

Supplementary Note to On Line response : Maldon Draft Local Plan

Proposals Map

The recognition of Brooks Brothers as separate from the Blackwater Trading Estate with the benefit of an existing planning permission is welcomed . However , since this existing permission provides for the culverting of the ditch to the northern boundary this boundary area should not be annotated as SN06 ('Timber Yard Pond 3') .

Policy S5

The identification of the Maldon and Heybridge Central Area as a focal point for retail, commercial, industrial, community and tourism activities is welcomed, as is the recognition that The Causeway Regeneration Area should accommodate mixed use development . However the requirement for development to take place in accordance with a masterplan should not prevent development which can sensibly be brought forward independently for early implementation.

Moreover the principle of a masterplan cannot be supported until the form and content of the document is confirmed . If (as is indicated in the Local Development Scheme) the document is to be produced prior to the adoption of the LDP an opportunity to comment fully must be afforded which is consistent with the LDP process and timetable.

Policy i2

Whilst 'enabling' development is capable of being a material planning consideration, the application of the concept to the delivery of a new healthcare facility in a greenfield location is a significant concern. It is entirely inappropriate in the absence of:

- An identified overriding need for the facility in the accompanying evidence base
- evidence that such need can only be met via enabling development
- evidence that such development cannot be accommodated within the settlement envelope
- identification of appropriate site(s)
- assessment of the potential impact of such an approach on plan strategy
- meaningful Sustainability Appraisal of the policy.

Sustainability Appraisal

Whilst detailed assessment tables contained in the updated Sustainability Appraisal purport to assess the impact of Policy i2 we fail to see how this can be meaningful in the absence of any understanding of the environmental effects of a policy which is vague in the extreme in its spatial application. The conclusion, for example, that the policy has 'no obvious direct effects' on objectives relating to countryside or landscape character in a situation where unspecified and unquantified greenfield development is contemplated is inherently illogical.

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