

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	CHELMSFORD DIOCESAN BOARD OF FINANCE	Address	COVAL HALL
		Line 2	RAINSFORD ROAD
Company (if applicable)	C/O STRUTT & PARKER	Line 3	CHELMSFORD
		Line 4	ESSEX
Email address:	JACK.LILLIOTT@STRUTTANDPARKER.LON	Postcode	CM1 2QF

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 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>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heybridge	1,000	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burnham-On-Crouch	450	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

Do you agree with the proposals for development in Maldon and Heybridge (Policy S4)? *(please tick one box)*

<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
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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.

Do you support the strategy for housing development in Burnham-on-Crouch (Policy S6)? *(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 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.

Do you support the strategy for housing development in North Fambridge (Policy S7)? *(please tick one box)*

<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
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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.

Do you support the strategy for housing development in other rural villages (Policy S7)? *(please tick one box)*

<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
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Do you agree with this approach (Policy D6)? *(please tick one box)*

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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 checked="" 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 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]

N/A

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**]

PLEASE SEE ATTACHED

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

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	<input checked="" type="checkbox"/>	Transgender / Transsexual	<input type="checkbox"/>
Female	<input type="checkbox"/>	Prefer not to say.	<input type="checkbox"/>

Q17 Are you

Heterosexual	<input checked="" type="checkbox"/>	Lesbian or gay ...	<input type="checkbox"/>
Bisexual	<input type="checkbox"/>	Prefer not to say.	<input type="checkbox"/>

Q18 Age Group

Under 16	<input type="checkbox"/>	45-64	<input type="checkbox"/>
17-24	<input checked="" type="checkbox"/>	65 and over	<input type="checkbox"/>
25-44	<input type="checkbox"/>	Prefer not to say.	<input type="checkbox"/>

Q19 Which of the following best describes your marital status?

Single	<input checked="" type="checkbox"/>	Divorced	<input type="checkbox"/>
Married	<input type="checkbox"/>	Partner or co-habiting	<input type="checkbox"/>
Civil Partnership	<input type="checkbox"/>	Prefer not to say.	<input type="checkbox"/>
Widowed	<input type="checkbox"/>		

Q20 What is your religion?

Buddhist	<input type="checkbox"/>	Muslim	<input type="checkbox"/>
Christian (all denominations)	<input type="checkbox"/>	Sikh	<input type="checkbox"/>
Hindu	<input type="checkbox"/>	No religion or belief	<input checked="" type="checkbox"/>
Humanist	<input type="checkbox"/>	Other	<input type="checkbox"/>
Jewish	<input type="checkbox"/>	Prefer not to say.	<input type="checkbox"/>

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	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>
Prefer not to say	<input type="checkbox"/>

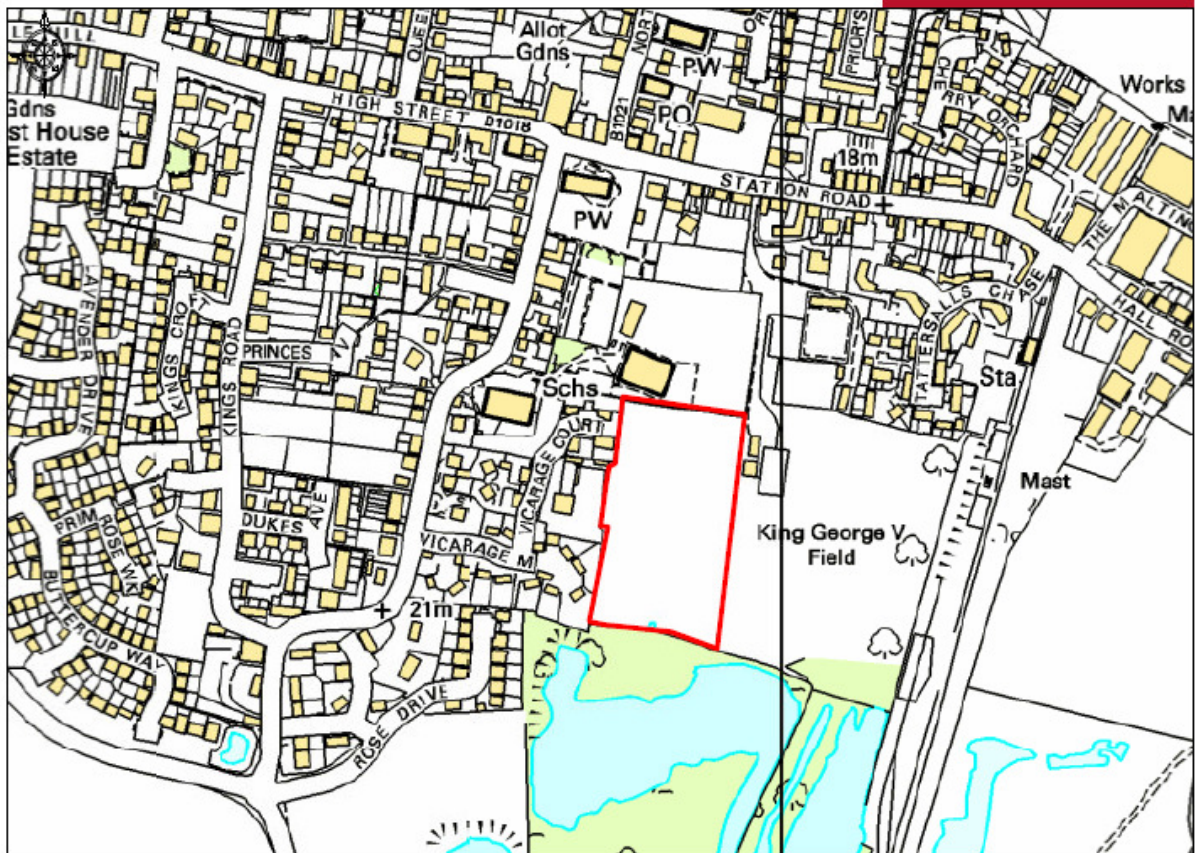
Q22 What do you consider to be your ethnic origin?

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):

Land to the east of Vicarage Court,
Southminster

**STRUTT
& PARKER**



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1. Introduction

- 1.0 This representation has been prepared by Strutt & Parker LLP on behalf of the Chelmsford Diocesan Board of Finance (CDBF) to support the promotion of land north of east of Vicarage Court, Southminster for residential development as part of the Maldon District Local Development Plan (LDP) Consultation (2013).
- 1.1 The representation sets out planning policy support for proposals in relation to the emerging Local Plan Consultation and National Planning Policy Framework. This includes an assessment of the credentials of the site against the key questions from within the consultation document.
- 1.2 In accordance with criteria set out in the Planning and Compulsory Purchase Act (2004) and the National Planning Policy Framework (NPPF), when allocating sites for development Local Authorities need to be satisfied that their plan is ‘sound’. As set out in paragraph 12 of the NPPF to be sound a development should be positively prepared, justified, effective and consistent with national policy. Namely that it is:
- Positively Prepared-** The plan should be prepared on a strategy, which seeks to meet objectively assessed development and infrastructure requirements and consistent with achieving sustainable development.
- Justified-** The plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.
- Effective-** The plan should be deliverable over its period and based on effective joint working cross- boundary strategic priorities; and
- Consistent with National Policy-** The plan should enable the delivery of sustainable development in accordance with the policies in the Framework.
- 1.3 This document provides an assessment of Maldon District Council’s Preferred Options Consultation against the key points set out above, with reference to the land east of Vicarage Court, Southminster and provides support for a residential allocation on the site.

2. Site and Surrounding Context

- 2.0 Southminster is located on the Dengie peninsula, approximately 2.25 miles north of Burnham on Crouch and 8 miles south east of Maldon. There are bus stops on Station on Church Road B1018 less than half a mile from the site. Southminster is situated at the eastern terminus of the Crouch Valley Line, which provides services to Wickford and further into London Liverpool Street. Ingress and egress to Southminster is provided by the B1018 which connects to the A414 at Maldon, approximately 8 miles to the north- west.
- 2.1 Southminster is classified as a large village within policy S8 of the Local Plan. Given this status, the settlement has a strong public service base to support its population. This includes the railway station, a handful of pubs, a police station, a holiday park and football and sports pitches.
- 2.2 The site has good access to local schools, Southminster Church of England Primary School is located a short distance from the site on Burnham Road (B1018). The nearest secondary school is St Peters High School and Technology College, approximately 2 miles away which is located in Burnham-on-Crouch and accessible by bus and train services from Southminster.
- 2.3 The land east of Vicarage Court is well positioned for a potential residential development. The site is situated adjacent to the village development boundary with strong access to public open space, schooling and community assets. The north of the site bounded by Southminster Church of England Primary School, the west of the site consists of established residential development; the east of the site is home to the King George V playing field.
- 2.4 The site has a total area of 1.72 hectares and is currently of a low ecological value as it is employed as unmanaged grassland. The site represents a sustainable and logical extension to the settlement given its enclosed nature and excellent access to service provision. The location of the site is shown on figure 1.

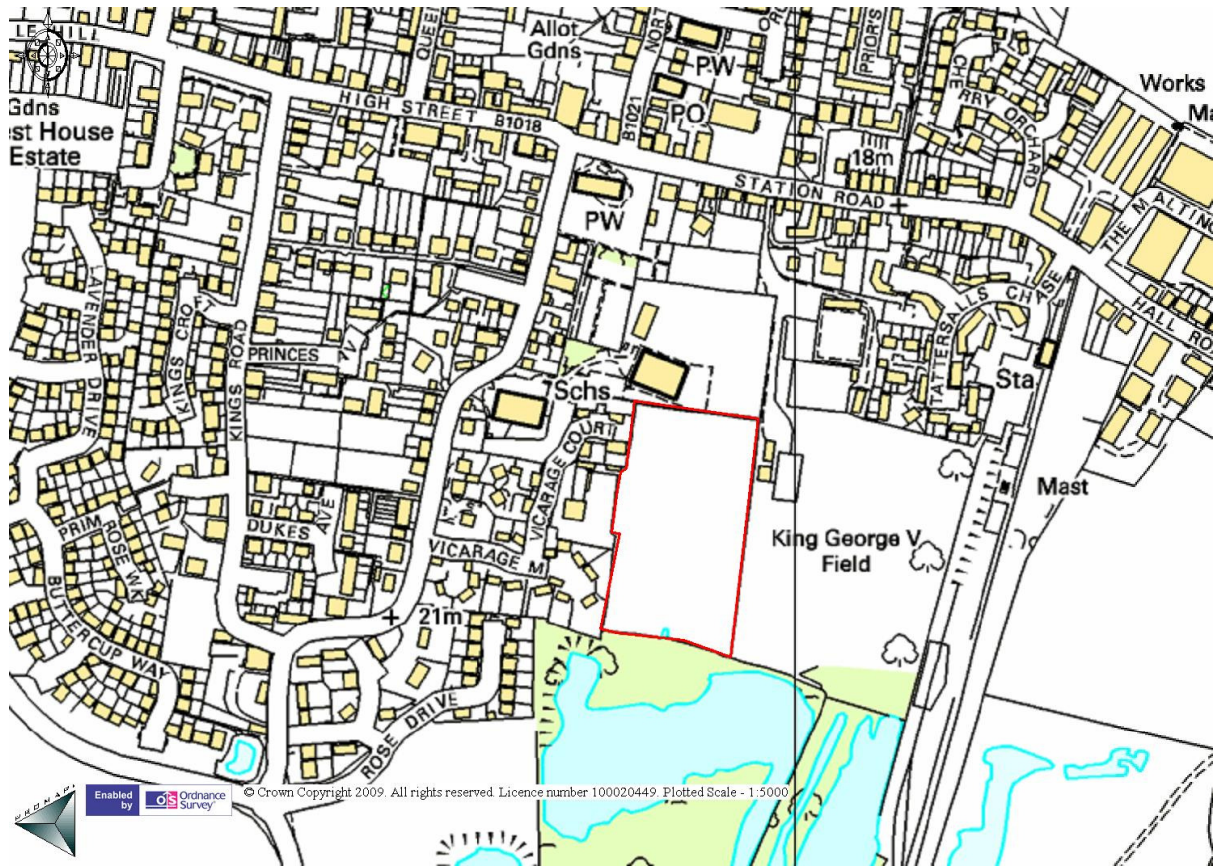


Figure 1: Location Plan of the site, copyright of Ordnance Survey

Planning Policy Considerations

- 3.0 Maldon District Council is working towards adoption of its Local Development Plan. This section of the report focuses on the consultation (2013), and provides responses to the questions set out in the consultation document as appropriate.

Do you support the proposed level of growth in the District (Policy S2)

- 3.1 Yes, the council's proposal to increase the proposed number of new homes from 3,000 to 4,410 between 2014 and 2029 is welcomed and displays a forward-thinking attitude from Maldon District Council. The suggested strategy is considered to be in accordance with paragraph 47 of the NPPF which states that to boost the supply of housing, local authorities should:
- Use their evidence base to ensure the Local Development Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.
 - Identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against their housing requirements to ensure and choice and competition in the market for land.
- 3.2 The increased provision of development in the District to provide a minimum housing target of 294 homes per annum and 8.4 Hectares of additional employment space indicates a positive future planning stance from Maldon District Council.
- 3.3 These figures are considered to provide a good balance between supporting growth in the District (as required by the NPPF), yet providing a considerate level of growth for the rural nature of Maldon District. Paragraph 2.22 of the consultation document refers to the Essex Housing Growth Scenarios Study (RTP, 2012) which states that a minimum of 263 dwellings must be provided per annum in order to avoid a decline in working age population across the District. The higher level of growth proposed indicates that the preferred option has been positively prepared and will not only maintain economic capacity in the District, it will assist it to develop, by providing much needed housing provision for local people.
- 3.4 Maldon has met its duty to co-operate, with the housing targets also being informed by the Hearts of Essex Economic Futures Study (2012).
- 3.5 The preferred growth option will also help meet the required shortfall in affordable houses across the District. The allocation of 345 dwellings across the rural settlements within Maldon District is deemed to be appropriate and will help to assist the rural housing requirement.

Do you support the proposed distribution of new housing? (Policy S2)

- 3.6 There is no objection to the proposed distribution of housing. When the consultation is undertaken on the Rural Allocations Development Plan Document, it is considered that Southminster is a sustainable settlement to support a proportion of the 345 dwellings proposed for rural areas. The land to the east of Vicarage Way, is the most sustainable site for potential growth in Southminster given its excellent access to public open space and schooling services, representing a logical expansion of the village.

Do you support the strategy for housing development in other rural villages (Policy S7)?

- 3.7 The proposed distribution is supported; the allocation of 345 dwellings for development across rural locations in Maldon District is indicative of the council's aspirations to provide appropriate housing provision for the Districts rural residents. The site east of Vicarage Court, Southminster is sustainably located with strong road and rail infrastructure linkage. The sites enclosed nature and prime location in relation to community services mean that a development will not unduly contribute to the urban sprawl of Southminster. In addition, a development in this location would provide a formal access to the King George Memorial Field for local residents to use.

4. Summary

- 4.0 This representation has been put forward to justify the promotion of land to the east of Vicarage Court for a residential use as part of the emerging Local Development Plan.
- 4.1 The allocation of this site is in accordance with criteria set out in the NPPF. The site lies adjacent to the development boundary of Southminster and is well enclosed with development to the north and east in the form of residential, forming a bookend that would not compromise the character and setting of Southminster.
- 4.2 The allocation of this site would provide a balance of market and affordable housing for the settlement of Southminster and assist the Council to meet its target of 345 houses for rural settlements across the district in the period 2014-2029. This would ensure that the Maldon District Local Development Plan Preferred Options Consultation is positively prepared, justified, effective and in accordance with national planning policy.
- 4.3 Further information on the deliverability of the site will be submitted as part of the Rural Allocations Development Plan Document.

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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.

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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"/>

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

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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]

N/A

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**]

PLEASE SEE ATTACHED

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

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.

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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	<input checked="" type="checkbox"/>	Transgender / Transsexual	<input type="checkbox"/>
Female	<input type="checkbox"/>	Prefer not to say.	<input type="checkbox"/>

Q17 Are you

Heterosexual	<input checked="" type="checkbox"/>	Lesbian or gay ...	<input type="checkbox"/>
Bisexual	<input type="checkbox"/>	Prefer not to say.	<input type="checkbox"/>

Q18 Age Group

Under 16	<input type="checkbox"/>	45-64	<input type="checkbox"/>
17-24	<input checked="" type="checkbox"/>	65 and over	<input type="checkbox"/>
25-44	<input type="checkbox"/>	Prefer not to say.	<input type="checkbox"/>

Q19 Which of the following best describes your marital status?

Single	<input checked="" type="checkbox"/>	Divorced	<input type="checkbox"/>
Married	<input type="checkbox"/>	Partner or co-habiting	<input type="checkbox"/>
Civil Partnership	<input type="checkbox"/>	Prefer not to say.	<input type="checkbox"/>
Widowed	<input type="checkbox"/>		

Q20 What is your religion?

Buddhist	<input type="checkbox"/>	Muslim	<input type="checkbox"/>
Christian (all denominations)	<input type="checkbox"/>	Sikh	<input type="checkbox"/>
Hindu	<input type="checkbox"/>	No religion or belief	<input checked="" type="checkbox"/>
Humanist	<input type="checkbox"/>	Other	<input type="checkbox"/>
Jewish	<input type="checkbox"/>	Prefer not to say.	<input type="checkbox"/>

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.

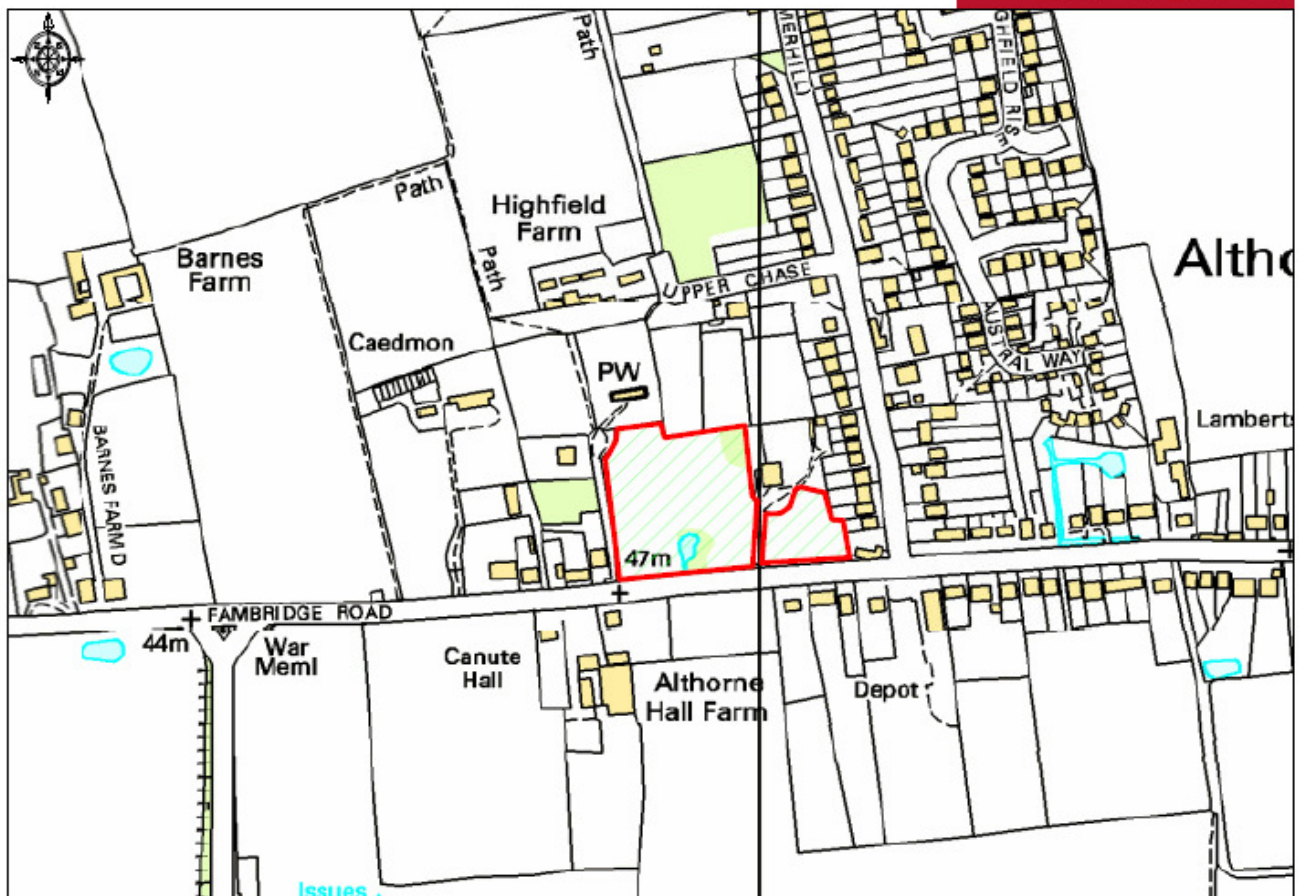
Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>
Prefer not to say	<input type="checkbox"/>

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):

Land to the north of Fambridge Road,
Althorne



Contents

- Introduction 2
- Site and Surrounding Context 3
- Planning Policy Considerations 4
- Summary 6

Introduction

- 1.0 This representation has been prepared by Strutt & Parker LLP on behalf of the Chelmsford Diocesan Board of Finance (CDBF) to support the promotion of land north of Fambridge Road, Althorne as part of the Maldon District Local Development Plan (LDP) Consultation (2013).
- 1.1 The site is being promoted for residential development of 19 dwellings. As part of the proposals it is also intended that the site will provide an area of public open space on land to the south of the development site, as shown on Figure 1.
- 1.2 The representation sets out planning policy support for proposals in relation to the emerging Local Plan Consultation and National Planning Policy Framework. This includes an assessment of the credentials of the site against the key questions from within the consultation document.
- 1.3 In accordance with criteria set out in the Planning and Compulsory Purchase Act (2004) and the National Planning Policy Framework (NPPF), when allocating sites for development Local Authorities need to be satisfied that their plan is 'sound'. As set out in paragraph 12 of the NPPF to be sound a development should be positively prepared, justified, effective and consistent with national policy. Namely that it is:

Positively Prepared- The plan should be prepared on a strategy, which seeks to meet objectively assessed development and infrastructure requirements and consistent with achieving sustainable development.

Justified- The plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective- The plan should be deliverable over its period and based on effective joint working cross- boundary strategic priorities; and

Consistent with National Policy- The plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

- 1.4 This document provides an assessment of Maldon District Council's Preferred Options Consultation against the key points set out above, with reference to the land north of Fambridge Road, Althorne and provides support for a residential allocation on the site.



Figure 1 – Indicative Masterplan

Planning Policy Considerations

- 3.0 Maldon District Council is working towards adoption of its Local Development Plan. This section of the report focuses on the consultation (2013), and provides responses to the questions set out in the consultation document as appropriate.

Do you support the proposed level of growth in the District (Policy S2)

- 3.1 Yes, the council's proposal to increase the proposed number of new homes from 3,000 to 4,410 between 2014 and 2029 is welcomed and displays a forward-thinking attitude from Maldon District Council. The suggested strategy is considered to be in accordance with paragraph 47 of the NPPF which states that to boost the supply of housing, local authorities should:
- Use their evidence base to ensure the Local Development Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.
 - Identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against their housing requirements to ensure and choice and competition in the market for land.
- 3.2 The increased provision of development in the District to provide a minimum housing target of 294 homes per annum and 8.4 Hectares of additional employment space indicates a positive future planning stance from Maldon District Council.
- 3.3 These figures are considered to provide a good balance between supporting growth in the District (as required by the NPPF), yet providing a considerate level of growth for the rural nature of Maldon District. Paragraph 2.22 of the consultation document refers to the Essex Housing Growth Scenarios Study (RTP, 2012) which states that a minimum of 263 dwellings must be provided per annum in order to avoid a decline in working age population across the District. The higher level of growth proposed indicates that the preferred option has been positively prepared and will not only maintain economic capacity in the District, it will assist it to develop, by providing much needed housing provision for local people.
- 3.4 Maldon has met its duty to co-operate, with the housing targets also being informed by the Hearts of Essex Economic Futures Study (2012).
- 3.5 The preferred growth option will also help meet the required shortfall in affordable houses across the District. The allocation of 345 dwellings across the rural settlements within Maldon District is deemed to be appropriate and will help to assist the rural housing requirement.

Do you support the proposed distribution of new housing? (Policy S2)

- 3.6 No objection is raised to the proposed distribution of housing. At the stage where consultation is undertaken on the Rural Allocations Development Plan Document, it is considered that Althorne is a sustainable settlement that should accommodate a proportion of the 345 dwellings proposed for rural areas. Land to the north of

Fambridge Road, is the most sustainable site in Althorne to accommodate this growth and represents a logical expansion of the village.

Do you support the strategy for housing development in other rural villages (Policy S7)?

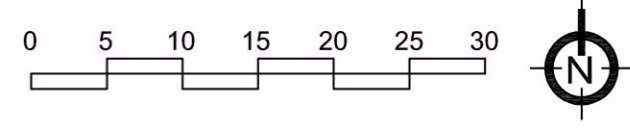
- 3.7 The proposed distribution is supported; the allocation of 345 dwellings for development across rural locations in Maldon District is indicative of the council's aspirations to provide appropriate housing provision for the districts rural residents. The site north of Fambridge Road, Althorne is sustainably located with strong road and rail infrastructure linkage. The proposed development is for 19 dwellings and provides a level of growth that is suitable for a settlement of the size of Althorne, to support the rural economy. Furthermore, given the sites enclosed nature a development of this scale will not unduly impact upon the aesthetics of the settlement or the surrounding countryside.
- 3.8 The CDBF have commissioned a Masterplan from Go Planning Ltd to support the representation, which shows an indicative layout for the site. The Masterplan is available for review within Appendix A. Extensive planting is planned for the site to ensure that it has minimal visual impact upon the surrounding vista. In addition, the site will benefit from two access points; however this approach is flexible and will be subject to discussion with the Highway Authority. Furthermore, the scheme will allocate two areas of open space, which includes the safeguarding of an existing water feature on site.

Summary

- 4.0 This representation has been put forward to justify why land to the north of Fambridge Road, Althorne should be allocated for a residential use as part of the emerging Local Development Plan.
- 4.1 The allocation of this site is in accordance with criteria set out in the NPPF. The site is situated in a well enclosed, sustainable location with excellent transport and community infrastructure links. In addition, the proposed scheme is of a suitable scale to complement the character and setting of the village of Althorne.
- 4.2 The allocation of this site would provide a balance of market and affordable housing for the settlement of Althorne and assist the Council to meet its target of 345 houses for rural settlements across the district in the period 2014-2029. This would ensure that the Maldon District Local Development Plan Preferred Options Consultation is positively prepared, justified, effective and in accordance with national planning policy.
- 4.3 Further information on the deliverability of the site will be submitted as part of the Rural Allocations Development Plan Document.



47.2m



 <p>Go Planning Unit 4, Bolding Hatch Business Centre Bishops Stortford Road Roxwell Chelmsford Essex CM1 4LF T: 01245 230712 E: Planning@goholdings.co.uk</p>	Scale : 1:500 @ A2
	Date : Sept 13
	Status : Preliminary
	Dwg No : 2013-365-SC01
Rev : -	

Client : **Strutt & Parker**

Project : **Land at Fambridge Rd,
Althorne**

Drawing : **Scheme**

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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	CHELMSFORD DIOCESAN BOARD OF FINANCE	Address	COVAL HALL
		Line 2	RAINSFORD ROAD
Company (if applicable)	C/O STRUTT & PARKER	Line 3	CHELMSFORD
		Line 4	ESSEX
Email address:	JACK.LILLIOTT@STRUTTANDPARKER.LON	Postcode	CM1 2QF

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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heybridge	1,000	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burnham-On-Crouch	450	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

Do you agree with the proposals for development in Maldon and Heybridge (Policy S4)? *(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"/>

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.

Do you support the strategy for housing development in Burnham-on-Crouch (Policy S6)? *(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"/>

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.

Do you support the strategy for housing development in North Fambridge (Policy S7)? *(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"/>

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.

Do you support the strategy for housing development in other rural villages (Policy S7)? *(please tick one box)*

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

Do you agree with this approach (Policy D6)? *(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"/>

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 checked="" 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 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]

N/A

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**]

PLEASE SEE ATTACHED

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

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.

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Please tick appropriate box(es).

Q16 Are you

Male	<input checked="" type="checkbox"/>	Transgender / Transsexual	<input type="checkbox"/>
Female	<input type="checkbox"/>	Prefer not to say.	<input type="checkbox"/>

Q17 Are you

Heterosexual	<input checked="" type="checkbox"/>	Lesbian or gay ...	<input type="checkbox"/>
Bisexual	<input type="checkbox"/>	Prefer not to say.	<input type="checkbox"/>

Q18 Age Group

Under 16	<input type="checkbox"/>	45-64	<input type="checkbox"/>
17-24	<input checked="" type="checkbox"/>	65 and over	<input type="checkbox"/>
25-44	<input type="checkbox"/>	Prefer not to say.	<input type="checkbox"/>

Q19 Which of the following best describes your marital status?

Single	<input checked="" type="checkbox"/>	Divorced	<input type="checkbox"/>
Married	<input type="checkbox"/>	Partner or co-habiting	<input type="checkbox"/>
Civil Partnership	<input type="checkbox"/>	Prefer not to say.	<input type="checkbox"/>
Widowed	<input type="checkbox"/>		

Q20 What is your religion?

Buddhist	<input type="checkbox"/>	Muslim	<input type="checkbox"/>
Christian (all denominations)	<input type="checkbox"/>	Sikh	<input type="checkbox"/>
Hindu	<input type="checkbox"/>	No religion or belief	<input checked="" type="checkbox"/>
Humanist	<input type="checkbox"/>	Other	<input type="checkbox"/>
Jewish	<input type="checkbox"/>	Prefer not to say.	<input type="checkbox"/>

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	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>
Prefer not to say	<input type="checkbox"/>

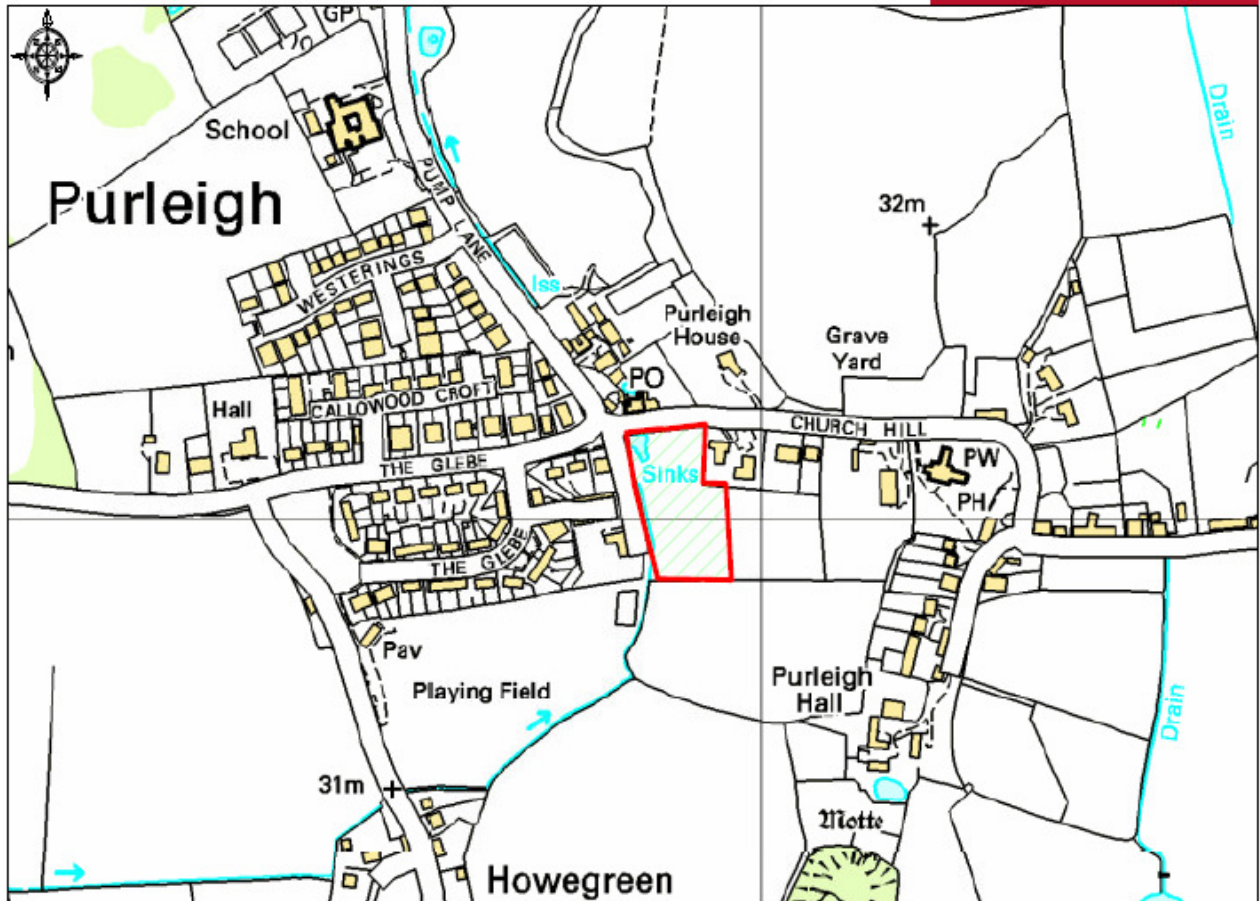
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White - British	<input checked="" type="checkbox"/>	Asian or Asian British - Bangladeshi	<input type="checkbox"/>
White - Irish	<input type="checkbox"/>	Asian or Asian British - Other	<input type="checkbox"/>
Mixed - White & Black Caribbean	<input 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):

Land to the south of Church Hill,
Purleigh

**STRUTT
& PARKER**



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Introduction

- 1.0 This representation has been prepared by Strutt and Parker LLP on behalf of the Chelmsford Diocesan Board of Finance (CDBF) to support the promotion of land south of Church Hill Road, Purleigh as part of the Maldon District Local Development Plan (LDP) Consultation (2013).
- 1.1 The site is being promoted for residential development of 13 dwellings. As part of the proposals it is also intended that a buffer of open space will be provided on the north entrance of the site, which will provide a positive entrance the development from its access point on Church Hill Road, as shown on Figure 1.
- 1.2 This representation outlines the relevant planning policies to support proposals in relation to the emerging Local Plan Consultation and National Planning Policy Framework. This entails a series of response's to the consultation document with reference to the site in question.
- 1.3 In accordance with criteria set out in the Planning and Compulsory Purchase Act (2004) and the National Planning Policy Framework (NPPF), when allocating sites for development Local Authorities need to be satisfied that their plan is 'sound'. As set out in paragraph 12 of the NPPF to be sound a development should be positively prepared, justified, effective and consistent with national policy. Namely that it is:
- Positively Prepared-** The plan should be prepared on a strategy, which seeks to meet objectively assessed development and infrastructure requirements and consistent with achieving sustainable development.
- Justified-** The plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.
- Effective-** The plan should be deliverable over its period and based on effective joint working cross- boundary strategic priorities; and
- Consistent with National Policy-** The plan should enable the delivery of sustainable development in accordance with the policies in the Framework.
- 1.4 This representation provides an assessment of Maldon District Council's Preferred Options Consultation with regard to paragraph 12 of the NPPF for the land south of Church Hill Road, Purleigh.



Figure 1 – Indicative Masterplan

Site and Surrounding Context

- 2.0 Purleigh is located approximately 3.5 miles south east of Chelmsford, 3 miles south of Maldon and 7 miles west of Southminster. The nearest railway station is located in South Woodham Ferrers, and provides regular trains between Southminster and Wickford. In addition, Junction 18 of the A12 major roadway is located roughly 6 miles to the north- west of the village.
- 2.1 Purleigh is a village well suited to considerate community expansion. There are two public houses; The Bell and The Fox and Hands, a community primary school, a post office, Purleigh Cricket Club and the All Saints Church.
- 2.2 The land south of Church Hill Road is located in a very sustainable location sandwiched centrally between the two respective settlement zones in the village of Purleigh. The site enjoys developed boundaries to the north, west and east. Church Hill road runs along the northern boundary of the site and forms part of the established village development, including the local post office. Further residential development lies to the west of the development in the form of a 20th Century housing estate. An area of open space is provided on the eastern boundary of the site to ensure that the proposed development does not impose upon the nearby dwellings. The south of the site is well landscaped, which effectively encloses the site from the rural visual perspective.
- 2.3 Figure 2 provides an aerial context and outline plan of the site. The site is arable field of low ecological value. The site is defensible in terms of further encroachment to the wider countryside and has strong potential to deliver a sustainable scheme of housing to support the needs of local people.
- 2.4 The area of the site totals 0.718 hectares. The site is currently utilised as a paddock and would form a logical infill site within the village.



Planning Policy and Considerations

- 3.0 Maldon District Council is working towards adoption of its Local Development Plan. This section of the report focuses on the consultation (2013), and provides responses to the questions set out in the consultation document as appropriate.

Do you support the proposed level of growth in the District (Policy S2)

- 3.1 Yes, the council's proposal to increase the proposed number of new homes from 3,000 to 4,410 between 2014 and 2029 is welcomed and displays a forward-thinking attitude from Maldon District Council. The suggested strategy is considered to be in accordance with paragraph 47 of the NPPF which states that to boost the supply of housing, local authorities should:
- Use their evidence base to ensure the Local Development Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.
 - Identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against their housing requirements to ensure and choice and competition in the market for land.
- 3.2 The increased provision of development in the District to provide a minimum housing target of 294 homes per annum and 8.4 Hectares of additional employment space indicates a positive future planning stance from Maldon District Council.
- 3.3 These figures are considered to provide a good balance between supporting growth in the District (as required by the NPPF), yet providing a considerate level of growth for the rural nature of Maldon District. Paragraph 2.22 of the consultation document refers to the Essex Housing Growth Scenarios Study (RTP, 2012) which states that a minimum of 263 dwellings must be provided per annum in order to avoid a decline in working age population across the District. The higher level of growth proposed indicates that the preferred option has been positively prepared and will not only maintain economic capacity in the District, it will assist it to develop, by providing much needed housing provision for local people.
- 3.4 Maldon has met its duty to co-operate, with the housing targets also being informed by the Hearts of Essex Economic Futures Study (2012).
- 3.5 The preferred growth option will also help meet the required shortfall in affordable houses across the District. The Preferred option to allocate 345 dwellings in rural areas across the district is supported by this scheme. The allocation will help to satisfy the rural housing requirement.

Do you support the proposed distribution of new housing? (Policy S2)

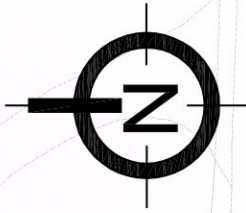
- 3.6 There is no objection to the proposed distribution of housing. At the stage where consultation is undertaken on the Rural Allocations Development Plan Document, it is considered that Purleigh is a sustainable settlement that should accommodate a proportion of the 345 dwellings proposed for rural areas. Land to the south of Church Hill, is the most sustainable site in Purleigh to accommodate this growth and represents a logical expansion of the village.

Do you support the strategy for housing development in other rural villages (Policy S7)?

- 3.6 The proposed distribution is supported; the allocation of 345 dwellings for development across rural locations in Maldon District is indicative of the council's aspirations to provide appropriate housing provision for the districts rural residents. The site south of Church Hill, Purleigh is sustainably located with strong road and rail infrastructure linkage. The proposed development is for 14 dwellings and is therefore an appropriate scale of development to support the rural economy. Furthermore, given the sites enclosed nature a development of this scale will not unduly impact upon the aesthetics of the settlement or the surrounding countryside.
- 3.7 A indicative masterplan has been prepared by Go Planning Ltd to support the promotion of this land.. A copy of the Masterplan is attached as Appendix A. The proposed development has been set back from Church Hill Road to minimise the visual impact of the scheme on traffic and passers-by. This detail has provided a suitable area of space for accessible open space at the northern edge of the site, this will include a water feature and managed grassland. Landscaping is proposed on all borders of the site, this is to minimise the sites visual impact on the surrounding village and also to create a 'green buffer' around the perimeter of the site to encourage biodiversity enhancements. The scale of the development at only 14 dwellings, in conjunction with the sites position within the village envelope, means that the site represents a sustainable addition to the settlement of Purleigh.

Summary

- 4.0 This representation has been to justify that land to the south of Church Hill Road, Purleigh should be allocated for a residential use as part of the emerging Local Development Plan.
- 4.1 The allocation of this site is in accordance with criteria set out in the NPPF. The site is situated within the envelope of the village of Purleigh and is effectively enclosed between the two development boundaries for the settlement. The site is well enclosed with residential development north, east and west, supported well by transport infrastructure; both public and vehicular, and is of a small enough scale at 0.718 hectares to complement the character of the village.
- 4.2 The allocation of this site would provide a sustainable balance of market and affordable housing, which would assist the Council to meet its target of 345 houses for rural settlements across the district across the period 2014-2029. This would support the notion that the Maldon District Development Plan Preferred Options Consultation meets the criteria of paragraph 12 of the NPPF in that, it is positively prepared, justified and in accordance with national planning policy.
- 4.3 Further information on the deliverability of the site will be submitted as part of the Rural Allocations Development Plan Document.



Valley House

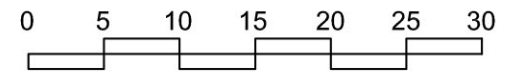
PO


CHURCH HILL



Fairfields

Telephone Exchange



	Scale : 1:500 @ A3
	Date : Sept 13
	Status : Preliminary
	Dwg No : 2013-364-SC01

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 Project : **Land at Church Hill**
Purleigh

Drawing : **Scheme**

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