

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	DAVID FLETCHER	Address	COVAL WALL
		Line 2	RAINFORD ROAD
Company (if applicable)	STRUTT AND PARKER	Line 3	CUELMFORD
		Line 4	
Email address:	david.fletcher@struttandparker.com	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.

	<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
Do you support the overall vision for the District set out in the Draft LDP? <i>(please tick one box)</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.

	<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
Do you support the proposed level of growth in the District (Policy S2)? <i>(please tick one box)</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)?

<i>Settlement</i>	<i>Total number of dwellings</i>	<i>(please tick one box per line)</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>
	<input type="checkbox"/>	<input checked="" 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.

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>
	<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)*

	<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"/>

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)*

	<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"/>

Q9 The Draft LDP seeks to provide adequate land to promote employment development, job creation and to allow for the expansion of existing businesses.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
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.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
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

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
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

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
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**]

N/A

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

REFER TO ATTACHED STATEMENT

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 Transgender
 Female /Transsexual
 Prefer not to say.

Q17 Are you

Heterosexual Lesbian or gay ...
 Bisexual Prefer not to say.

Q18 Age Group

Under 16 45-64
 17-24 65 and over
 25-44 Prefer not to say.

Q19 Which of the following best describes your marital status?

Single Divorced
 Married Partner or co-habiting
 Civil Partnership. Prefer not to say.
 Widowed

Q20 What is your religion?

Buddhist Muslim
 Christian (all denominations) Sikh
 Hindu No religion or belief
 Humanist Other
 Jewish Prefer not to say.

Q21 Do you consider yourself to have a disability?

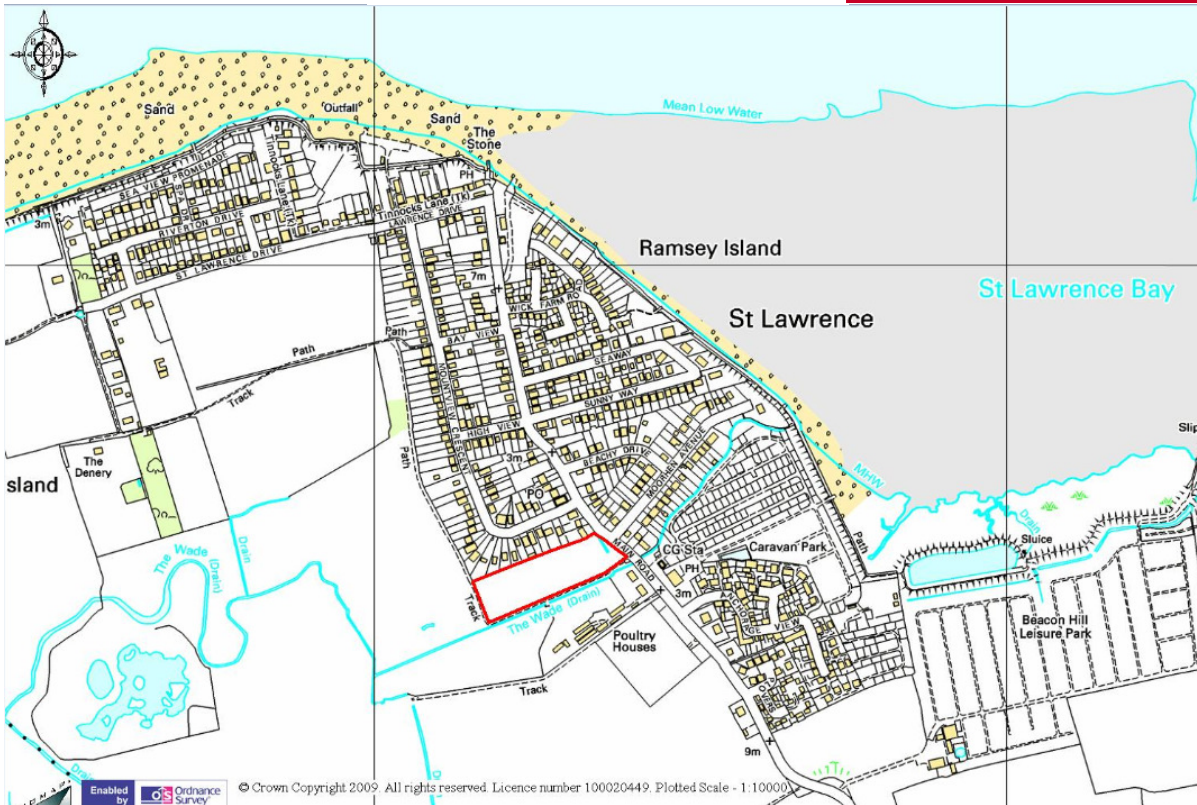
The Disability Discrimination Act 2005 defines a person as disabled if he or she has a physical or mental impairment which has a substantial long-term adverse effect on his or her ability to carry out normal day-to-day activities. This would include progressive illnesses such as cancer.

Yes
 No
 Prefer not to say

Q22 What do you consider to be your ethnic origin?

White - British Asian or Asian British - Bangladeshi
 White - Irish Asian or Asian British - Other
 Mixed - White & Black Caribbean Black or Black British - Caribbean
 Mixed - White & Black African Black or Black British - African
 Mixed - White & Asian Black or Black British - Other
 Mixed - Other Chinese
 Asian or Asian British - Indian Other (please specify in box below **)
 Asian or Asian British - Pakistani Prefer not to say

** Other (please specify)



MALDON DISTRICT LOCAL DEVELOPMENT PLAN PUBLIC CONSULTATION (28 AUGUST- 14 OCTOBER 2013)

LAND TO THE WEST OF MAIN ROAD, ST LAWRENCE

Strutt and Parker LLP on behalf of AJ & M Cowell

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1. Introduction

1.0 This representation has been prepared by Strutt and Parker LLP on behalf of AJ & M Cowell to support the promotion of land west of Main Road, St Lawrence for residential development as part of the Maldon District Local Development Plan (LDP) Consultation (2013).

1.1 This representation outlines the relevant planning policies to support proposals in relation to the emerging Local Plan Consultation and National Planning Policy Framework.

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.

1.4 This representation provides an assessment of Maldon District Council's Preferred Options Consultation with regard to paragraph 12 of the NPPF for the land west of Main Road, St Lawrence.

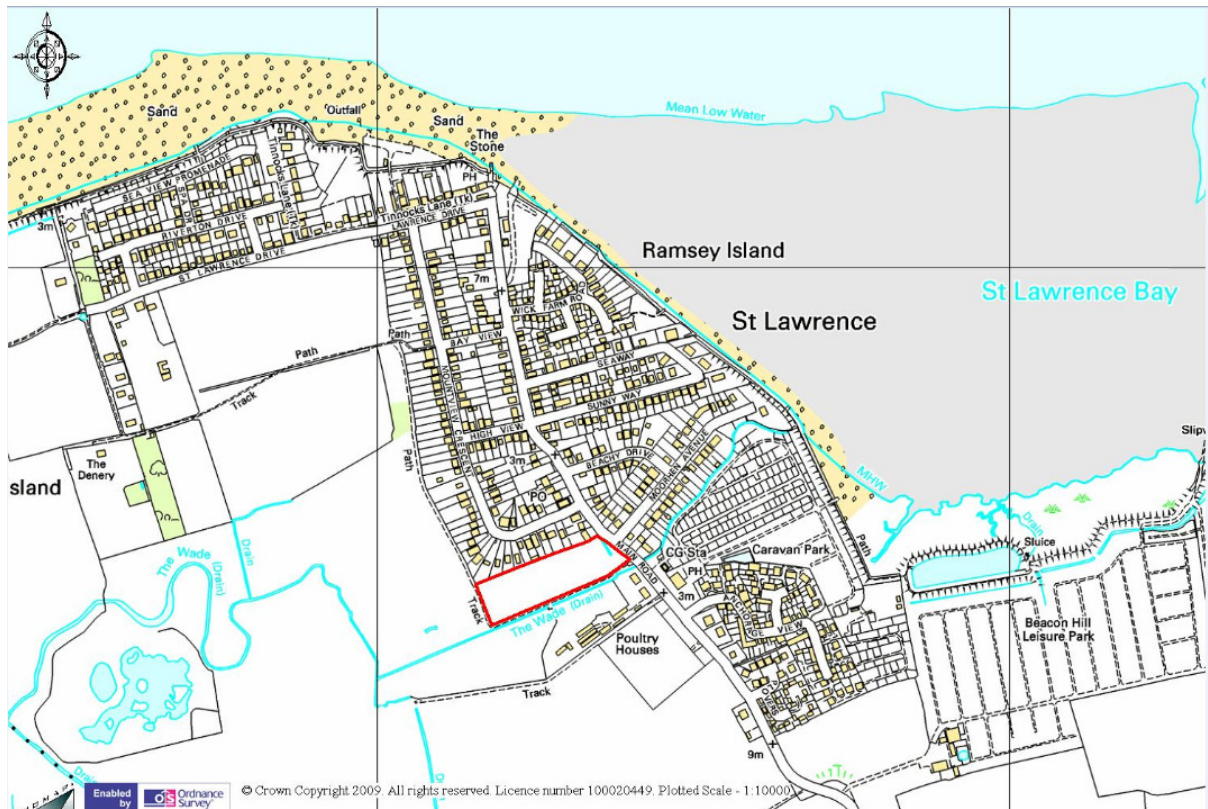


Figure 1: Location Plan of the site, which demonstrates sustainable location in relation to the existing village of St Lawrence.

2. Planning Policy Considerations

2.0 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)

2.1 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 approach 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.

2.2 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.

2.3 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.

2.4 Maldon has met its duty to co-operate, with the housing targets also being informed by the Hearts of Essex Economic Futures Study (2012).

- 2.5 The preferred option to allocate 345 dwellings in rural areas across the District is supported and should include the allocation of the land to the west of Main Road, St Lawrence, which is considered one of the most sustainable sites in rural areas to accommodate this housing growth.

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

- 2.6 There is no objection to the proposed distribution of housing. At the stage when consultation is undertaken on the Rural Allocations Development Plan Document, it is considered that St Lawrence is a sustainable settlement that should accommodate a proportion of the 345 dwellings proposed for rural areas.
- 2.7 St Lawrence is considered to constitute a sustainable rural settlement that would benefit from an appropriate level of growth over the plan period, to support the rural economy. St Lawrence has a number of services that includes a church, a local shop that encompasses the post office, a public house, a large caravan park and a water sports and sailing club. It is considered that the village would benefit from a modest level of housing growth in order to support the local village services. The site is situated in a sustainable location, adjacent to the existing settlement boundary of St Lawrence on its northern and east boundary. It will provide a logical infill to the village and will provide symmetry in the housing growth either side of Main Road. The site being 1.4 hectares is an appropriate size to support the level of growth to be allocated in rural settlements, such as St Lawrence. Development on this site is considered to provide an appropriate termination of growth to the south of the village. The site benefits from good access onto Main Road, with good visibility splays in both directions. The site is considered to be fully deliverable in this regard. The site is also in close proximity to local bus services, which further add to the sustainable location of the site for development.
- 2.8 It is therefore considered that this land forms the most suitable location in St Lawrence to accommodate the housing growth in the village as part of the Rural Allocations Development Plan Document. The landowners of the site are fully committed to a development on this site and the site is fully deliverable.

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

- 2.9 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 west of Main Road, St Lawrence is sustainably located with strong linkages and easy access to the local bus route. 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. Summary

- 3.0 This representation has been prepared by Strutt and Parker on behalf of AJ and M Cowell and has demonstrated that land to the west of Main Road, St Lawrence should be allocated for a residential use as part of the emerging Local Development Plan.
- 3.1 The allocation of this site is in accordance with criteria set out in the NPPF. It is situated adjacent to the development boundary of St Lawrence and is effectively enclosed between the two development boundaries for the settlement. The site is well enclosed with residential development north and east, supported well by transport infrastructure; both public and vehicular. It is of a small enough scale at 1.4 hectares to complement the character of the village.
- 3.2 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.
- 3.3 Further information on the deliverability of the site will be submitted as part of the Rural Allocations Development Plan Document, as required by Maldon District Council.