

WOODHAM WALTER PARISH COUNCIL

Maldon District Council
Local Development Plan Preferred Options Consultation
Planning Policy Team
Princes Road
Maldon
Essex
CM9 5DL

14 October 2013

By email to: policy@maldon.gov.uk

Dear Sir

Woodham Walter Parish Councillors have viewed the revised Draft Local Development Plan for the Maldon District and conclude that our letter to the original consultation in 2012 is still relevant and they would like this letter (dated 12th August 2012 and attached below) to be taken into account along with the following additional comments:

Councillors have noted that there are two significant developments with the updated draft LDP. The first is the intention to start a further consultation on the nature of 'Garden Suburbs' in the large development zones in Heybridge and Maldon (Policy S4 and S5). The second is the Rural Communities (Policy S7) 'rural allocation' for unspecified housing in outlying villages.

- We acknowledge that further consultation is proposed regarding the concept and nature of 'garden suburbs'. We are keen that this leads to a high quality and traditional density, sustainable development akin to an established village rather than tight packed housing reliant on communal open space to reduce the overall density.
- We would encourage the early commencement of a process to clarify and quantify the rural allocation in a timescale consistent with the LDP. This will need to include some sensible working definition of sustainable development to allow a degree of consistency in application.
- Councillors discussed Policy H6 Provision for Gypsy and Travellers and concluded that they are opposed to the policy and have concerns that villages that currently have provision for Gypsy and Travellers do not become saturated. Wood Corner in Woodham Walter with 20 pitches already exceeds recommended targets and councillors would be opposed to any future plans for providing additional provision through intensification and/or improved orientation or expansion of the site.

Thank you for allowing us the opportunity to make our comments.

Yours faithfully



Mrs J Bannerman
Parish Clerk

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Copy of letter to 2012 Consultation

Maldon District Council
Local Development Plan Preferred Options Consultation
Planning Policy Team
Princes Road
Maldon
Essex
CM9 5DL

28th August 2012

By email to: policy@maldon.gov.uk

Dear Sir

Woodham Walter Parish Councillors discussed the contents of the consultation on the new Maldon District LDP at our meeting on Monday 13th August 2012.

On balance the report is positive and a sensible balance has been achieved. Woodham Walter Parish Council is generally in agreement with the preferred options which are often the only sensible option. However, a number of observations give cause for caution or concern:

- The plan is not capable of approval at this stage as many of its proposals are predicted on unsubstantiated or incomplete information. For instance, the whole plan is based on the population growth and need for housing etc. but settlement options are appraised on inconsistent criteria such as train and road access. However, the Heybridge and Maldon settlements have no train and completely overloaded road networks for which no substantial improvement is proposed.
- Concern was raised that the consultation workshops with Parishes was stated as having been taken into account. It had been thought that these had been theoretical meetings that had not achieved anything substantive.
- Concerned that no employment or economic assessment goes with the proposed new houses – where is the work or are occupiers of new houses expected to commute out of the district?
- Concern how the 4 developmental areas were chosen, e.g. if they are expecting commuters shouldn't the development be nearer to access routes?
- The document offers insufficient emphasis and thought to highways issues, it is not clear how additional houses are to be serviced by transport links.

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- There should be improved sustainable transport connections to mainline stations.
- Concerned regarding Highways that the report suggests improvements only to road junctions. The A414 ought to benefit from an improved connection to the A12. The A414 through Danbury is impossible to widen and almost impossible to bypass whereas Maldon's industry and the projected Causeway regeneration would hugely benefit from an improved connection at the A12 Hatfield Peverel/Witham junction/s – by-passing Langford, especially as this village is earmarked for growth. This would also serve to relieve the A414 through Danbury.
- Maldon has the potential for more industry which needs to be re-established.
- More consideration should have been given in the LDP to economic prosperity. Essex graduates/highly educated go outside of the county to work because of the types of employment currently available in the district/county. If the area is to have any chance of competing in a global market this needs to be considered.
- Like to see a policy which seeks to control external lighting and security gates to protect rural areas.
- Very much in favour of policy to protect the rural landscape (5.4.9v) and that extensions to residential curtilage into the countryside should not normally be permitted.
- Provision for Travellers – considers it would be worthwhile emphasising that Wood Corner should not be extended from the existing 20 pitches.

Thank you for allowing us the opportunity to make our comments.

Yours faithfully



Mrs J Bannerman
Parish Clerk