

Draft Local Development Plan



MALDON DISTRICT
COUNCIL

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"/>	Address	<input type="text"/>
		Line 2	<input type="text"/>
Company (if applicable)	<input type="text"/>	Line 3	<input type="text"/>
		Line 4	<input type="text"/>
Email address:	<input type="text"/>	Postcode	<input type="text"/>

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 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 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 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 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 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 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 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 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 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 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 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 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

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

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

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.



REPRESENTATIONS TO

Maldon District Council
Draft Local Development Plan
Consultation

Prepared on behalf of

MAZ Homes

Hives Planning Ltd,
46 Queens Road,
Reading,
Berkshire,
RG1 4AU

Tel: 0118 958 7331
Fax: 0118 939 4119
Email: ms@hivesplanning.co.uk

Ref: TP/1150
Date: October 2013

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INTRODUCTION

1. These representations are made on behalf of MAZ Homes, as a formal response to the Maldon District Council Draft Local Development Plan Consultation (DLDP). Our client owns land at Church Road, Wickham Bishops, as identified on the attached drawing at Appendix 1 (SHLAA ref site 5002). This land has previously been submitted for the SHLAA (see Appendix 2) and previous representations are attached at Appendix 3.
2. Having reviewed the DLDP, we consider that **Policy S2** and the approach to site allocation as currently drafted, is **unsound** in the terms of the National Planning Policy Framework (NPPF) (paragraph 182) - it is:
 - i) **not consistent with national policy**; and
 - ii) **not justified i.e.** not the most appropriate strategy when considered against the reasonable alternatives.
3. The DLDP is not consistent in its approach to allocating sites – allocating a site within the ‘Smaller Village’ of North Farmbridge, but not within ‘Larger Villages’ such as Wickham Bishops.
4. Furthermore, the evidence base is flawed in that it does not give an accurate consideration of the various sites within Wickham Bishops, and in particular our clients land – SHLAA site 5002, Land at Church Lane, Wickham Bishops.

RECOMMENDED CHANGES

5. In order to make the Local Plan sound, the following changes should be made:

Policy S2
6. The site at Wickham Bishops (and other large villages) listed in Policy S8 should be added to those in Policy S2 with their own housing allocations. Corresponding detailed sub-policies should be added. In the case of Wickham Bishops this would identify the land at Church Lane as the allocated site with a list of appropriate considerations as appear for sites S4 – S6.

Policy Map (focussed on Wickham Bishops)
7. A Policy Map should be added relating to Wickham Bishops, delineating the Church Lane site and revising the Settlement Boundary around its periphery.

Key Diagram

8. The Key Diagram should be revised to add the above allocation

PRINCIPAL REPRESENTATIONS

9. In general the identification of Wickham Bishops as one of the larger villages, suitable for helping to deliver the housing and other needs of the rural areas is considered to be 'sound' under the terms of the NPPF. Wickham Bishops is a sustainable settlement, offering local retail, leisure and local facilities. Indeed, the DLDP recognises the sports and leisure opportunities (para RG01, FB12, CP03, and GA5), whilst there are also local shops, a library, local pubs, and a regular half hourly bus services (number 90) between Maldon and Wickham Bishops.
10. Given the rural nature of much of the District, Wickham Bishops is clearly one of the settlements outside of the main towns that is suitable to accommodate growth within the District.

Objections to Policy S2 and Policy Maps

11. Notwithstanding this general support for the role of Wickham Bishops in the settlement hierarchy, we consider that **Policy S2** and the approach to site allocation as currently drafted, is **unsound** in the terms of the NPPF (paragraph 182) - it is:
- i) **not consistent with national policy**; and
 - iii) **not justified i.e.** not the most appropriate strategy when considered against the reasonable alternatives.

i) Not consistent with National Policy

12. Paragraph 47 of the NPPF states that, to boost significantly the supply of housing, LPAs should *'use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area...including identifying key sites which are crucial to the delivery of the housing strategy over the plan period'* (our emphasis).

Paragraph 154 of the NPPF states that:

'Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where' (our emphasis).

13. Further, at para 157 the NPPF states:
"Crucially, Local Plans should..."

'Allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate' (our emphasis)

14. The Council clearly recognises that sites of the scale we propose at Wickham Bishops are strategic and should be allocated – both larger and smaller sites are allocated. For example, the site for 75 dwellings at North Farmbridge (a 'Smaller Village') is identified and their boundaries delineated, as are sites of from 100+ houses at Maldon, Heybridge and Burnham-on-Crouch. In order to comply with the NPPF, it is necessary for the DLDP to allocate sites for the settlements listed as larger villages, including at Wickham Bishops.
15. The NPPF states at para 184 that Neighbourhood Plans can be used for *'local people to ensure that they get the right type of development'* but that, to enable this to happen, Local Planning Authorities should set out clearly *'their strategic policies for the area.'*
16. Proposed **Policy S7** of the DLDP sets out the approach which the Council will take to rural allocations, with the criteria that allocations should meet. However, both **Policy S2** and **Policy S7** distinguish the 'Smaller Village' North Farmbridge from the remainder of the rural area, which is an inconsistent approach.
17. To accord with paragraphs 154 and 157 of the NPPF, the Local Plan should set out the specific location and criteria which would allow for more precise definition through masterplanning via neighbourhood plans. This process requires the evidence base and the Local Plan itself to identify constraints to development at relevant settlements (which it currently does not). It should not allocate one site at that scale, and then leave other sites for a later document.
18. Allocating sites at some settlements and not at others is an inconsistent approach, for which no justification is given within the DLDP.

ii) Not Justified

19. The DLDP is not considered justified because it has not identified the most appropriate strategy when considered against the reasonable alternatives (NPPF paragraph 182).

- *Evidence Base*

-
20. Part of the evidence base for the DLDP is the Strategic Housing Land Availability Assessment (SHLAA) – the most recent being May 2012. The report considers a number of sites at Wickham Bishops, and in particular our client’s land – site 5002. It correctly identifies the land as adjoining the settlement boundary and being suitable, available, viable and deliverable, without constraint. It should be noted however, that the site is listed as being available for years 6-10. In actual fact, the land is available now, and could provide a contribution to the immediate housing need, delivering within years 1 to 5.
21. The document is also inaccurate in that it makes reference to possible “informal recreation” use of the site. However the site is private land, and has never been, nor is currently, in use for informal recreation. It is not open for local residents or members of the public to use, and any utilising it would have been trespassing, without the landowner’s permission. This is thus an incorrect description of the site and the SHLAA should be amended to reflect this.
22. Site 5002 is the only site listed at Wickham Bishops that does not have any particular constraint identified. Site 1827b is identified as having to address the sensitivity of Chantry Wood, and thus has a reduced developable area. Site 4290 is stated as being a “rural site with ecological sensitivities and limited services”. Site 4467 is in an area of landscape sensitivity and below the viability threshold, whilst Site 4514 is also within an area of landscape sensitivity and unviable. Both Sites 3671 and 4397 are stated to be an “isolated site in rural location”.
23. The evidence base has thus identified Site 5002 as being the only site suitable to accommodate growth in Wickham Bishops that can meet the needs of the area, and which would not have harmful impacts upon the surrounding landscape, ecology or sensitive areas.
- *Not the most appropriate strategy*
24. It is contended that the above clearly demonstrates that, without clear identification of our client’s site on Church Lane as the major allocation in Wickham Bishops, it cannot be shown that the most appropriate strategy has been (nor ensure that it will be) arrived at. **Policy S7** simply states that ‘*Each Parish will be invited to work with the Council to identify appropriate land to meet the needs for their area.*’ It will be noted that, strangely and inconsistently, this ‘invitation’ does not apply to the lower ranked settlement of North Farmbridge within the same Rural Areas Policy, where a site of a smaller size is already allocated on the Policy Maps which are part of the DLDP – i.e.

the correct approach has been applied to North Farmbridge but not Wickham Bishops.

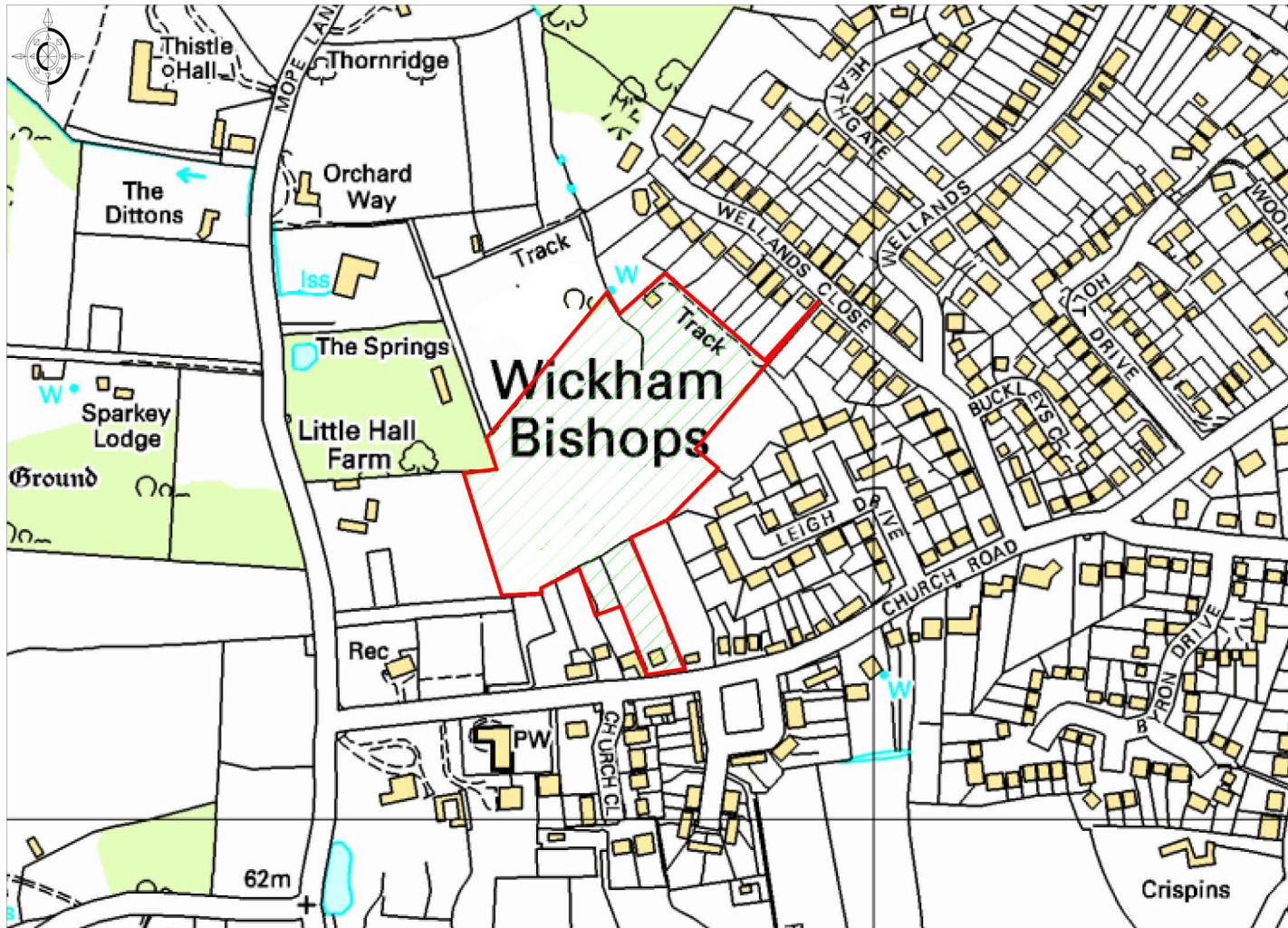
25. No justification has been given for this inconsistency and the DLDP is therefore not justified as required by the NPPF paragraph 182.

CONCLUSIONS

26. For the reasons set out above, the DLDP is not sound as it is not consistent with national policy, nor is it justified. The DLDP does not have a fully up to date considered evidence base, fails to respond to that evidence base, and is inconsistent in its approach to site allocations.
27. In order to make the DLDP sound, sites including the land at Church Lane, Wickham Bishops, should be allocated within **Policy S2**, have a new proposals map prepared identifying them, and be shown on the key diagram.

APPENDIX 1: SITE LOCATION PLAN

Land at Wickham Bishops



Ordnance Survey © Crown Copyright 2010. All rights reserved. Licence number 100020449. Plotted Scale 1:5000



Site Location Plan

Hives Planning Ltd

APPENDIX 2: SHLAA SUBMISSION

MALDON DISTRICT COUNCIL LOCAL DEVELOPMENT FRAMEWORK CALL FOR SITES PROFORMA



To propose a site please fill in this form with as much information as possible. Please include a map that clearly identifies the **LOCATION** and **BOUNDARY** of the site you are submitting, we would be unable to process your submission otherwise. A downloadable map is available now at www.maldon.gov.uk and if you require any help please contact the Spatial Planning and Implementation Team on 01621 876202 or via email policy@maldon.gov.uk.

Please note that submitting a site does not guarantee its inclusion in any Maldon District Development Plans or that planning permission will be granted. The outcome of the assessment will be made publicly available and we intend to review the assessment annually.

Completed forms together with an attached map should be sent to:
Spatial Planning and Implementation, Maldon District Council, Princes Road, Maldon, CM9 5DL or policy@maldon.gov.uk.

Your Contact Details

Name: Mr Mark Tentori	Tel: 07770 394175	Email: mark@tentori.co.uk
Name of Company (if relevant): N/A		
Address: Holly Hedges, Tingrith Road, Eversholt, Beds.		
Postcode: MK17 9EF		
Are you a (please tick box)	<input checked="" type="checkbox"/> Landowner	<input type="checkbox"/> Agent
	<input type="checkbox"/> Planning consultant	<input type="checkbox"/> Developer
	<input type="checkbox"/> Registered Social Landlord	
	<input type="checkbox"/> Other (please specify): _____	

Sites Ownership (If there is a multiple/joint ownership please continue on a separate sheet and mark on site plan)

Name: Mr Mark Tentori	Tel: 07770 394175	Email: mark@tentori.co.uk
Address: As above		
Postcode:		

Site Details

Site Address: Land located to the rear of Church Road and Wellands Close, Wickham Bishops	
Postcode:	
Site Size (ha): 3.15ha	Grid reference: Easting _583809____ Northing _212286____
Current use(s): The site is a vacant site with a small barn structure located in the north-east corner.	
Relevant planning history (please give the planning application number where possible): There is no relevant planning history for this site.	

Proposed Future Use of Site (Please tick more than one box if necessary)

Proposed landuse(s):	Proposed number of units or floorspace or pitches (for gypsy sites)
<input checked="" type="checkbox"/> Residential	The site could accommodate up to 94 dwellings (assuming an average density of 30 dph) to include an appropriate percentage of affordable housing (to be determined at the application stage).
<input type="checkbox"/> Affordable/ Social Housing	
<input type="checkbox"/> Employment (please specify type)	
<input type="checkbox"/> Retail	
<input type="checkbox"/> Utilities (please specify)	
<input type="checkbox"/> Community Facilities (please specify)	
<input type="checkbox"/> Gypsy and traveller site	
<input type="checkbox"/> Other (please specify)	

If your site is located outside the existing development boundary as indicated in the Replacement Local Plan, please briefly explain the reason(s) why your site is suitable for development?

The site is adjacent to the eastern development boundary of Wickham Bishops, abutting the existing residential developments on Church Road and Wellands Close. The site is easily accessible and there are no known constraints which would restrict development. The site's location makes it a logical extension to the existing settlement boundary and therefore represents a natural 'rounding off' of Wickham Bishops without significantly extending the settlement.

Marketing Interest (please choose the most appropriate category below to indicate what level of market interest there is in the site)

	Comments
<input checked="" type="checkbox"/> Site is owned by a developer	
<input checked="" type="checkbox"/> Site is under option to a developer	
<input type="checkbox"/> Enquiries received	
<input type="checkbox"/> Site is being marketed	
<input type="checkbox"/> None	
<input type="checkbox"/> Not Known	

Site Constraints

Are there any physical constraints? (e.g. topography, trees, contaminated land etc.) (please specify)		NO
Are there any ransom strips?		NO
Are there any covenants?		NO
Does the site require relocation of current uses?		NO
Are there any access constraints (please specify)		NO
Other (please specify):		NO

Utility Constraints (Please tick where you do NOT have access to these utilities)

<input type="checkbox"/> Electricity Mains	<input type="checkbox"/> Water	<input type="checkbox"/> Sewerage Mains
<input type="checkbox"/> Gas Mains	<input type="checkbox"/> Telephone	<input type="checkbox"/> Broadband Internet
<input type="checkbox"/> Other (please specify) _____		

Timescale for availability (Please only indicate immediately if the site is cleared)

What is the estimated timescale for development?	<input checked="" type="checkbox"/> Immediately	<input type="checkbox"/> up to 5 years	<input type="checkbox"/> 5-10 years
	<input type="checkbox"/> 10-15 years	<input type="checkbox"/> 15 years and beyond	

END

Thank you for taking the time to complete this form. Please return the form to the Maldon District Council.

APPENDIX 3: PREVIOUS REPRESENTATIONS



hivesplanning

46 Queen's Road, Reading RG1 4AU
telephone 0118 958 7331 fax 0118 939 4119
email admin@hivesplanning.co.uk web www.hivesplanning.co.uk

Our Ref: TP/1150/MS

9th December 2012

LDF Team
Planning Department
Maldon District Council
Princes Road
Maldon
Essex
CM9 5DL

Dear Sirs

Re: Local Development Framework and Land at Wickham Bishops, Maldon

We write further to the Preferred Options Core Strategy consultation which took place in the summer of this year.

Our client has previously submitted land to the SHLAA for consideration by Maldon District Council. Unfortunately, they were not able to respond to the consultation this summer due to being out of the country. It is their intention to make representations in response to the Pre-Submission consultation when that takes place in 2013. However, in the interim, we would be grateful if you could take the following comments into consideration when preparing the draft Local Development Plan.

General Strategy and Housing Numbers

The duration of the plan period through to 2029 is welcomed as a forward thinking strategy. However, the overall level of housing growth proposed, at 3,200 dwellings remains too low in our opinion. It is considered that further housing numbers should be planned for in Maldon District because it is our view that the 3,200 dwelling number (including existing commitments) does not represent the full objectively assessed need for Maldon DC. Instead, it appears to represent a level of development that, we have presumed Maldon DC considers as the level of growth which could be satisfactorily accommodated in the District without detriment to other policy constraints as set out in the National Planning Policy Framework (NPPF).

It is our view that such an approach is not consistent with the NPPF, which states in paragraph 47 that the full objectively assessed need must be met. The proposed growth of 3,000 does not meet the full objectively assessed need. As reported in the Plan, the Sub National Population Projections suggest 397 dwellings per annum, which equates to 5,955 dwellings – nearly double the amount proposed. The proposed strategy, of some 200 dwellings per annum, only meets half the projected need. Paragraph 159 of the NPPF provides advice regarding meeting household and population projections, and the 200 dwellings per annum target does not accord with that advice.

The plan is thus considered unsound in its current form, and should be revised to the 5,955 dwellings target.





hivesplanning

46 Queen's Road, Reading RG1 4AU

telephone 0118 958 7331 fax 0118 939 4119

email admin@hivesplanning.co.uk web www.hivesplanning.co.uk

Distribution of Development and Settlement Hierarchy

We welcome the recognition of the role of Wickham Bishops in the settlement hierarchy, being categorised as a second tier settlement (having been a third tier in the previous version of the document). However, we are disappointed to note that, despite the high sustainability credentials of Wickham Bishops, the settlement has not been allocated any growth within the draft Plan.

Wickham Bishops has previously experienced growth in the centre, with the new parish facilities being created alongside new housing. The settlement is well served with local shops, pubs, recreation areas, a local library and bus services to the local schools and is a highly sustainable location. It is therefore a sustainable settlement with a variety of local services and facilities, a point further emphasised by the recognition of Wickham Bishops as a second tier settlement in the hierarchy.

The settlement is thus considered suitable and appropriate as a location for further growth within the Plan Period. It has a wide range of facilities which serve the local population and could be further enhanced with additional residents who would further enhance the viability of these facilities.

Our client has previously submitted the attached plan to the SHLAA call for sites (Appendix 1). Our client's representations to the SHLAA showed that the land at Wickham Bishops, shown on the attached, could comfortably accommodate some 94 dwellings, at an average density of 30 dwellings per hectare. The site is readily accessible from the south through Church Road, and is surrounded by development on 3 out of the 4 sides. It would therefore be a logical infill site which could be easily incorporated into the fabric of the settlement without harming its character and appearance or form. The site is not readily visible from public viewpoints and does not provide any public benefit in its current form. However, a development of circa 94 dwellings would benefit the local community in the following ways:

1. The delivery of a variety of sizes of market homes;
2. The potential to deliver a proportion of affordable homes in an area with high housing prices, meaning local housing need can be met which otherwise would not;
3. The potential to contribute to local services and facilities through both S106 contributions (as appropriate) and from an increase in population utilising these shops and facilities;
4. The potential to create landscaping and biodiversity opportunities as part of the development.

Summary

In brief, the recognition of Wickham Bishops as a second tier settlement is welcomed and supported. However, the low level of housing growth and lack of allocation in Wickham Bishops is not supported. The identified need has not been met, and only half the level of dwellings required are proposed. The Plan should allocate 5,955 dwellings across the 15 year period. The settlement of Wickham Bishops is highly sustainable with a range of local services and facilities. It has a level of local housing need that will otherwise go unmet, and we believe that the land at Wickham Bishops represents an ideal in-fill site to address this need.





hivesplanning

46 Queen's Road, Reading RG1 4AU
telephone 0118 958 7331 fax 0118 939 4119
email admin@hivesplanning.co.uk web www.hivesplanning.co.uk

We would be grateful if these representations could be taken into consideration in the next stages of preparing the plan. We will be making comments in accordance with the future stages of the Strategy when the respective consultation periods commence.

Best regards

Yours faithfully
HIVES PLANNING

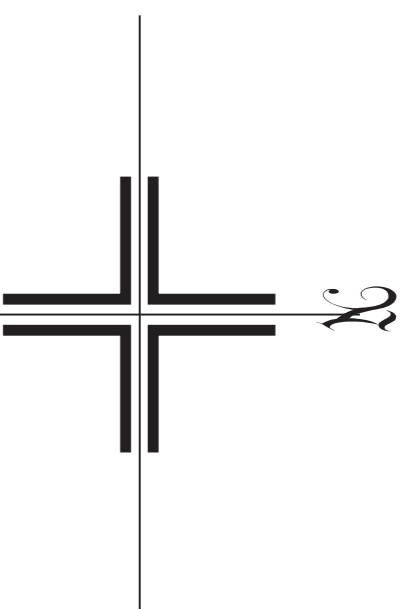
Mark Schmull

Mark Schmull

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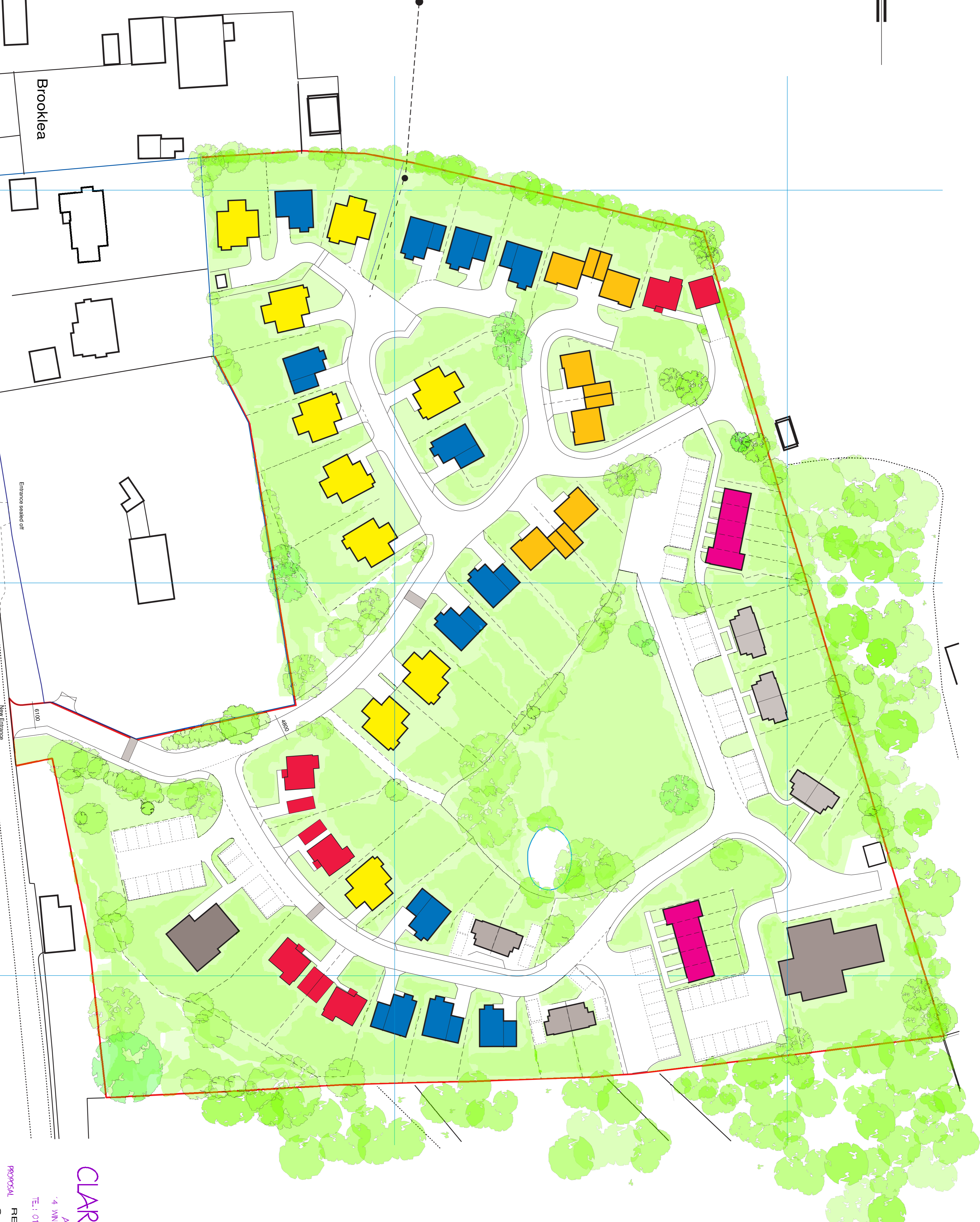
Appendix 1 - SHLAA Site Plan





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- 12
- 5
- 10
- 2
- 6
- 10
- 12
- 5
- 10

53



Ed & Ward Bdy

Brooklea

COLD NORTON ROAD

Entrance sealed off

New Entrance

Scale 1:500
0 5 10 15 20 25
50m

CLARK PARTNERSHIP

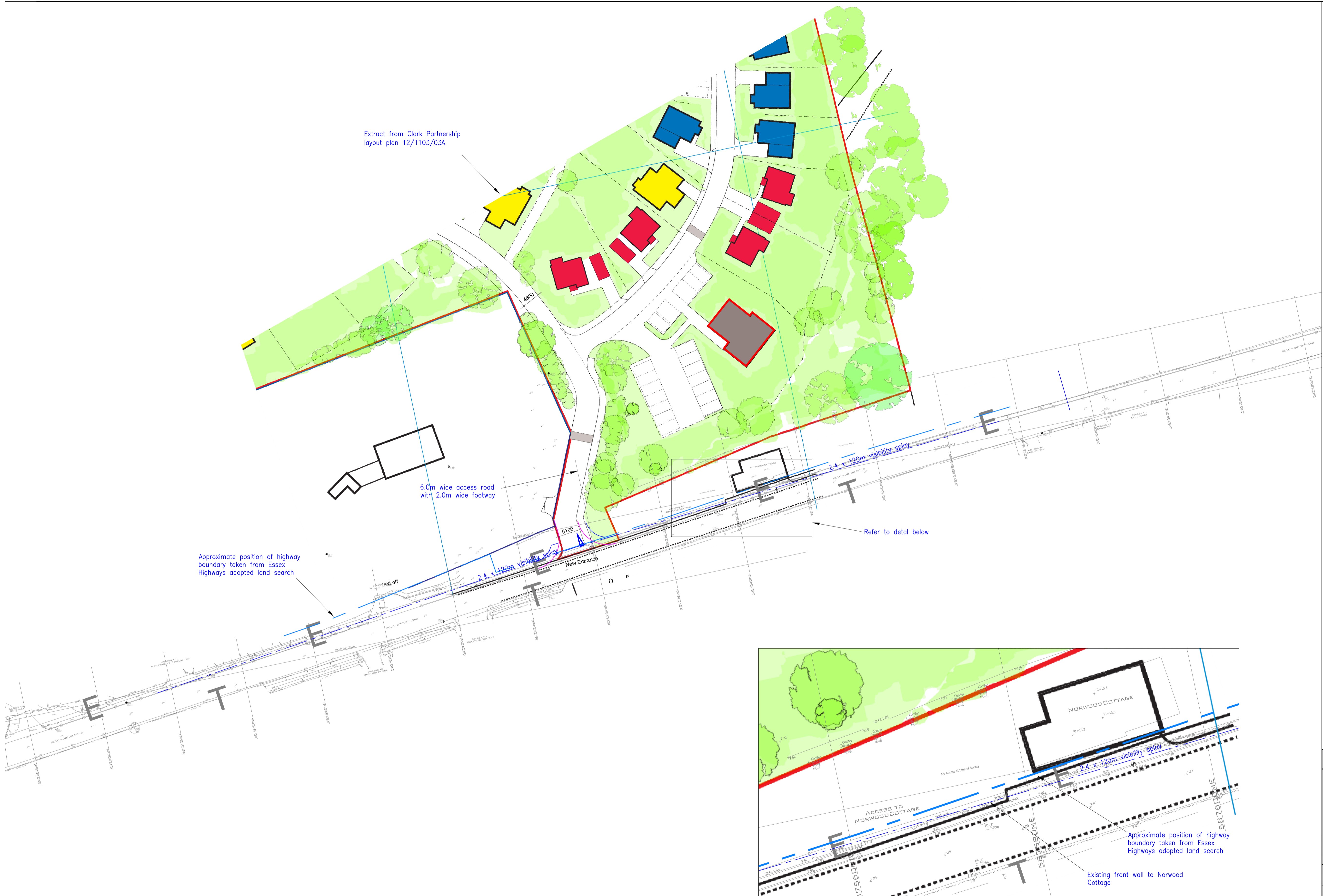
ARCHITECT : INTERIOR DESIGNERS

4 WINDYARD WAY, SOUTHWOODHAM HERRING, CHELSEA, ESSEX, CM3 5YU
TEL: 01 245 32 95 05 MOBILE: 077 588 16612

PROPOSAL RESIDENTIAL DEVELOPMENT

ADDRESS Cold Norton Road Latchingdon

SCALE 1:500@ A1
JOB NO. 13/1103/03A DATE Mar '13

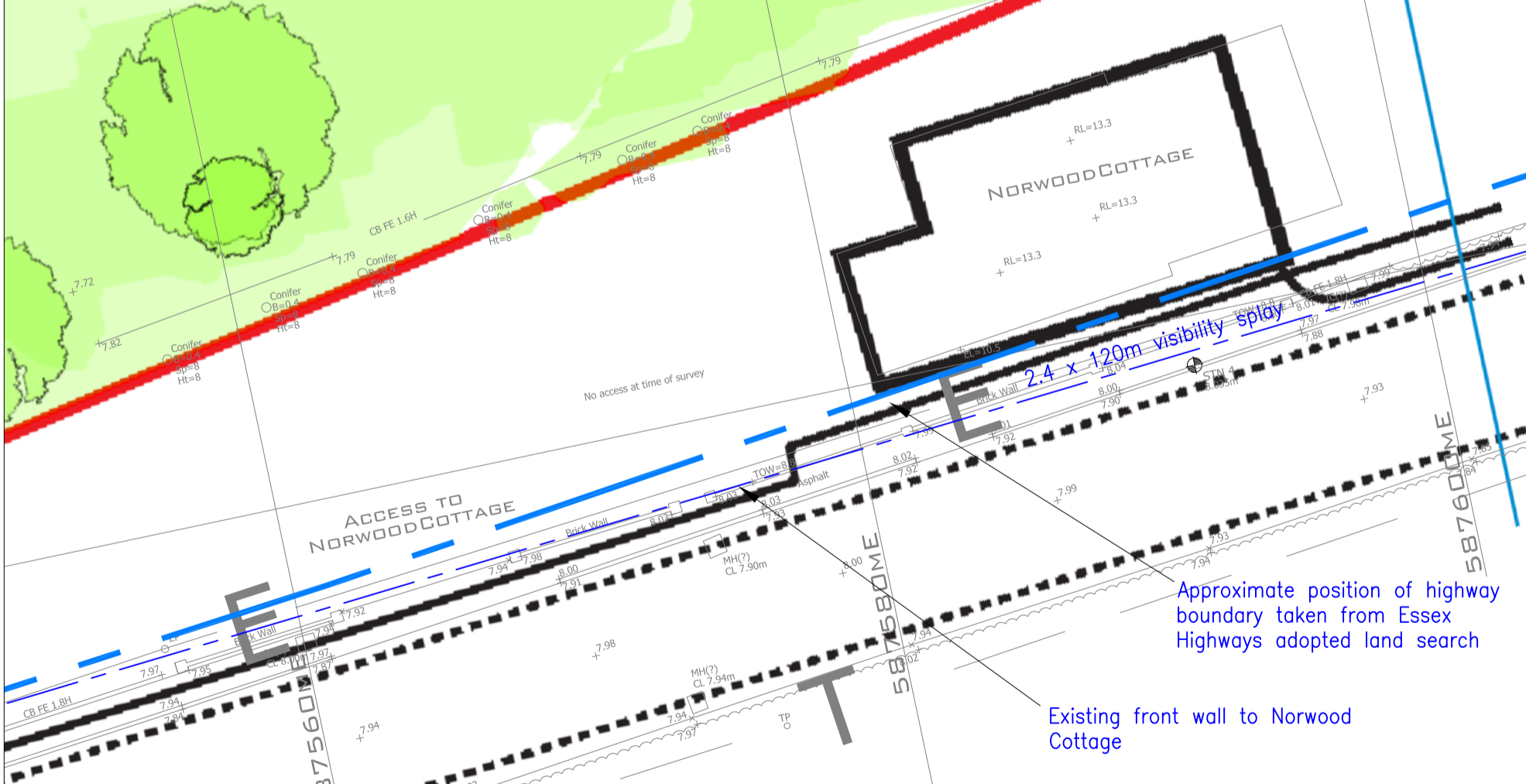


Extract from Clark Partnership layout plan 12/1103/03A

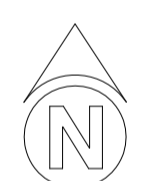
6.0m wide access road with 2.0m wide footway

Approximate position of highway boundary taken from Essex Highways adopted land search

Refer to detail below



NOTES
1. All dimensions are in metres unless otherwise stated.



Rev.	Date	Details	Drawn	Check

Drawing Status FOR INFORMATION

REDWOOD PARTNERSHIP
CONSULTING ENGINEERS & TRANSPORTATION PLANNERS

Maritime House
Basin Road North
Portslade
Brighton
East Sussex
BN41 1WR
Telephone : 01273 414515
Fax : 01273 376824
www.redwoodpartnership.co.uk
email: consult@redwoodpartnership.co.uk

Client PPF DEVELOPMENTS LTD

Project WILLOW GRANGE, PHASE 2
COLD NORTON

Drawing Title
HIGHWAY ACCESS PLAN

Drawn *RL* Scale 1:500 Date OCT 2013
Sheet size A1

Drawing No. REDW-3103-101 Rev.