

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="MR ARFON AUGUES"/>	Address	<input type="text" value="NUMBER ONE"/>
		Line 2	<input type="text" value="WATERTON PARK"/>
		Line 3	<input type="text" value="BRIDGEND"/>
		Line 4	<input type="text"/>
Company (if applicable)	<input type="text" value="MANGO PLANNING & DEVELOPMENT LIMITED (ON BEHALF OF KENSINGTON & EDINBURGH ESTATES)"/>	Postcode	<input type="text" value="CF31 3PH"/>
Email address:	<input type="text" value="arfou@mangoplanning.com"/>		

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 checked="" 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)?

<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 checked="" 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.

	<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 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.

	<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 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.

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

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

POLICY S4
& POLICY I2

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

ON BEHALF OF KENSINGTON & EDINBURGH ESTATES, WE FORMERLY REQUEST THAT LAND TO THE NORTHWEST OF SPITAL ROAD, MALDON, IS CONSIDERED FOR INCLUSION WITHIN THE SETTLEMENT BOUNDARY AND ALLOCATED AS A MIXED USE (INCLUDING HOSPITAL, GP SURGERY, RETAIL, RESIDENTIAL UNITS, CARE HOME AND OFFICES) STRATEGIC ALLOCATION UNDER POLICY S4. WE ALSO SUPPORT POLICY I2 WHICH REFLECTS THE CONTINUED NEED FOR A HOSPITAL AND RECOGNISES THAT A PROPOSAL FOR SUCH A FACILITY, WITH APPROPRIATE ENABLING DEVELOPMENT, MAY BE ACCEPTABLE.

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

FURTHER RECONSIDERATION SHOULD BE GIVEN TO THE CONTRIBUTION THAT THIS SITE CAN MAKE TO THE DELIVERY OF THE NEW COMMUNITY HOSPITAL & CIVIC HUB WHILE ALSO CONTRIBUTING TOWARDS THE STRATEGIC GROWTH OF MALDON. THE SITE PRESENTS A SIGNIFICANT OPPORTUNITY TO PROVIDE A HIGH QUALITY & SUSTAINABLE DEVELOPMENT THAT:

- ENABLES THE DELIVERY OF A NEW COMMUNITY HOSPITAL & ASSOCIATED FACILITIES;
- PROVIDES A NEW CIVIC HUB FOR MALDON
- PROVIDES A NEW BOOSTORE TO MEET IDENTIFIED NEEDS;
- ASSISTS IN MEETING THE OVERALL HOUSING REQUIREMENT;
- MEETS THE PRESSING OPEN MARKET & AFFORDABLE HOUSING NEEDS;
- CREATES EMPLOYMENT.

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
 Female /Transsexual
 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.

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 checked="" 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)



AH/FE/NR/110028
October 2013

Representations on behalf of Kensington and Edinburgh Estates to Draft Local Development Plan (2014-2029) Consultation in respect of:

Proposed comprehensive mixed use development including hospital, GP surgery, retail, residential units, care home and offices, land north west of Spital Road, Maldon

On behalf of our client, Kensington and Edinburgh Estates, we formally request that the above site be considered for inclusion within the settlement boundary of Maldon and allocated as a mixed-use strategic allocation under Policy S4 of the Draft Local Development Plan. The extent of the site is shown on the accompanying Site Location Plan (ref. 1490-01-X01-B).

Background

Representations were submitted to the Local Development Plan Preferred Options Consultation in August 2012 promoting the inclusion of the site within the proposed expansion area for Maldon. These representations noted the need for a new hospital and community facilities in Maldon and proposed a comprehensive and sustainable proposal that would bring about delivery of these.

While a specific allocation of the representation site was not included within the Draft Plan, we note that Policy I2 reflects the continued need for a hospital and recognition that a proposal for such a facility, with appropriate enabling development, may be acceptable.

Subsequently, our client has formally submitted proposals for the development of the site to the LPA for pre-application advice. Following a meeting in August 2013, formal written pre-application advice was issued on 20th September 2013.

This advice acknowledges the potential of this site to provide a comprehensive and sustainable form of development anchored by a community hospital and civic hub. It also emphasises the need for a high quality design and full and proper regard to linkages and integration with the existing urban fabric.

We are confident that this site presents a significant opportunity to provide such a high quality and sustainable development, that:

- Enables the delivery of a new community hospital and associated facilities;
- Provides a new civic hub for Maldon, consolidating civic functions at a single site and releasing existing sites for alternative beneficial uses;
- Provides a new foodstore to meet an identified local qualitative need;
- Assists in meeting the overall housing requirement for Maldon;
- Meet the pressing open market and affordable housing needs of Maldon;
- Create employment, through the construction phase and also in the longer term.

Accordingly we are instructed to submit further representations to highlight the need for further reconsideration of the contribution that this site can make to the delivery of the new community hospital and civic hub while also contributing towards the strategic growth of Maldon.

Potential Uses

The site presents a unique opportunity to plan comprehensively for the current and future needs of the local community, and deliver a new 'community hub' including a new community hospital and GP surgery.

In addition, the site would provide substantial formal and informal play space and potential space for future education requirements.

The delivery of this major infrastructure would be 'enabled' by residential and commercial development comprising up to 340 homes, a local centre anchored by a 1,951 sq m gross foodstore and assisted living accommodation.

Hospital and Civic Hub

The initial masterplan for this site illustrates its potential to deliver a serviced site to accommodate the requirements of the LPA's May 2013 scoping brief. This included 6,952 sq m of hospital space (over two floors) with scope for extension and 3,500 sq m of offices, together with associated parking, servicing and landscaping requirements.

Housing Development

The proposed development would comprise up to 340 dwellings, with 40% as affordable units of a tenure that reflects local needs, which could include the needs of the elderly. The mix of open market housing would be subject to the requirements of the market at the time of construction but we would expect these to be predominantly family housing of 3 and 4 beds.

It is noted that there is a specific local requirement for housing that meets the needs of an elderly population and as part of the proposal therefore, it is proposed to include assisted living units under the management of a commercial operator.

Commercial Development

The proposed Civic Hub would form part of a new Maldon Hall Local Centre that would include a 1,951 sq m gross foodstore, GP surgery and other potential local centre uses.

Highways and accessibility

The site is located immediately to the west of the A414, and has excellent potential for developing new connections with the adjacent existing communities and enhancing pedestrian cycle and bus links through and to the site. The client has carefully considered connectivity and linkages to public transport facilities including a bus loop via London Road to the north. Discussions are also ongoing with Essex County Council's highways department to explore highway access solutions that fit in with the wider aspirations for improvements to the A414 network.

Landscape

The draft master plan for the site has been designed to respect the local landscape characteristics and proposes extensive new planting and visual screening. It is considered that the redevelopment of the site can be achieved, in a way that is sympathetically assimilated into the wider open countryside to the north west, whilst also ensuring connectivity and visual and functional integration with the built up areas of Maldon to the south and east of the site.

Conclusions

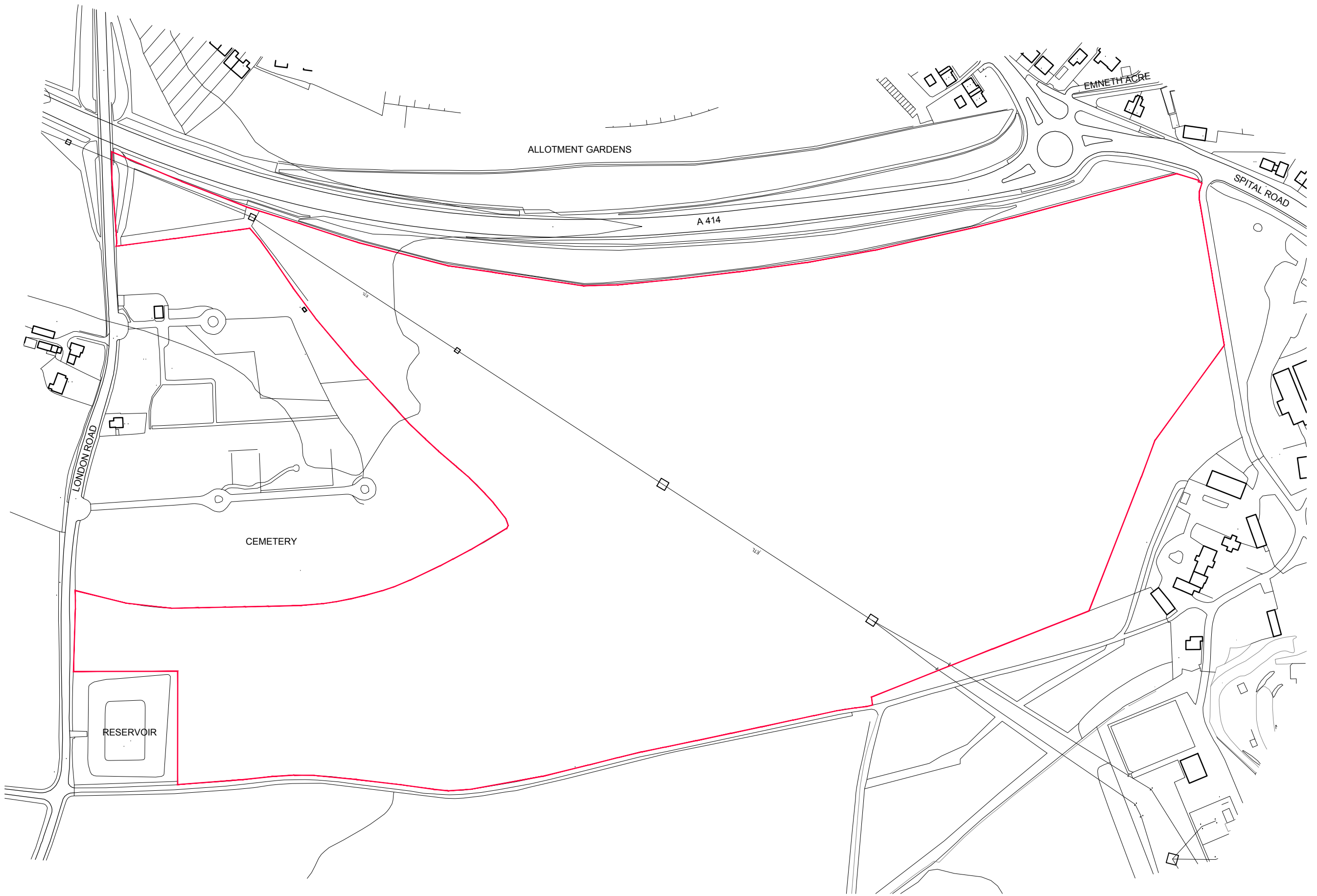
The inclusion of the site within the settlement boundary and as a strategic allocation in the LDP presents an opportunity to meet the identified requirement for a new community hospital site and civic hub facilities as part of a high quality and sustainable comprehensive development. In addition, the allocation of this site would

- Assist in meeting the overall housing requirement for Maldon;
- Meet the pressing open market and affordable housing needs of Maldon;
- Provide space to assist in meeting future local education needs;
- Provide a new foodstore to meet an identified local qualitative need;
- Create employment, through the construction phase and also in the longer term.

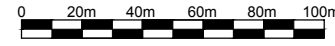
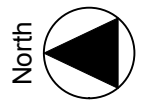
We therefore request that this site is included within the settlement boundary for Maldon and allocated in the Maldon District Local Development Plan for a new mixed use strategic development comprising community hospital, civic hub, residential development, local centre, open space and access improvements.

This drawing is only to the stated scale if it is printed correctly. MPLLP cannot accept responsibility for the incorrect scaling of drawings printed by third parties.
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 LIST OF INFORMANTS:
 ORDNANCE SURVEY

REVISIONS	DATE	DRN	REV
NEW BOUNDARY & RESCALED	02.10.13	ARR	B



SPITAL ROAD MALDON



MountfordPigott
 LOCATION PLAN
 AS EXISTING
 1490-01-X01-B

1:2500 @ A3
 DRAWN BY ARR
 07.10 ©