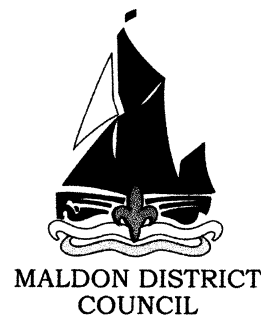


# Draft Local Development Plan



## 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](http://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](http://www.maldon.gov.uk)

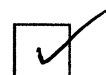
**All responses must be received by 5pm on Monday 14th October 2013**  
[late responses will not be considered]

### **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	R.L. MEEK ON BEHALF OF	Address	69
		Line 2	ROCHESTER WAY
Company (if applicable)	MILLWOOD DESIGNER HOMES LTD	Line 3	CREWBOURNE
		Line 4	EAST SUSSEX
Email address:	bob.meetce@gmail.com AND: jeffe@mdh.uk.com	Postcode	TN6 2DS.

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)

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

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

*PLEASE SEE ATTACHED COMMENTS*

**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)

Settlement	Total number of dwellings	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Maldon	1,830	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heybridge	1,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burnham-On-Crouch	450	<input type="checkbox"/>	<input checked="" 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]**

*AGREE WITH STRATEGY FOCUSING GROWTH ON MAIN URBAN AREAS BUT HAVE NO VIEW ON THE NUMBERS PROPOSED.*

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

*\* PLEASE SEE ATTACHED COMMENTS.*

**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 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.**

	<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"/>

\* PLEASE SEE ATTACHED COMMENTS

**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

H1, H2, H3  
AND H4

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

PLEASE SEE ATTACHED COMMENTS.

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

PLEASE SEE ATTACHED COMMENTS.

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](mailto: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.

Malden District Council: Local Development Plan – Draft Local Plan Consultation 2013

EMAIL: [policy@maldon.gov.uk](mailto:policy@maldon.gov.uk)

SITE: Land to West of Nipsells Chase, Mayland, Chelmsford

SHLAA SITE ID: 9017

Comments and Submissions on Behalf of Millwood Designer Homes Ltd, Bordyke End, East Street, Tonbridge, Kent TN9 1HA

I act on behalf of Millwood Designer Homes Ltd, who have secured an interest in the above site, which is jointly owned by PR & RP Britcher, and extends to some 12 acres of the 19 acres of land that was identified in the SHLAA under your site reference 9017. I attach a plan showing the extent of the land in their ownership edged and hatched in green.

Having previously made submissions to the Local Development Plan Preferred Options Consultation document published in 2012 on behalf of the land-owners, I have been asked by Millwood Designer Homes Ltd to review the Draft Local Development Plan 2014-2029 which was published for public comment in July 2013, and to present their views on the Draft Plan as now constituted.

While I am pleased to note that the current version of the Draft Development Plan has taken heed of my previous concerns regarding the overall scale of housing provision that is to be planned for over the period of the plan, and support the broad thrust of the spatial strategy being proposed, the scale of development that is now to be planned for under Policy S2 is considered to remain an under-estimate of what is likely to be genuinely required to meet the true needs of the District. Additionally, while the spatial distribution of new development that is being proposed under Policy S2 is now more realistic in acknowledging the role that the villages will play in meeting that need, there is a need to ensure that the role of the larger villages in securing their part of the strategic housing provision is explicitly recognized as part of the strategic growth strategy.

The larger villages, including Mayland, will play a key role in meeting that need, and are of a sufficient size to generate a need for new development in their own right. The allocation of land within the three larger villages as part of that strategy would ensure that their role as a housing provider is clearly acknowledged, and that the allocated land can be brought forward for development at an earlier date, thus ensuring that development throughout the District is more balanced over the plan period.

In terms of the overall scale of development that is to be planned for, it is a concern that the 'objectively assessed housing need for the District', though more realistic than the previous approach, still under-estimates the projected

housing growth needs of the Districts existing population. From the information set out in the Draft Development Plan document (see paragraphs 2.11 – 2.35 and Policy S2), the focus continues to be on providing the minimum number of new houses to be planned for. In consequence the assumptions adopted in assessing future housing needs are not wholly realistic, laying insufficient weight upon the needs identified in the SHMA, which in total suggest a level of overall need that is well in excess of that currently planned, even after allowing for a significant portion of that need being met by turnover within the existing housing stock. It also assumes a rate of housing windfall provision over the plan period that is based upon historic rates and appears to make no allowance for a likely decline in such a source over time as windfall opportunities decline.

In such circumstances it would seem reasonable to expect the District to plan to accommodate a greater scale of growth if it is realistically expected to 'consume its own smoke'. Not to do so must mean that the District is still relying on other Council's to absorb not only their growth but part that of Malden District also. Indeed it appears that the Council, is planning for no more than 300 new houses per annum rather than the 394 per annum that the OPS population projections indicate to be necessary.

In my view there are no over-riding reasons presented in the Draft Development Plan document which justify such an approach, particularly where land has been identified within the larger villages in the SHLAA which is considered by the Council to be suited to, and capable of, development without impacting adversely on the quality or character of the area, and without imposing un-reconcilable conflicts on key infrastructure and facilities.

Against this background it is my view that the scale of housing growth that is to be planned for should be reconsidered in order that it better match the genuine projected growth needs of the local population. Additionally, I consider that the spatial distribution strategy for new development within the District that is currently being proposed under Policy S2 should be revised to identify the scale of growth which the larger villages – and in particular Mayland – are to accommodate as part of the strategic growth strategy, with land allocated accordingly for new development within the Plan period. This will provide an outlet of new development which is currently not catered for, and in the process will allow the larger villages the opportunity for a managed level of continued growth in support of the inevitably changing needs of their existing residents and their dependents, while also providing continued and expanding support for essential local services and facilities into the future.

The scale of growth to be allocated at the larger villages will vary from village to village. At Mayland, however, my client's land – which is well located in relation to established development and the related local services and facilities and can be readily accessed – has the capacity to accommodate some 150 dwellings (at an average density of 30dpha). While the rate of development is likely to vary with the success of the wider economic recovery, it is considered likely that if allocated the site could be brought forward to development within 2 years, with development being completed within a further 5 year period, indicating a rate of

development that should be readily accommodated within the local housing market.

In a development of this size it can be expected that there will be a range of housing sizes and types provided, ensuring that it caters to an appropriate cross section of the housing needs of the District and its residents, bearing in mind the aging nature of the population. The precise mix will, however, be determined in discussion with the District Council in the normal course of events, in order to ensure that the objectives of Policies H1, H2, H3 and H4 are satisfactorily met.

In making provision for an appropriate proportion of the proposed development to be in the form of affordable and/or special needs housing under Policies H1 and H4, and it is anticipated that 40% is likely to be the 'norm' sought for new developments, the deliverability of so high a proportion of affordable units is wholly dependent on the financial viability of the particular proposals. In this context it needs to be recognized that where affordable/special needs housing is to be provided, any additional contributions that may be sought under Section 106/CIL in connection with the development will inevitably impact upon the residual value calculations that will determine viability of the scheme. Such contributions will, in consequence, need to be modest if viability is not to prove a significant limiting factor on the deliverability of the planned development.

I trust that the views expressed above will be taken into account in moving the Local Development Plan process forward. If there are any queries, however, or if you feel that it would assist you if we were to meet to discuss any aspect of these submission, please let me know. I can be contacted by telephone (01892 665309), via my mobile (07733 665308), or by email at (bob,meek06@gmail.com).

Robert L Meek BSc(Econ), MRTPI  
*ite*Planning

7<sup>th</sup> October 2013