

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	<input type="text" value="JOHN FODDY"/>	Address	<input type="text" value="59-60 THAMES STREET"/>
		Line 2	<input type="text" value="WINDSOR"/>
Company <i>(if applicable)</i>	<input type="text" value="FODDYCONSULT"/>	Line 3	<input type="text" value="BERKSHIRE"/>
		Line 4	<input type="text"/>
Email address:	<input type="text" value="john@foddyconsult.co.uk"/>	Postcode	<input type="text" value="SL4 1TX"/>

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 checked="" 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 checked="" 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

A greater proportion of the required housing should be allocated to the larger rural villages which should also include Latchingdon.

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.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
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 checked="" 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.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
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.

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

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

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
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.

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

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

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
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 checked="" 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

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
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

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
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 .

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

S2, S7, S8

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

We object to Policy S2. The suggested housing figure should be increased to reflect a greater 'buffer'. Significant district wide infrastructure constraints may require additional edge of settlement sites to be identified for housing and a sustainable solution would be for policy to emphasis greater housing delivery from the larger rural villages such as Latchingdon.

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

We object to Policy S7. The policy should emphasis a greater proportion of the districts required housing can be accommodated by the larger villages and this would lead to a more sustainable pattern of growth across the district enhancing rural settlement's long-term health.

We also object to Policy S8. Latchingdon is of a size enjoying local facilities that means it should be identified as a 'larger village'. The identified site in the submitted brochure regarding land to the south of the village should be identified as a rural housing site.

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.



Planning & Development
Affordable Housing
Investor Services

Maldon District Council
Council Offices
Princes Road
Maldon
Essex
CM9 5DL

11.10.2013

Dear Sir/Madame,

**Re: Draft Local Development Plan Consultation
Submission on Behalf of Robert Mulholland and Company and Ives Property Holdings Ltd**

On behalf of the above clients, please find enclosed representations objecting to policies to S2, S7 and S8 of the emerging Local Plan. The submission comprises of:

- The completed Draft Development Plan Public Consultation Questionnaire.
- A brochure detailing the observations of Robert Mulholland and Company and Ives Property Holdings Ltd suggesting that Latchingdon should be identified as a potential 'larger village' capable of accommodating new housing.
- That a site on the edge and to the south of Latchingdon should be identified as a potential strategic rural village housing allocation.

The submission is being emailed to you and a submission package will follow in the post containing 2 x printed copies and 2 x CD's of the brochure.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Fiona Flaherty', written in a cursive style.

Fiona Flaherty

Tel: 020 8334 0202
Mob: 07724 389 835
Email: fiona@foddyconsult.co.uk

Latchingdon Wood, Sharps Farm.



Local Development Plan Representation and Pre-Planning study

for
Land at Sharps farm, No. 1 The Street, Latchingdon, Essex
to
Maldon District Council
on behalf of
Robert Mulholland & Co. Ltd. and Ives Property Holdings Ltd.

October 10th, 2013

Brochure Part 1 of 2

FoddyConsult

add+ architects
www.addarchitects.co.uk



The Street, Latchingdon Village, early C20th



Church House and Schools, Latchingdon



St Michaels Church, Latchingdon

PLANNING POLICY REPRESENTATION

1.0 Introduction

Robert Mulholland & Company Limited and Ives Property Holdings Limited are the owners of a 50.7Ha site located to the south of The Street, Latchingdon. Previously, Robert Mulholland and Company, on behalf of Ives Property Holdings submitted representations concerning the subject site dated 23 August 2012 as part of the consultation process into the Local Development Plan Preferred Options Consultation 2012 – Spatial Strategy.

These representations suggested Maldon District Council (MDC) should reconsider its approach to the emerging spatial strategy suggesting there should be a significant dispersal of new housing growth throughout the district in addition to the identified major growth areas. The representations proceeded to suggest that the Preferred Options Strategy was over reliant on the main growth areas, not allowing for any alternative or additional growth in outlying settlements.

The submission suggested that there will undoubtedly be pressure for housing and employment growth in areas other than those identified for major expansion and that to better accord with sustainable development principles, the Spatial Strategy should encourage a more dispersed pattern of growth.

Following this earlier submission, Robert Mulholland and Company and Ives Property Holdings Limited have instructed the development consultants FoddyConsult and Add+ Architects to submit further representations expanding on those previously submitted contesting that:

- Emerging Spatial Strategy Policy continues to place a disproportionate emphasis on delivering the districts required new housing from 3 strategic growth locations. Rather, these representations suggest policy should indicate that other settlements are also capable of accommodating new housing and that such an approach will lead to a far more sustainable pattern of local development.
- Latchingdon should be recognised as a 'larger village' rather than as a 'smaller village' capable of accommodating residential growth which will also contribute to underpinning the long-term health and vitality of the village.
- The subject site to the south of The Street, the B1018 which forms the principle road running through Latchingdon is an appropriate location to support sustainable residential growth.

This submission is accompanied by various plans and images demonstrating that it would be appropriate and beneficial to encourage residential led growth of an appropriate scale at Latchingdon. The drawings illustrate how the subject site can be developed, also describing the positive attributes and benefits to the local community that will arise from new housing in this location.



Village life, award winning family friendly design



2.0 Delivering New Homes

The developers are a local privately owned Essex based firm with a long history of delivering quality residential led schemes throughout the County and beyond. The core principles of Robert Mulholland and Company are to create much needed homes in good quality sought after locations, often working in partnership with Registered Providers and market developers.

The focus is on delivering new homes that accord with the aims and objectives of the Green Building Council. This requires new housing to be delivered in a way that dramatically improves the sustainability of the built environment by radically transforming the way homes are planned, designed, constructed, maintained and operated.

Robert Mulholland and Company are committed ensuring sustainable living is at the forefront of the construction of new homes, providing the best efficiency in energy, water and heating.

3.0 The Context

Maldon is essentially a rural district in the south east of Essex covering some 358sqkm. It is a district of fine coastline and landscapes with two main centres of population at Maldon and Burnham-on-Crouch. Statistics reveal that over the last 20 years, the local population has grown faster than both the regional and national averages and there are no reasons to suggest this trend will not continue.

Latchingdon is a highly sustainable rural settlement with a good range of facilities and services which include a spa shop and Texaco petrol station, a local convenience store, a newsagent shop, take-away, public house, hotel, village hall, church, sports pitches, local employment premises. Research suggests the village is also well served by a variety of bus services and that up to 10 routes run through the village, connecting to towns such as Chelmsford, Burnham on Crouch, Maldon, Tillingham and Woodham Ferrers.

It is also material to this case that district wide unemployment levels are well below the national average and the population is ageing. Owner occupation of homes is high at 80% throughout the district. In addition, the district has a wealth of heritage features including 12 conservation areas and over 1,000 listed buildings. In addition, a substantial part of the district is at risk of flooding and this significantly reduces both the brownfield and greenfield sites that can be identified to accommodate the much needed local housing growth for both private and affordable dwellings.



New housing with communal focus



Latchingdon Village dominated by its road link



Local residents concern at Latchingdon traffic problems

4.0 Observations on Draft Local Development Plan

The following observations relate to various policy and text references in the emerging Local Development Plan (LDP).

4.1 Objection to Policy S2 Strategic Growth

MDC recognise the local area has previously provided for a very low level of housing growth with the most limited housing allocations of any Local Authority area in the East of England region. Whilst there are spatial geography issues that explain this, the lack of growth is a threat to the long term prosperity, economic and social well-being of the district. This is relevant to the principle settlements and rural villages such as Latchingdon. Key issues that the spatial strategy need to deal with are:

- An increasing ageing population
- Increased inward migration to the district
- Growth in local resident household numbers
- A growing demand for affordable housing
- The need to ensure appropriate growth is allocated to the rural villages to ensure such settlements continue to evolve as vital, viable and healthy communities able to support a range of local services and facilities.
- Historically, poor housing delivery across the district.

Policy S2 Strategic Growth recognises the suggested 4,410 dwelling target for the district is a minimum. The Council are duty bound to identify an objectively assessed housing needs figure including an appropriate buffer which has been identified as the minimum 5% against the National Planning Policy Framework (NPPF) criteria.

This submission objects to this approach on the basis just over a 1 year housing supply against the needs of a 5 year housing supply currently exists. This suggests a far greater buffer should be adopted to redress the poor performance in housing delivery that the district has consistently suffered from. Indeed, a recent planning appeal within the district concluded that Maldon suffers an acute need for housing development, particularly for affordable units and there is strong encouragement through the NPPF to meet any unmet needs.

This representation therefore seeks a review of the 4,410 minimum dwelling target and that a higher buffer is used in order to better accord with NPPF requirements. As currently drafted, policy S2 is not consistent with National policy and such an important shortcoming needs to be addressed.

It is also recognised the district suffers from a number of significant infrastructure constraints in respect to highways, sewerage, flood risk, school and health provision. This means that there may be a requirement to consider additional sustainable edge of settlement sites as potential housing development opportunities. The sites need to be of an appropriate scale, such as that proposed in these representations, whereby they can support or contribute towards local area infrastructure improvements.



A successful village needs a physical and visual focus at its centre, in and around which formal and informal community activities can take place



If the key objective of enhancing sustainable communities is to be delivered, the constraints identified above, alongside steering development away from areas of high quality landscape value mean potential available land for housing development may be limited. This is therefore likely to mean that a greater proportion of housing delivery for the district should be allocated to those locations that are less constrained such as Latchingdon.

It is the view of this submission that the above policies and supporting text should be amended and reinforced to recognise that the district's key towns and villages cannot easily sustain themselves unless there is on-going significant investment and that they are allowed to adapt and grow. New buildings for homes, jobs and services will continue to be needed and this is a desirable planning objective that should be emphasised by the plan.

A clear set of guidelines needs to be identified, determining the appropriate scale of change for the principle towns/villages. Such an approach will ensure that the existing character of rural villages through policy S2 is protected and that development takes account of environmental constraints. It will also ensure the district's residents can access a range of services and facilities with the minimum need to travel, and that when travel is necessary, there is a choice which includes public transport

4.2 Objecting to Policy S7 Prosperous Rural Communities

We object to policy S7. This policy suggests a Rural Allocations DPD will identify land for a minimum of 420 new dwellings. It goes on to say that North Fambridge should be specifically identified as providing 75 new homes.

The first point of objection is that the policy does not properly emphasis the word minimum in supporting text and this is crucial to recognising an identified figure is the lowest level of delivery that may be expected from the rural areas. The policy is also ambiguous in that it identifies North Fambridge for growth, though policy S8 clearly shows this village as a third tier smaller settlement capable of only accommodating very limited growth.

To be consistent, policy S7 should indicate that it is the 'larger villages' that are capable of taking most new housing development in the rural areas. The policy should also recognise Latchingdon as a well-connected sustainable community of a good size which benefits from few environmental and physical landscape constraints is also able of accommodating growth. The representations will move on to argue that Latchingdon also deserves to be referenced as a 'larger village'.



In addition to creating sustainable new housing, transforming food based agricultural land into coppicing provides the opportunity for great communal amenity space in the form of woodland walks and picnic areas



4.3 Objection to Policy S8 Settlement Boundaries and the Countryside

These representations object to policy S8. In our view Policy S8 should be amended to better reflect a settlement hierarchy that takes into account current population, historic role, level of services, and the constraints and opportunities of each place.

Policy S8 currently classifies Latchingdon as a 'smaller village' which amongst others include:

Village	Population
Mundon	677
North Fambridge	835
Tillingham	901
Goldhanger	654
Woodham Mortimer	641
Tolleshunt D'Arcy	825
Purleigh	526

(March 2011 census)

The population of Latchingdon is 1,182. The identified villages are of a considerably smaller population density than Latchingdon.

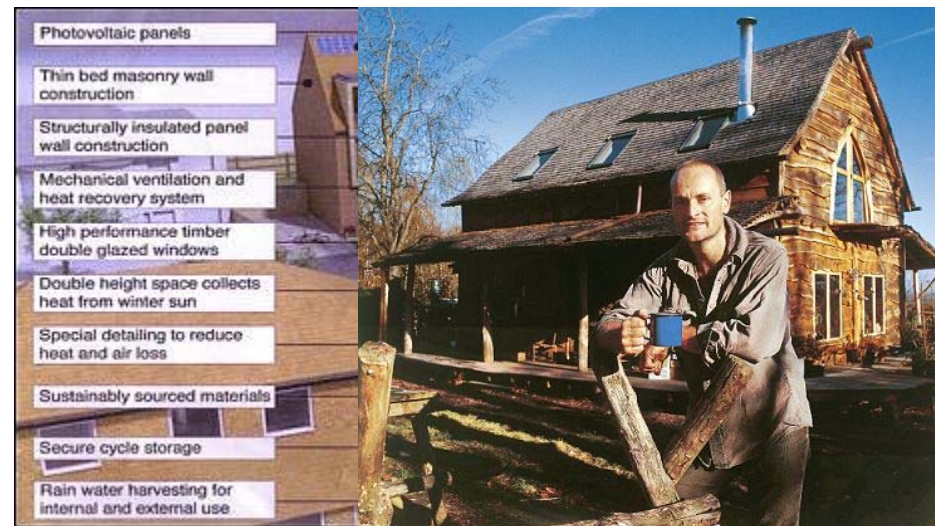
The population of the 'larger villages' identified in policy S8 taken from the March 2011 census is as follows:

Village	Population
Great Totham	735
Mayland	3,724
Southminster	4,025
Tellesbury	2,621
Wickham Bishops	3,788

The population figures clearly show that Latchingdon needs to be recognised as a higher order settlement, comparable to those recognised as 'larger villages' capable of accommodating growth. As currently referenced, the policy will result in Latchingdon not fulfilling its true potential as a settlement that can accommodate residential growth.

The strategy as currently proposed by MDC is currently not sufficiently flexible in terms of the distribution of housing within the tiers of the settlement hierarchy, taking account of an appropriate sustainability appraisal and other considerations such as underpinning the long term health of the rural villages. Settlements should be allocated to one of three categories:

- Areas where Development will be Concentrated – Key district towns
- Areas of Limited Opportunity – Larger villages such as Latchingdon
- Areas of Development Restraint – Smaller villages and hamlets with limited facilities and public transport



Ecologically designed housing



Low density housing. Woodland setting.



These representations contest that the approach to the identified settlement hierarchy needs further consideration. In particular, it is argued that as Latchingdon is a highly sustainable rural settlement with a good range of local facilities and services as identified earlier in this submission and that it should be referenced as a 'larger village' capable of accommodating a good level of new housing.

The Local Planning Authority have recognised this in their recently published pre-application response to a proposal for 46 new houses on land beyond the northern edge of Latchingdon's settlement policy area, known as Land at Bridgeman's Farm. The conclusion by the local planning authority on this proposal is that

"Latchingdon has a range of community support and essential need facilities to allow for development within and in this instance adjacent to the settlement boundary....therefore the site can be considered as sustainable as an edge of settlement site."

This submission has demonstrated that Latchingdon contains a good range of local facilities and services being well served by a range of bus services connecting to a variety of nearby towns and settlements. It is also a village where land is available that is not constrained by the important issue of flooding or any other ecological/landscape designations. Furthermore, the planning authority has publicly acknowledged edge of settlement development, beyond Latchingdon's settlement boundary can be considered as sustainable. Latchingdon can therefore accommodate new housing and such an approach will contribute to the planning objectives and sustainable tests as identified in the NPPF.

This case therefore suggests that policy S8 should be amended to better reflect the 3 guiding spatial planning objectives identified above, also placing Latchingdon within the second tier settlement known as 'larger villages'.

5.0 Case in favour of allocating housing to Land to the South of The St, Latchingdon

The site in question is identified in the following plans. It currently comprises of an undeveloped greenfield site extended to some 50.7ha, located on the south side of Latchingdon village immediately beyond and abutting the settlement boundary. It is also immediately to the west of properties located off Buchanan Way and the open area and sports pitches that are attached to the village hall that fronts Burnham Road.

The site is not fettered by any extensive tree or shrub coverage, is regular in shape and enclosed by current field boundaries. The accompanying design assessment shows how the site would clearly support 'a rounding off' of the village in a suitable way. This will give the settlement an appropriate spatial balance in terms of its current layout and where development should and can be located, including the provision of an enhanced village centre. This will also contain additional community assets and facilities linking with the existing village services and amenities.

These representations contest that the subject site forms a natural extension to an existing sustainable settlement that deserves and requires much needed additional private and affordable



Pedestrian and Cycle friendly village



housing. Latchingdon already contains a good range of community facilities and local services. The village benefits from good connectivity being served by regular bus services as well as connections to the main local road network. The site and the village are both located within 10km of Maldon and Burnham on Crouch where there are a wide range of further services and facilities available.

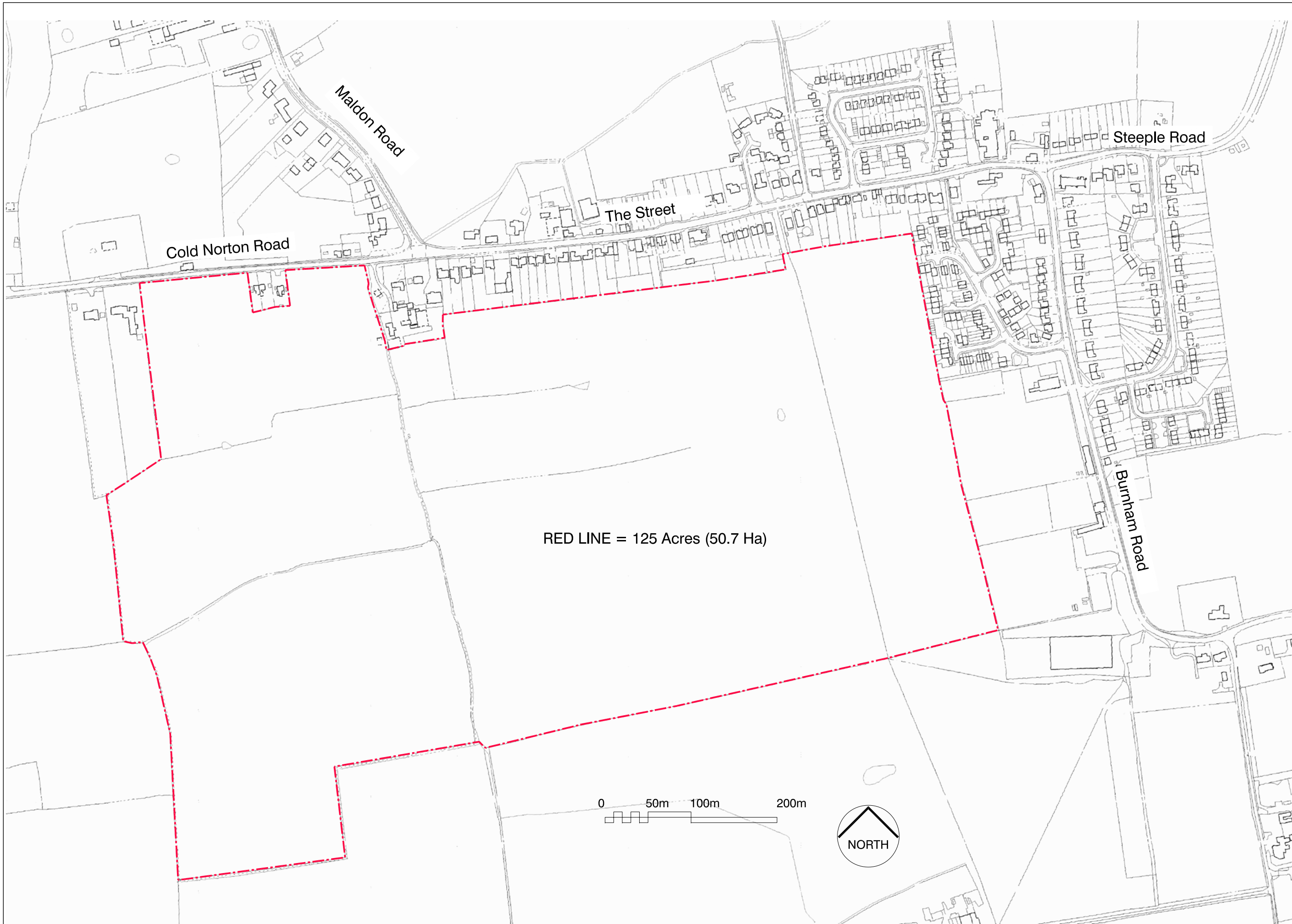
Latchingdon certainly satisfies the NPPF's identification of three core principles associated with sustainable development relating to fulfilling an economic role, a social role and an environmental role. This means the village can be considered as being entirely capable of accommodating additional housing. In addition, development of this site will make a significant contribution towards addressing a clear and pressing local housing need where the Council can currently only demonstrate just over a 1 year housing supply against the needs of a 5 year housing supply and the 5-20% required buffer. A recent planning appeal within the district concluded that Maldon suffers an acute need for housing development, particularly for affordable units and there is strong encouragement through the NPPF to meet any unmet needs.

The subject site is in a single ownership, it can be delivered and it is possible to ensure various access points are created to the public highway that will result in minimal impact on traffic moving through the village. In addition, this site will deliver a range of significant planning benefits in terms of meeting an acute housing need, making efficient use of a sustainable site, supporting growth of a sustainable village, diversifying local area housing opportunities including affordable housing and a range of other social benefits such as new public open space, sports pitches, enhanced community facilities and improved local infrastructure.

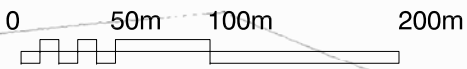
Latchingdon and the site are not in a Special Landscape Area nor are there any other particularly sensitive ecological, environmental or landscape designations. Furthermore, most of the village including the subject site are not identified by the Environment Agency as being at risk of flooding. These representations therefore seek MDC to reconsider its approach to the spatial strategy for the district, placing greater emphasis on delivering housing through appropriate growth of second tier 'larger villages'. It is also contested that Latchingdon should be identified as a sustainable 'larger village' able to accommodate some growth and that the site in question be identified as being an appropriate allocation for housing to the level suggested by the masterplan and design study detailed below.



Woodland recreation and play



RED LINE = 125 Acres (50.7 Ha)



IMPORTANT
Do not work from reduced scale drawings. Please refer to scale and sheet size as indicated.
Dimensions are not to be scaled from this drawing. Use only within dimensions. Consultants and Contractors must verify all dimensions before starting work and any discrepancies are to be reported to Add Architects Ltd.
This drawing is the property of Add Architects Ltd. and Copyright is reserved by them. This drawing is based on condition that it is not copied or disclosed by or to any unauthorised persons without prior consent in writing of Add Architects Ltd.

Revision: Date
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add*architects

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Client
**ROBERT MULHOLLAND
AND COMPANY LIMITED**
Robert Mulholland & Co. Ltd.
68 Hutton Village, Brentwood,
Essex, CM13 1RU

Project
**LATCHINGDON
VILLAGE**

Drawing Title
**SKETCH:
EXISTING SITE**

Scale
AS SHOWN

Drawn by
DMS

Date
JUNE 2013

Checked by
HD / JD

Drawing Number
1208-SK-01

Revision
A

Latchingdon Wood, Sharps Farm.



Local Development Plan Representation and Pre-Planning study

for
Land at Sharps farm, No. 1 The Street, Latchingdon, Essex
to
Maldon District Council
on behalf of
Robert Mulholland & Co. Ltd. and Ives Property Holdings Ltd.

October 10th, 2013

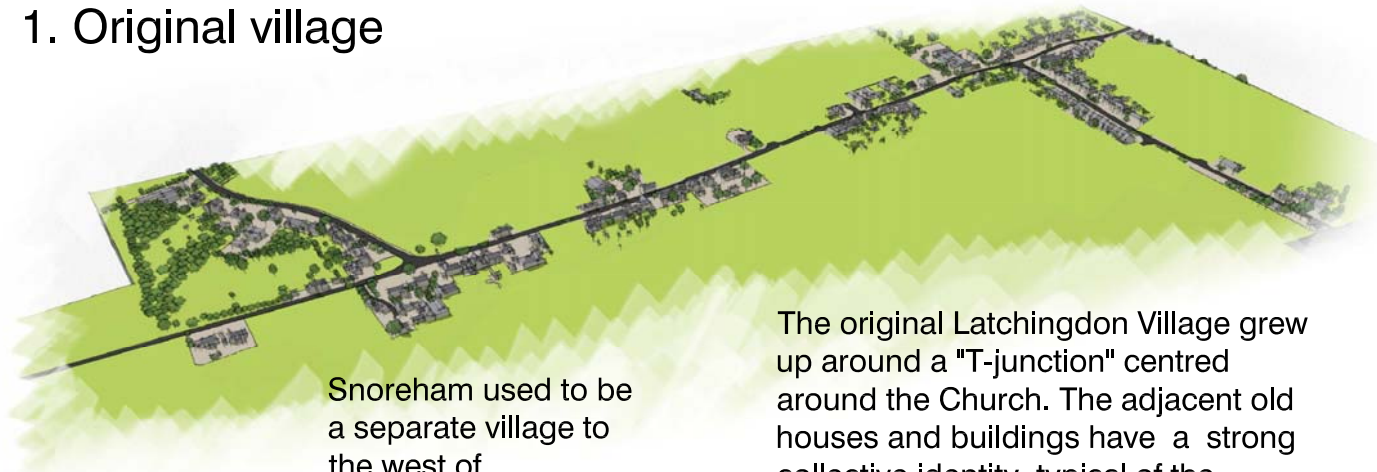
Brochure Part 2 of 2

FoddyConsult

add⁺ architects
www.addarchitects.co.uk

ANALYSIS

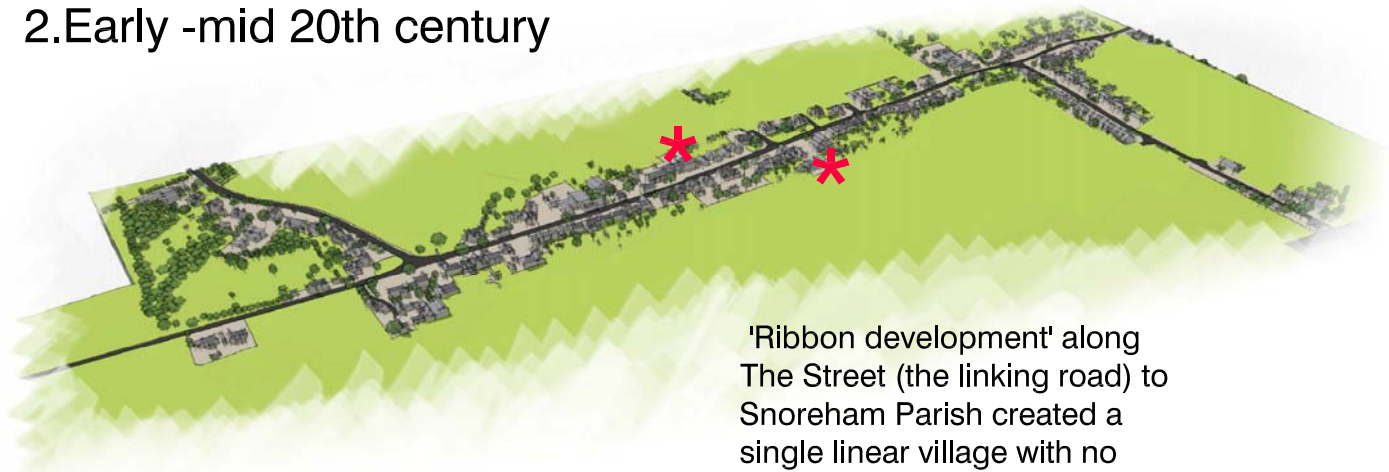
1. Original village



Snoreham used to be a separate village to the west of Latchingdon.

The original Latchingdon Village grew up around a "T-junction" centred around the Church. The adjacent old houses and buildings have a strong collective identity typical of the region.

2. Early -mid 20th century



'Ribbon development' along The Street (the linking road) to Snoreham Parish created a single linear village with no central focus.

3. Post-war housing



The 1950's saw the beginning of the bolt-on housing estate pattern, added without any real consideration for the effect it would have on village amenities, visual identity and traffic.

4. 1960's to 1980's



From 1960s to 1980s, Latchingdon Village further lost any central focus as the housing stock was extended with discrete estates, more typical of suburbia. These estates increased the housing stock but lacked any empathy with the original village structure and regional architecture.

Evolution of Latchingdon Village

Note: Diagrams subject to historical record.

Summary

Latchingdon Village was originally centred around St Michaels Church, itself surrounded by houses and a couple of shops in the distinctive Essex vernacular. Snoreham Village was located much further to the west. Over time Snoreham merged into Latchingdon so that it exists only as a Parish these days. Both village lost their focus and identity because of the ribbon development along Cold Norton Road and The Street. The essential communal facilities, which normally sit together to define a village centre, became stretched along the The Street to form a linear "main road" settlement. As traffic volumes have vastly increased this has reduced the quality of village life so that walking is not always an attractive, or safe, option. The separation of key communal and parish functions reduces the opportunity for fruitful village life, ie. bumping into neighbours on foot and informal community interaction. The bolt-on housing estates that were added between the 1950's and 1980s have further weakened the sense of community, encouraging people to use their cars, even for very local journeys - thereby increasing the significant congestion problem along the main arterial road, "The Street".



Key communal facilities,
1-Church, 2-Village Hall, 3-School, 4-Pub, 5-Shop, 6-Garage

Latchingdon Village today:
Existing Aerial View from the North East

Opportunity

Latchingdon has the opportunity to re-focus village life away from the traffic hotspot that is "The Street" by creating a new village centre. The task is to link together the existing facilities along new pedestrian routes, whilst at the same time creating a new visual and functional destination.

Any new development must avoid exacerbating the sequential-growth problem that Latchingdon has experienced over the past century. The addition of yet more bolt-on closes will hasten its decline into a mere dormitory housing estate rather than create a vibrant village where young and old alike can enjoy a green and pedestrian-friendly community.

Further development needs to be of sufficient scale and vision to heal the disparate elements of the village and bring them all together into a definable whole. The village requires a pedestrian friendly focus that welcomes children and cyclists. This aim is to give communal activities a visual identity and physical space in the heart of the village. In the proposals section we will show how this can be done, including a new village square and village green. The new development should feel like finding the missing piece of the jigsaw.

Blue:

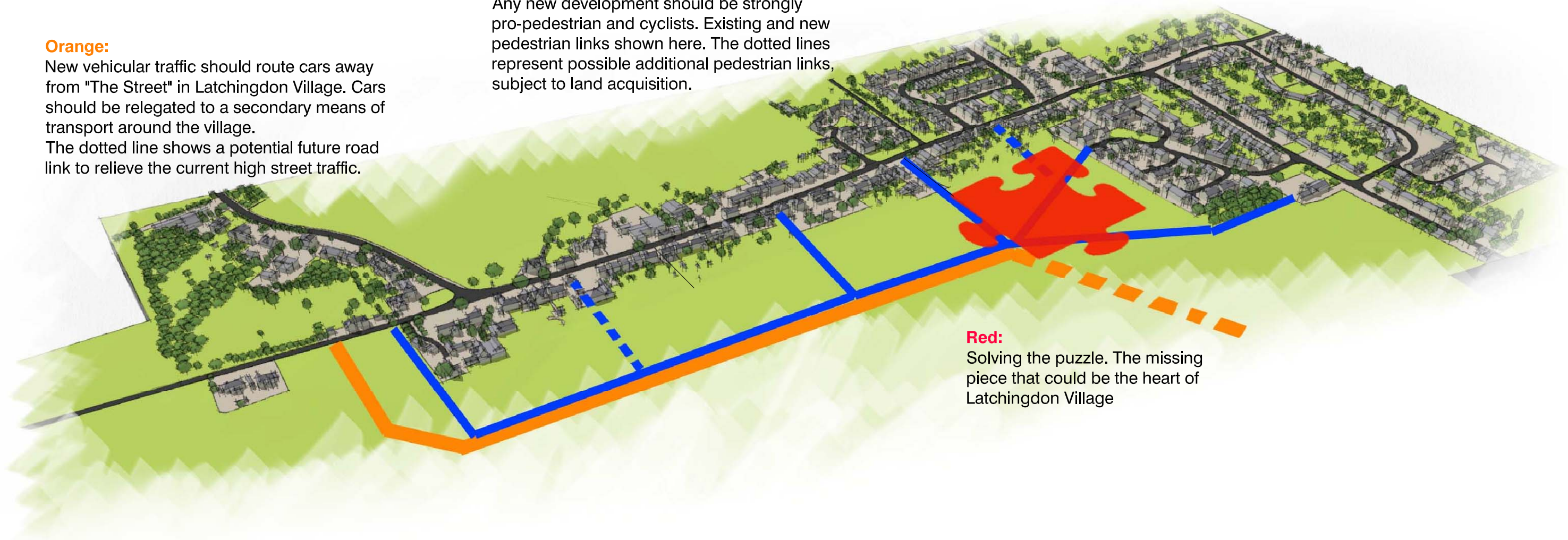
Any new development should be strongly pro-pedestrian and cyclists. Existing and new pedestrian links shown here. The dotted lines represent possible additional pedestrian links, subject to land acquisition.

Orange:

New vehicular traffic should route cars away from "The Street" in Latchingdon Village. Cars should be relegated to a secondary means of transport around the village. The dotted line shows a potential future road link to relieve the current high street traffic.


Red:


Solving the puzzle. The missing piece that could be the heart of Latchingdon Village




Latchingdon Village; Opportunity Diagram
Existing Aerial View from the North East

PROPOSALS

 Pedestrians, Cycles & Cars

 Pedestrians & Cycles only

 Potential additional routes
subject to land acquisition



Latchingdon Village
Proposed Aerial View from the South West

IMPORTANT
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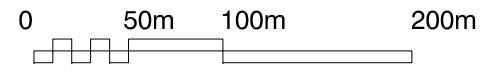
Revision: Date
A: 10/10/13
 UPDATE FOR ISSUE



Preliminary Housing Accommodation Schedule
 The scheme shows 150 units (141 houses and 9 flats).

House type 1 (Village Green and Square), 2 bed terraced,	25 no.
House type 2 (Village Green and Square), 3 bed terraced,	27 no.
House type 3 (Village Green and Square), 4 bed terraced,	22 no.
House type 4 (Small cluster of detached barn-type), 4 bed detached,	10 no.
House type 5 ('The Closes'), 3/4 bed semi-detached,	30 no.
House type 6 (Large low density woodland), 4/5 bed detached,	11 no.
House type 7 (Very large low density woodland), 5/6 bed detached,	16 no.

Note: 9 no. 1 bed flats are located above the community / commercial units on the Village Square.



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Project
LATCHINGDON VILLAGE

Drawing Title
SKETCH: PROPOSED SITE PLAN

Scale AS SHOWN Drawn by DMS

Date OCTOBER 2013 Checked by HD / JD

Drawing Number 1208-SK-11 Revision A

Aerial View of the Village Green and Village Square



Character areas

- The highest density is located around the village square,
- secondary density around the village green.
- There are three closes with larger family houses, mostly semi-detached. These link into the pedestrian network which is based upon the existing right of way routes across the site.
- Low density housing against/within the woodland with a road access that does not stress the existing infrastructure, and has the potential for relieving the current congested route.
- If the parish council wishes to reduce the existing congestion in the village, there is the potential to create a secondary through-route for cars by connecting to the road that terminates at the sports facilities.
- The new development will incorporate the very highest level of sustainability measures. This includes a proposal to plant extensive coppicing to provide a strong natural boundary to the village and a source of sustainable fuel in the future.
- The business units are located directly adjacent to the coppiced areas. These allow related commercial activities such as woodland management to be located close by.
- A broad diversity of housing types for all members of society will ensure that the planned village extension has the potential for a successful and attractive future

Aerial View from the North East





Aerial View from the North West

Commentary

Any new development in Latchingdon needs to avoid progressing the same sequence of expansion shown during the C20th, ie. only creating additional houses away from the centre and adding traffic to the already congested main road.

Therefore any new development needs to be of a sufficient scale and vision to heal the disparate elements of the village, bringing it together into a definable whole with well located facilities and village centre including a village square and green allowing for community activities. This will give it visual identity and physical space for community activities. For example, this might include informal activities such as a play area and recreation area for impromptu gatherings such as a picnic or barbeque. More formal activities such as a fete or farmers markets can be located in the village square.

Promoting pedestrians and cyclists will inevitably lead to a better village environment, especially for children and the elderly. People will be more inclined to interact when meeting each other on foot at local amenities, instead of hopping into the car to get to the shop or pub.

View of the Village Square looking East



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Aerial View from the South East



Village Green and Square



View of the Village Green and Square looking South West

Aerial view of the Village Green





View of the Village Square from the Green looking South East