

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	<input type="text" value="Nik Wheeler"/>	Address	<input type="text" value="1 St James's Square"/>
		Line 2	<input type="text" value="Manchester"/>
Company <i>(if applicable)</i>	<input type="text" value="GL Hearn on behalf of Gladman Developments Limited"/>	Line 3	<input type="text"/>
		Line 4	<input type="text"/>
Email address:	<input type="text" value="Nik.wheeler@glhearn.com"/>	Postcode	<input type="text" value="M2 6DN"/>

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

Please refer to our separate submission on this matter

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

If you disagree, is there an alternative distribution of new housing which you would prefer? [Please use BLOCK CAPITALS]

Please refer to our separate submission on this matter.

Q4 It is proposed to develop two Garden Suburbs in Maldon and Heybridge which will be comprehensively planned to ensure the provision of a mix of housing, community and educational facilities, open space and new transport provision.

	<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
Do you agree with the proposals for development in Maldon and Heybridge (Policy S4)? <i>(please tick one box)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please refer to our separate submission on this matter.

Q5 The distribution of new housing in Burnham-on-Crouch has been reviewed in response to comments received during the last consultation. It is now proposed to distribute the new housing between three smaller sites instead of one large site.

	<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
Do you support the strategy for housing development in Burnham-on-Crouch (Policy S6)? <i>(please tick one box)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please refer to our separate submission on this matter

Q6 In response to comments made during the last consultation, the number of new dwellings to be accommodated in North Fambridge has been reduced from 300 to 75.

	<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
Do you support the strategy for housing development in North Fambridge (Policy S7)? <i>(please tick one box)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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.

	<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
Do you support the strategy for housing development in other rural villages (Policy S7)? <i>(please tick one box)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please refer to our separate submission on this matter

Q8 A policy has been included in the Draft LDP to ensure that the use or display of advertisements do not have an adverse impact on amenity and public safety.

	<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
Do you agree with this approach (Policy D6)? <i>(please tick one box)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q11 The Council is committed to working with our partners to improve healthcare facilities within the District

	<i>Strongly Agree</i>	<i>Agree</i>	<i>No Opinion</i>	<i>Disagree</i>	<i>Strongly Disagree</i>
Do you support development on an appropriate greenfield location at the edge of Maldon if it were to deliver a new Community Hospital or similar healthcare facilities (Policy I2)? <i>(please tick one box)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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]**

Please refer to our separate submission on this matter

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 refer to our separate submission on this matter

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 refer to our separate submission on this matter

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.

Maldon District Maldon District Council, Princes Road, Maldon, Essex CM9 5DL



GL Hearn

Maldon District Council Draft Local Development Plan 2014 - 2029

**Representations on behalf of Gladman
Developments Ltd**

October 2013

Prepared by

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APPENDIX A: Plan identifying the location of the proposal site

1 INTRODUCTION

- 1.1 These representations have been prepared by GL Hearn on behalf of Gladman Developments Limited (GDL), who specialise in the promotion of strategic land for residential development. GDL are promoting land to the east of Southminster for a new sustainable housing development of up to 375 dwellings.
- 1.2 These representations have been made to the Draft Maldon Local Development Plan (LDP), and in particular provide additional information to supplement the responses contained in the Public Consultation Questionnaire, which relates to the quantum and distribution of new housing within the District over the plan period, the Sustainability Appraisal and other policies within the LDP.
- 1.3 Section 2 below addresses the housing target and land supply over the next 15 years, Section 3 responds to the distribution of new housing and the strategic allocations and Section 4 contains additional information on other matters.

2 HOUSING DELIVERY TARGET

- 2.1 The housing target of 4,410 dwellings to be provided between 2014 and 2029 under Policy S2 has not been identified in accordance with the evidence base requirements of the NPPF.
- 2.2 In order to boost significantly the supply of housing, the Framework requires local planning authorities to use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in their housing market area (paragraph 47). It should be based on adequate, up to date and relevant evidence (paragraph 158). The advice in paragraph 159 on how authorities should gain a clear understanding of housing needs in their area is unequivocal. They should prepare a Strategic Housing Market Assessment to assess their full housing needs and identify the scale and mix of housing tenures that the local population is likely to need over the plan period.
- 2.3 The draft LDP housing target is not based upon a SHMA even though paragraph 2.22 indicates that a SHMA was prepared for the Council by DCA in 2012. Rather, the Council has chosen to use an assessment of the Sub National Population Projection prepared by the Essex Planning Officers Association in 2013 which simply identifies a housing target (294 dwellings pa) and falls well short of the requirements of a SHMA. It has done this even though the Draft LDP Technical Paper: Identification of Maldon District's Objectively Assessed Housing Needs (April 2013) records that five other authorities have withdrawn from or suspended their local plan Examinations following advice from Inspectors that they failed to identify or plan for the objectively assessed needs of their areas since they did not have an appropriately completed SHMA. A further authority, North West

Leicestershire District Council, has just withdrawn its submission Core Strategy for the same reason following the Inspector's advice that it would be difficult to conclude that it meets the soundness requirements. It is now commissioning a SHMA.

- 2.4 It is clear that the Council has ignored the requirement of the NPPF to base its housing target on a SHMA as well as the experience of other authorities which clearly demonstrates that a Plan will be found to be unsound in these circumstances. Since it is not based upon an up to date and reliable SHMA which fully and objectively assesses its housing needs, it fails two of the tests of soundness that it should be positively prepared and justified.

Housing Supply/Housing Trajectory

- 2.5 The main consequence of the failure to base the housing target on an up to date and reliable SHMA is that the total land supply figures cannot be regarded as reliable and will require amendment in due course. Notwithstanding this, the housing land supply table in Policy S2 over estimates the potential delivery over the plan period for the following reasons:

1. A windfall allowance should only be made for the first five years of the Plan period in accordance with paragraph 48 of the Framework. The 220 dwellings allowance made for years 6 – 15 should therefore be deleted and additional land allocated to accommodate this number of units.
2. The 1,880 dwellings total delivery output for the Years 0-5 is a substantial over estimate given lead in times for development, particularly for the Maldon and Heybridge New Garden Suburbs which between them account for 36% of the intended total provision for this period.

Maldon Garden Suburb

- 2.6 420 dwellings are shown to be provided at the Garden Suburb within 0-5 years. However, from Land Registry research there appears to be no developer interest to date. Within the master plan area nine separate titles have been identified with six separate ownerships. For the quantum of infrastructure envisaged, some form of partnership needs to be agreed between the parties or for a developer to act on all their behalf. Without such an agreement the masterplan cannot be delivered. Such negotiations are commonly lengthy and without reaching agreement no delivery can be assumed as being achievable within the five year period.
- 2.7 To provide a new primary school requires funding to be shared between all parties. The relief road will need to be forward funded before any revenue is generated from the development.
- 2.8 For a development of this size there could be capacity issues in respect of other utilities not currently identified. Whilst gas reinforcement has been identified there is no indication as to costs

or programme. It is noted that there are also sewer network constraints where *'strategic growth to the south of Maldon would require a drainage strategy to identify the appropriate mitigation and infrastructure measures'*. (LDP paragraph 2.58).

2.9 Even the most favourable timescale for land assembly is assumed, the most optimistic delivery timetable would be:

Year	Action	No of Completions
1	Developer appointed. All parties agree to cooperate	0
2	Preparation of all technical work. Councils SPD produced and planning application submitted	0
3	Outline Planning Approval, Infrastructure Design and reserve matter approvals	0
4	Commencement of Infrastructure. First houses available	10
5	Two developers producing 50 dwellings each per annum	100
	Total	<u>110</u>

2.10 With this realistic scenario only 110 out of 420 dwellings would be delivered. 310 dwellings would not be delivered in the 5 year period. It would not be feasible for those dwellings to be provided over the remaining 10 years with the result that an additional site or sites would be needed to deliver these dwellings.

Heybridge New Garden Suburb

2.11 At Heybridge Garden Suburb 250 dwellings are to be provided in years 0-5. From Land Registry research there appears to be confirmed developer interest. However this does not include all the land required for the development identified within the masterplan.

2.12 The relief road for Heybridge is necessary for the developers to access the site. At least half of the road would need to be implemented first before any development could occur. A strip of 100 dwellings at Holloway Road could be developed without the need for a relief road.

2.13 A new primary school requires funding to be shared between all parties and the relief road forward funded for the majority of the development. Investment is needed to support the period between commencement and the first new home for sale. Archaeology has been identified as a major constraint which may delay development.

2.14 The above programme issues would give rise to the estimate shown in the table for development at Heybridge:

Year	Action	No of Completions
1	Developer completes partnership agreement and prepares technical work with an adopted development plan being prepared simultaneously	0
2	Planning Application Submitted with outline approval	0
3	Infrastructure Design and reserve matter approvals and commencement of scheme	0
4	First Houses available on first area available assuming 50 dwellings pa delivery	50
5	100 dwelling site complete and 25 dwellings associated with half completed relief road	75
	Total	<u>125</u>

2.15 With this more realistic scenario 125 dwellings would be provided within 5 years leaving at least a further 125 dwellings that would not be delivered until a later point.

Strategic and Rural Allocations

2.16 Lead in times for the Maldon, Heybridge and Burnham-on-Crouch Strategic Allocations and the Rural Allocations would be a minimum of two years if a developer is ready to submit an application, which for many sites will not be the case. Since 800 dwellings or 43% of the first five years supply of 1,880 dwellings are intended to be delivered by these sites, significant delays will have a considerable impact on both the five year and plan period delivery and require additional sites to compensate for the shortfall.

Shortfall on Delivery

2.17 Consequently, of the 1,880 dwellings which are identified for delivery within the 0-5 years period, only 1,445 and potentially many less could be provided due to lead in times. Very few dwellings could be provided before year 3 meaning that the current substantial shortfall on the 5 year housing land supply will remain until well into the plan period.

2.18 Even if it is assumed that the current target figure remained, the total minimum shortfall for which additional sites would need to be found is 655 units:

Windfall	220
Maldon Garden Suburb	310
Heybridge Garden Suburb	<u>125</u>
TOTAL	655

- 2.19 Delays with delivery of the strategic sites will increase this requirement. If a new SHMA identified a higher target this would further increase the requirement. The Gladman site at Cripplegate Lane Southminster can provide up to 375 dwellings in a recognised sustainable location as expanded upon below and meet part of the shortfall against the supply of 4,430 dwellings identified in the draft policy.
- 2.20 In its present form, this part of policy S2 is unsound since it fails to identify sufficient sites to deliver requirements over the plan period. It is neither positively prepared nor effective as a result.

3 LOCATIONS FOR HOUSING AND STRATEGIC ALLOCATIONS

- 3.1 Question 3 of the Public Consultation Questionnaire seeks responses to the proposed distribution of new housing within Policy S2 of the draft LDP.
- 3.2 The general approach of Policy S2, the Strategic Growth Policy, focuses in particular on the growth of the towns of Maldon, Heybridge and Burnham-on-Crouch. This excludes Southminster where previously the LDP Preferred Options Consultation Document (2012) had identified a *“clear steer as to where strategic growth should be concentrated”* from consultation responses to earlier stages in the process which further gave *“Strong support for housing growth in Southminster”* (Para 2.4.18). It went on further to identify an ‘Alternative Spatial Distribution Option 1’ wherein up to 500 new dwellings were contemplated in Southminster. However, this option was discounted due to perceived infrastructure and environmental constraints, and in particular sewerage capacity constraints.
- 3.3 On this basis, support for housing growth has not been carried forward into this latest stage of the draft plan, with the only recognition of the potential for housing growth in Southminster indicated in Appendix 6, which identifies ‘Alternative Growth Options’. Within this, Scenario 7 seeks to accommodate 700 new dwellings in Southminster, but again this scenario appears to have been discounted as a result of the view being taken that *‘The level of sewerage upgrades required could significantly reduce financial viability of development in Southminster’* (Page 149).
- 3.4 In view of this position, it is significant that GDL have progressed pre-application enquiries with the LPA with regard to the site to the East of Cripplegate and South of New Moor Farm (See site location plan at Appendix A). A pre-application meeting was held on 9th May 2013 between planning officers and representatives from GDL and GL Hearn. At that time a proposal for 190 dwellings on part of the site was discussed, and the LPA’s response was set out in a letter from Chris Purvis, the Interim Development Control Team Leader, dated 30th May 2013. Within this letter it was stated that the site is considered to be located in a sustainable location based on distance to facilities and transport connections, and it also outlined a number of matters which would need to

be addressed within a planning application. These included housing mix, detailed design and layout, landscape and visual impacts, highways implications, ecology and sewerage constraints. None of these matters are insurmountable, such that a planning application for the site is being considered.

- 3.5 It was also indicated at the pre-application meeting on 9th May 2013 that GDL have been in discussions with Anglian Water (AW) to establish both the sewerage undertaker's responsibility and practical issues for delivery should upgrade works to the Sewerage Treatment Work (STW) or the network be required.
- 3.6 Further discussions have taken place with AW subsequently and a range of development options have been tested by AW. This concluded that for a development of up to 190 dwellings there would be no requirement for upgrades to either the STW or the sewer network. Whilst for a development of up to 375 dwellings at the site there would be no requirement for an upgrade to the STW, and although any potential upgrade to the network is still being modelled by AW, their view is that the proposal site could connect to the system at the furthest point east of the settlement and would only possibly necessitate additional storage. GDL have also confirmed that any potential costs involved with drainage improvements at the site would not significantly impact on the viability of the housing scheme.
- 3.7 In light of this, it is clear that sewerage capacity at the GDL site would not be an insurmountable issue, nor would there be any other issues which would prevent a sustainable development from progressing at the site to the east of Southminster for up to 375 new dwellings. On this basis, there is no justification for excluding large scale development at Southminster from the LDP.

Strategic Growth

- 3.8 Policy S2 states that strategic growth will be focused at the District's main settlements as they constitute the most suitable and accessible locations in the District. However, it is our view that strategic growth should be focussed on the District's main settlements and where appropriate, larger villages (our emphasis), in particular at Southminster. Southminster is recognised as the largest village in the District within the Draft LDP, and as mentioned above the LPA acknowledge that both Southminster and the proposal site represents a sustainable location for new housing development.
- 3.9 Paragraph 2.25 of the Draft LPD contains the supporting text to Policy S2 and states that the Council's strategic growth approach is based on a consideration of development capacity, the environmental and infrastructure constraints, land availability, local opportunities as well as advice received both from statutory and non-statutory bodies and organisations, and this has led to a strategy that has concentrated development on the District's main settlements namely Maldon,

Heybridge and Burnham-on-Crouch. However, it is clear from the above, and the response to the pre-application discussions with the LPA and the characteristics of the proposal site, that there would be no insurmountable issues with development capacity, environmental or infrastructure constraints, land availability or local opportunities, in relation to the site and, by extension, Southminster as a settlement.

- 3.10 The subsequent paragraph (2.26) goes on to state that by containing the majority of growth within and adjacent to the main settlements, there are more opportunities for sustainable transport, maximising the potential of walking, cycling and public transport. The aim is to enable a more sustainable pattern of development to be pursued, rather than a more dispersed option which could result in an increase in car-borne commuting. It has however, already been recognised that the proposal site in Southminster is in a sustainable location, and furthermore unlike Maldon or Heybride, it benefits from access to a local railway station, which provides regular services which link to Liverpool Street in London. It is therefore the case that sustainable transport opportunities are available for Southminster, and this further supports the case for substantial additional development in the settlement.
- 3.11 It is evident from the above that when tested against the criteria used to identify strategic locations there is no reason why Southminster could not accommodate new housing as a Strategic Growth Area to assist with the delivery of housing within the District. This would help to address the current deficiency in the amount and distribution of new housing within the Draft LDP, which would leave the housing needs within Southminster unmet and is at odds with a fundamental objective of the plan to ensure that the district's strategic growth brings improvements to the quality of life for all. Instead, the current position would require those wishing to live but unable to find housing in Southminster, needing to move to the Strategic Growth Areas. As such, each housing area within the District will have its own requirements and this should be reflected in the spatial distribution of housing supply.
- 3.12 The clear conclusion from this is that Southminster should be identified as a Strategic Growth Area and the GDL site to the east of Southminster should be identified as a Strategic Allocation within the LDP. There are no insurmountable problems which would prevent the site from being developed for housing, and importantly, dwellings could be delivered on the site within the early part of the plan period to assist with meeting the current housing needs.
- 3.13 Therefore, in response to Question 3 on the Public Consultation Questionnaire, GDL **strongly disagree** with the distribution of new housing proposed in policy S2 of the Draft LDP and consider it to be unsound as it is not justified in view of the NPPF Paragraph 182. This could be rectified by identifying Southminster as a Strategic Growth Area to cater for local needs and contribute to housing supply in the early part of the plan period.

4 OTHER MATTERS

Sustainability Appraisal

- 4.1 Question 13 of the Questionnaire asks for comments on the Sustainability Appraisal (SA) which has been prepared to support the Draft LDP. GDL **disagrees** with the results of this SA specifically in relation to Southminster and in particular with reference to the Detailed Assessment Table 7 in the SA Appendices.
- 4.2 Taking the points in the table reference order:
5. Within the context of the Objective it states there are no obvious direct effects for new housing in Southminster. This is incorrect as it does not recognise the additional revenue support that new housing would generate to maintain the branch rail connection to the settlement.
 7. With further housing there is likely to be an enhancement in biodiversity by the creation of landscape infrastructure more varied than the intensely farmed agricultural land. The important ecological features could be protected. It should therefore be seen as minor positive rather than a minor negative. The SA should be amended accordingly.
 8. Development at Southminster in respect to protect water resources is no different than Maldon & Heybridge Growth areas which is shown as positive. SuDs networks will be a requirement of all new developments. With the Foul water strategy being agreed with Anglian Water this will provide a major positive to the Network. The SA should be amended accordingly.
- 4.3 The Growth Capacity Testing Assessment Summary (p236) recognises that increased development in Southminster could socially enhance the existing area and help to spread development more equitably through the District which is agreed by GDL. However, the summary fails to recognise that there is no greater impact on water & sewerage resources with a housing development in Southminster than any of the other locations where housing growth is proposed.
- 4.4 Taking the above matters in the correct context the SA would confirm Southminster as one of the most sustainable settlements in the District and should therefore accommodate a Strategic Growth Area.

Comments on Other Policies and Proposals Map

- 4.5 Policy S8 (Settlement Boundaries) identifies Southminster as a Larger Village, however the description at Paragraph 2.92 fails to recognise Southminster's access to higher order services due to the rail connection. There should be a caveat in respect to Southminster in recognition of this difference.

- 4.6 Policy D2 (Climate Change) suggests that all residential development should be built to code level 3, however whilst GDL agree with meeting the government commitment to improvements in building efficiency in respect to climate change this remains as a non-statutory measure. For the policy to be compliant it should meet Building Regulations Part L 2010 at the time any planning permission is granted. In order to meet the building regulations options available will need to be considered for incorporating renewable energy or low carbon generation options that will help provide a reduction of 10% of the developments predicted annual carbon emissions.
- 4.7 Policy H1 (Affordable Housing) the threshold of 5 or more is queried as there is no assessment as to the number of schemes less than 5 that would not be contributing to the overall affordable housing provision. In respect to rural allocations this could lead to a significant reduction.
- 4.8 Policy H2 (Housing Mix) GDL are supportive of the wording of this policy.
- 4.9 Policy T1 (Sustainable Transport) GDL are generally supportive of the principles and Paragraph 7.7 correctly recognises the benefits of the railway station in Southminster. Links to the station could be improved by new development at Southminster.
- 4.10 Policy I1 (Infrastructure & Services) GDL disagree with the emphasis that has been given to infrastructure delivery in which such matters are mainly dealt with in other primary legislation. The LDP should ensure that it is consistent with paragraph 204 of the NPPF in respect of the test for planning obligations. The current policy drafting is not consistent, as it is not for the LDP or the planning process to require planning obligations to negate the statutory bodies from their responsibilities. GDL have already made the point in respect to water & sewerage undertakers governed by the water act 1991. All other utilities have similar acts to comply with their duties.
- 4.11 Paragraph 8.8 correctly identifies infrastructure must be directly related to development but has not been transposed correctly into the actual policy. One of the reasons for this is that the LDP treats social & green infrastructure in the same way as physical infrastructure. They need to be treated separately for the reasons given above.

Appendices

APPENDIX B: Plan identifying the location of the proposal site



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Rev	Date	By	Revision notes
*	*	*	*
LEGAL			

CRIPPLEGATE, SOUTHMINSTER

LOCATION PLAN

Drawn by PT	22.01.2013 22.01.2013
Scale(s) 1:2500 @ A3	
Drawing No GDL/2013-010/001	