilkinson

Associate Director

Copy

Nick Mann Bentalls Shopping Centre