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MALDON RIVERSIDE ASSOCIATION
maldonriversideassociation@gmail.com
34 Market Hill, Maldon, Essex, CM9 4QA

David Coleman,
Strategic Planning Policy Manager,
Maldon District Council,
Princes Road,
Maldon, Essex, CM9 5DI

Dear Mr Coleman,

DRAFT LOCAL DEVELOPMENT PLAN – PUBLIC CONSULTATION

We have given the proposed plan due consideration and would like to make the following comments:

Policies S2 STRATEGIC GROWTH, S3 PLACE SHAPING, S4 MALDON AND HEYBRIDGE STRATEGIC GROWTH, S5 THE MALDON AND HEYBRIDGE CENTRAL AREA

We understand the need for housing growth within Maldon District over the next 15 years, but we disagree with the proposed numbers of new housing units and proposed allocations near Maldon and Heybridge for the following reasons:

1 INADEQUATE CAPACITY OF EXISTING INFRASTRUCTURE AND LACK OF INFRASTRUCTURAL SOLUTIONS REGARDING THE FUTURE GROWTH

The document does not sufficiently ensure that the new developments would be supported with adequate infrastructure. We are of the opinion that in line with the amount of the development which is being proposed to be built around Maldon and Heybridge, the Council ought to provide much stronger assurances in this document to the citizens of Maldon that the town and its new suburbs will be adequately supported by roads, pedestrian footpaths, cyclists paths, public transport, schools, surgeries, recreational and cultural facilities all appropriate to the forecasted needs. Thus we would like to see that the document is addressing issues and proposing solutions in relation to the following:

- 1) Detailed appraisal of existing transport capacity and solutions for the transport network within and around Maldon and Heybridge that would allow logical and functional links between all parts of the town and a sufficient amount of car parking spaces in the central area. All these elements ought to serve equally the needs of all - pedestrians, vehicles and cyclists.

- 2) Provision of solutions for quality improvement and much needed intensification of public transport.
- 3) Adequate increase for pre-school and primary school capacities and in particular for the Plume School, the only secondary school in Maldon.
- 4) Adequate increase and quality improvement of already insufficient GP surgeries.
- 5) Adequate increase both in quantity and quality of the existing recreational and leisure facilities.
- 6) Provision of quality green spaces and well designed public spaces in particular for children, young people and elderly.
- 7) Adequate provision for cultural needs – Spaces for performances, theatre plays, musical shows, concerts, cinema and exhibitions. The existing town hall and local secondary school have very limited capacity and the town has no cinema whatsoever.

2 NEW AREAS OF GROWTH SEEN IN ISOLATION IN SPATIAL TERMS

We are of the opinion that the new areas proposed for development (as shown on maps Figure 5A HEYBRIDGE BASIN GARDEN SUBURB, Figure 5B MALDON GARDEN SUBURB and Figure 6 CENTRAL AREA KEY DIAGRAM), are seen in isolation both from each other and from the town centre. There is no indication how these new suburbs would relate to the town and to each other in spatial terms. Effects on traffic of the new growth, especially within the riverside area (Fullbridge, Causeway, Market Hill) would be enormous both in relation to traffic flow and safety. This issue would need to be addressed in the document in detail and a strategic solution proposed before any further plans for new development have been undertaken.

3 LACK OF POLICY DIRECTLY RELEVANT TO RIVERSIDE

Maldon Riverside Association would like to see within the proposed document a clear, powerful and detailed statement / policy which would highlight the importance of the riverside area and need for protection and enhancement of its landscape and built environment qualities, maritime heritage and businesses closely linked to the Rivers Chelmer and Blackwater.

4 LACK OF EMPHASIS ON PUBLIC PARTICIPATION

We would like to see in this document the Council's assurances that members of public will have a chance to get involved directly into the design process and master planning of the 'Garden Suburbs' and other plans. Providing retrospective comments on the proposals that have been already prepared by others has little impact. Through workshop sessions, members of public would have a chance to get involved directly in the design processes which normally leads to better design solutions.

Other comments:

Policy D1 DESIGN QUALITY AND BUILT ENVIRONMENT / MAJOR PROPOSALS

We support the policy in all aspects, however in addition to all stated, regarding the planning application for proposals for major developments we would like to see assurances by the Council that:

A) Main issues relevant to each development proposal ought be identified, discussed and agreed in detail at the pre-application stage between developers and planning authority and

B) Developers should be discouraged by the planning authority to submit outline applications for major developments as these do not provide enough information with regard to design and appearance of a development.

These two principles we would like to see incorporated within the Council's planning policies as relevant to development management and control.

Policy S5 MALDON AND HEYBRIDGE CENTRAL AREA

We support Para 2.71 on all elements respectively which are in line with Maldon Riverside Association's policies.

Policy D2 CLIMATE CHANGE

We would like to see higher requirements proposed in the document regarding the Code of Sustainable Homes. The suggested Code 3 is insufficient and should be raised to the level appropriate to the needs of the District, at least to Code 4.



Anastasia Fuller,

Chairman and on behalf of Maldon Riverside Association

13th October 2013