

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 | MARK JACKSON | Address | GATEWAY HOUSE |
| | | Line 2 | 19 GREAT NOTLEY AVENUE |
| Company (if applicable) | MARK JACKSON PLANNING | Line 3 | GREAT NOTLEY |
| | | Line 4 | BRAINTREE |
| Email address: | mark.jackson@mjplanning.co.uk | Postcode | CM77 7UW |

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*)

* I am representing Mr Henry Mendel with this particular questionnaire.

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)

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|--|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| | <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 checked="" 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 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 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**]

SEE SEPARATE SHEET.

Answer to Question 3 for Mr Mendel

I am of the opinion that the distribution of housing should result in a greater level of dispersal. Maldon and Heybridge have fundamental constraints in the form of flood risk and that its hinterland is of high environmental quality. The high level of housing, set at 2,830 dwellings, has resulted in undue pressure for the release of the high quality rural landscape adjoining Maldon and Heybridge.

Just as one example, the land area defined in four parcels as "South of Maldon", has partly been previously tested at Public Inquiry Planning Appeal for the provision of a retail park. One of the fundamental issues was the loss of land defined as being of high landscape value at the entrance to Maldon which led to the dismissal of the Appeal. I am not convinced that the results of the evidence base dealing with landscape impact has been properly considered and therefore question whether the LDP is sound. In the evidence base "Landscape and Visual Impact Assessment 2013" for this area it states:

"The areas of field that would be lost have a high landscape sensitivity and development would undermine the character of the Special Landscape Area. There would be a highly adverse landscape impact. It would not be possible to adequately mitigate for the visual and landscape impacts on this site".

My overall recommendation is that the Council looks to re-examine the villages defined as "Smaller Villages" and to consider moving some of them into the "Larger Villages" category and then to reduce the level of housing allocated in Maldon and Heybridge and identify the most sustainable villages that also offer a suitable level of existing services for the redistribution of housing to these settlements. That Latchingdon should be included in the "Larger Villages" category. That any site capable of accommodating 10 or more dwellings should be identified in the LDP. I am not convinced that the Plan has properly identified all appropriate previously developed land and I do not consider the SHLAA evidence base to be robust. That Latchingdon should be included in the "Larger Villages" category. The Council should identify, now, the housing sites of 10 or more dwellings. That the Local Plan should include housing allocations, employment and community allocations now for the rural areas rather than await the production of a separate Rural Allocations Development Plan at a later date. i.e. There should not be a separate Plan. This will only delay the future provision of housing and add to the pressure to continue to maintain an adequate 5 year housing land supply.

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

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

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

2.10, 52, 54, 55(3), 57, 58 & 61

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

2.10 THIS HAS EXCLUDED ALL LANDSLAPE IMPACT DOCUMENTS. - WHY?
 52 PLEASE SEE ANSWER TO QUESTION 3.
 54 " " " " " "
 55(3) THIS POLICY FAILS TO RECOGNISE THAT THE CAUSEWAY WILL SUFFER FROM FUTURE HIGH PROBABILITY OF FLOODING.
 57 PLEASE SEE MY RESPONSE TO QUESTION 3.
 58 " " " " " "
 61 THE COUNCIL HAS FAILED TO UNDERTAKE ADEQUATE BACKGROUND EVIDENCE. THE COUNCIL ARE IN A WEAK POSITION IN SO FAR AS VIABILITY IS CONCERNED

SEE ATTACHED ADDITIONAL SHEET.

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

SEE ATTACHED SHEET.

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.

RESPONSE AND EXTRA SHEET TO QUESTION 14 for Mr Mendel

(Continuation of response to Draft Policy H1).

The LDP fails to accord with the NPPF in that the Council should make sure that their policies reflect the reality of development on the ground along with associated viability considerations. Policy H1 does not appear to be supported at all by an evidence base on viability. The Strategic Housing Market Assessment originally dates from 2008. This issue was not dealt with then and has not been dealt with adequately since then. The last viability assessment was undertaken in 2010 and it is not clear how robust this was as it does not appear in the Evidence base for the LDP and this Local Plan is being produced 3 years later. The suggested thresholds are not therefore considered to be adequately evidenced.

RESPONSE TO QUESTION 15 for Mr Mendel

It is not clear whether the Council has set a threshold in area or housing numbers for housing allocations in the Plan. However, notwithstanding this, as set out in my earlier submission, Latchingdon should be re classified as a Larger Village and this Plan should be revised to consider all of the Rural Settlements and the associated allocations, rather than awaiting the production of a separate Rural Allocations Plan.

I enclose Site Plan of the site Willow Grange Latchingdon and invite the Council to allocate the site, include it in the future Local Plan Allocation and include it in the annual update of the SHLAA. That, if the Council does continue to pursue the production of separate Rural Areas Allocations Plan, that this site is included within it.

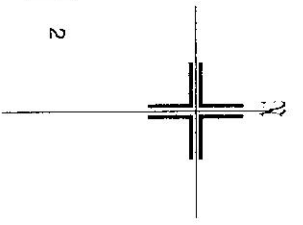
The site is situated to the west of Latchingdon. It covers an area of 3.8 hectares. The proposal is for 53 dwellings, a Doctors Surgery, Day Care Nursery and formal and informal open space. The site is situated fronting onto Cold Norton Road close to the junction with Cold Norton Road and Maldon Road - Butchers Corner.

Currently it comprises of paddock land to the rear of Norwood Cottage and to the side and rear of Willow Grange. Access is currently proposed to be taken through Willow Grange to a combined access serving the existing property and the proposed development. Visibility splays of 2.4 m by 120m within the adopted highway land can be provided.

The site is situated some 300 metres from the proposed settlement boundary of Latchingdon. The proposal is to provide an improved footway y from the site to Latchingdon to serve the development. In the Sustainability Appraisal Report Latchingdon along with North Fambridge and Southminster were examined closely together with the Strategic Growth Locations to see whether they could accept additional growth. Fambridge will take some of the additional growth, however it is contended that given the sustainable location of Latchingdon, the services present and the character of the village that it is also capable of accommodating a similar level of growth. Development in Latchingdon and the other key settlements will reduce considerably the environmental impact of developing Maldon and Heybridge to the extent as currently proposed. My earlier submissions refer.

Further, this submission for Allocation is not purely a housing scheme. The proposal is to also provide a purpose built nursery school and Doctors surgery that will provide modern facilities that will considerably improve the wellbeing of the village. Affordable Housing will be provided for local residents as a first priority. Formal and informal open space provision will be available for all providing play equipment and a safe and secure environment for those living at the site and the village as a whole. An improved will also be provided to the village to link the development to the existing facilities of the village and vice versa.

Further submissions will be made to the Council through the Local Development Framework and separately.



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Ed & Ward Bdy

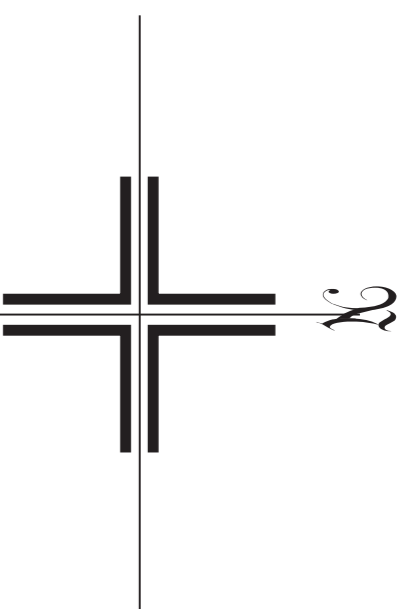
Brooklea

COLD NORTON ROAD



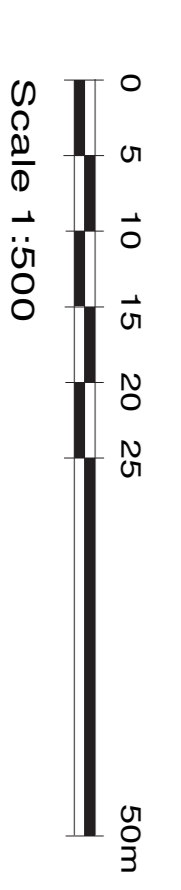
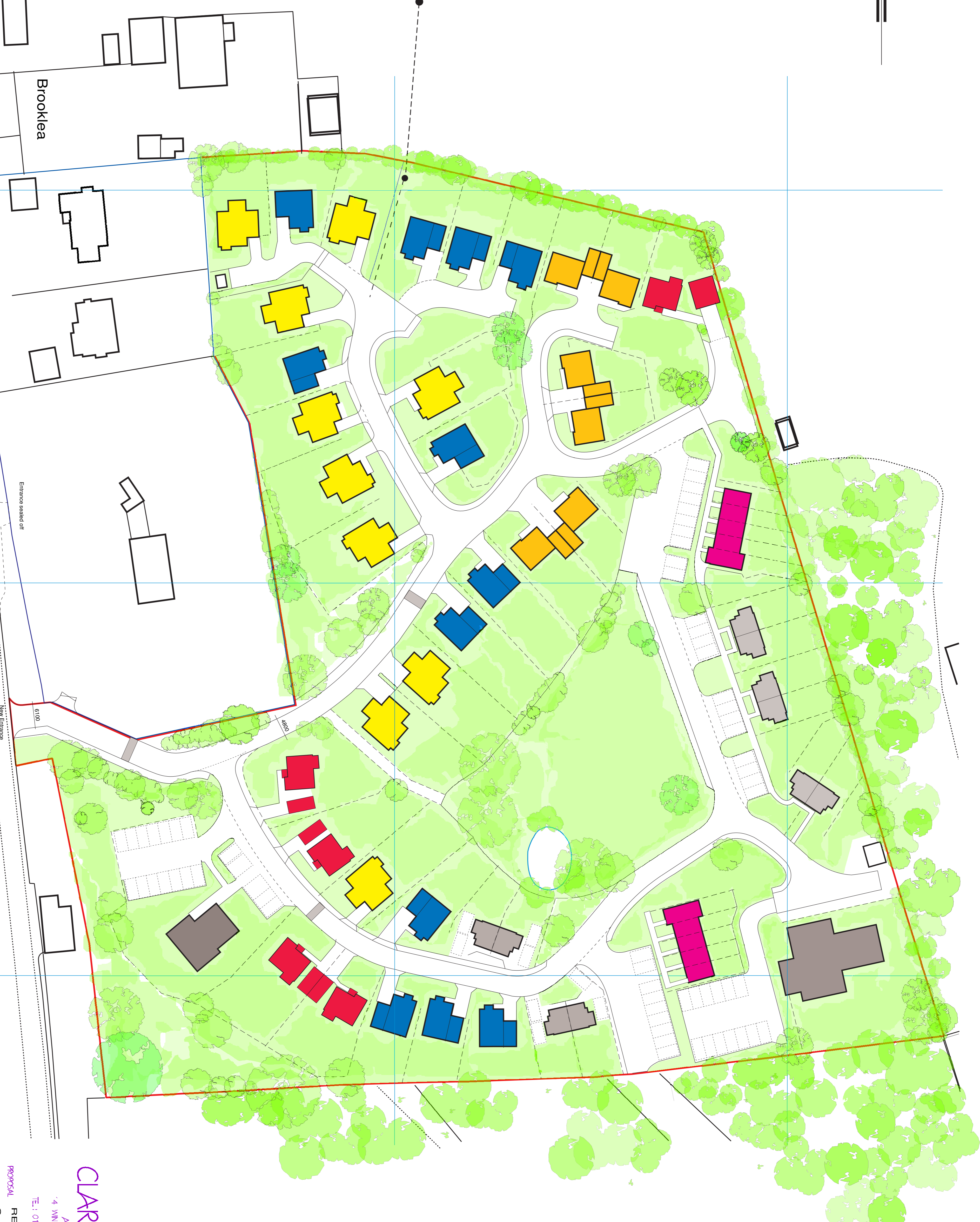
CLARK PARTNERSHIP

RESIDENTIAL DEVELOPMENT
Cold Norton Road
Letchingham
13/1103/03A



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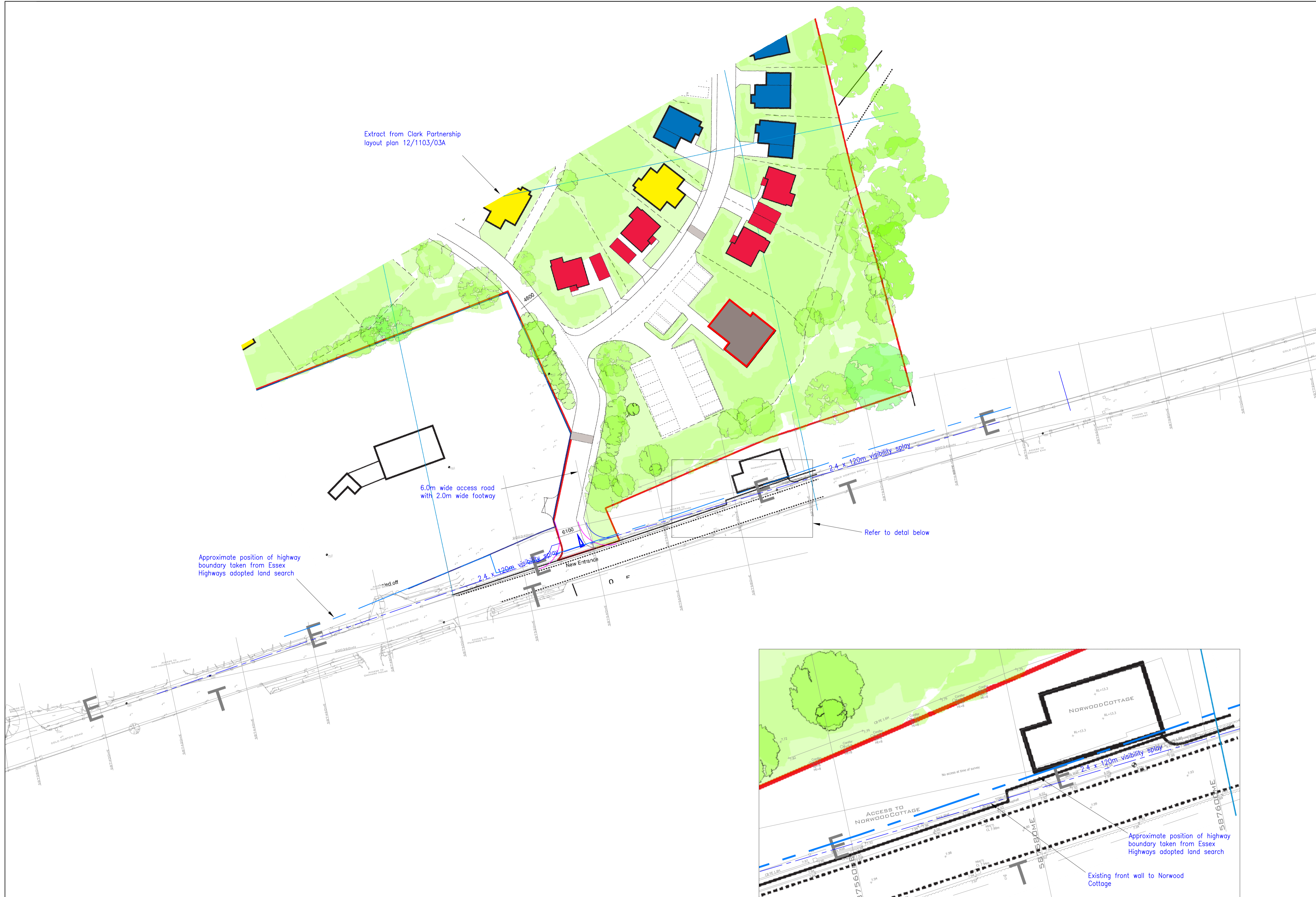
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CLARK PARTNERSHIP

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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
13/1103/03A DATE Mar '13



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



| Rev. | Date | Details | Drawn | Check |
|------|------|---------|-------|-------|
| | | | | |

Drawing Status **FOR INFORMATION**

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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.