

# 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](http://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](http://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	MISS S. RAVEN	Address	DHA PLANNING
		Line 2	ECLIPSE HOUSE, ECLIPSE PARK
Company (if applicable)	CARE OF DHA PLANNING	Line 3	SITTINGBOURNE ROAD
		Line 4	MAIDSTONE
Email address:	TOM.GILBERT@DHAPLANNING.CO.UK	Postcode	ME14 3EN

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

	<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 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.**

	<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 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.**

	<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 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.**

	<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 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**]**

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

SN21-PURLEIGH  
MEADOWS  
(POLICY N1)

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

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]

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](mailto:policy@maldon.gov.uk) or by telephone on 01621 876202

This document can be made available on request in larger print, braille and audio and in languages other than English. To obtain a copy in an alternative format please contact the Planning Policy Team on 01621 876202.

Response to Maldon District Local Development Plan  
Draft LDP Consultation 2013  
On behalf of Miss S. Raven, Purleigh Wash Farms

Our Ref: DGH/9501

## Consultation Response – Q14. Proposals Map and any Other Policies in the Draft LDP

This representation has been submitted by DHA Planning Consultants on behalf of the landowner Miss S. Raven of Purleigh Wash Farm, in relation to land at Purleigh Meadows (Figure 1).



Figure 1. Site Location Bordered in Red

Objection is raised to the Council's proposed allocation for Natural and Semi Natural Open Space shown under designation SN21 Purleigh Meadows, under the provisions of Policy N1 Green Infrastructure Network.

It is considered that this designation does not pass the tests of soundness (justified, effective and consistency with national policy) and accordingly the plan would be unsound with the retention of this proposal as drafted. Outlined below are the reasons why we feel that the site designation should be amended.

We would disagree with the proposal for the whole of Purleigh Meadows (SN21) to be designated as an area of Natural and Semi Natural Open Space as we consider that this is unjustified. The designation is not in line with the present land use of the site, which is a lawful use for agriculture. Within the Council's evidence base for the designation of Natural and Semi Natural Open Space (Green Infrastructure Strategy, 2011), it recommends that designations for open space should be for areas as defined as such in the now defunct PPG 17, home to biodiversity or follow a green corridor such as a footpath. The designation of

Purleigh Meadows as Natural and Semi Natural Open Space has not been proven on these grounds. There are no international, national or local wildlife designations for the site. The Council has not proven within its provided evidence base that there is significant biodiversity on the site requiring protection and has not shown that there is a need for this site to be used as a public recreational resource.

There is a limited amount of use of the site for public amenity at present. Two Public Rights of Way (PROW) run through the site from the western boundary to the northern and eastern boundaries. However, these only go through half of the site and so therefore the designation of the whole site is not justified on the basis of current public access.

The evidence base is set out in support of the Maldon District Green Infrastructure Strategy, 2011 for the justification of Policy N1 that protects the allocation of Green Infrastructure sites in the district. This evidence for the proposed open space allocation does not suggest that more provision of open space is needed within the Parish of Purleigh.

On the grounds of amenity we note that the level of Public Parks and Amenity Space in Purleigh is considered to be sufficient (Figure 3.1 of Maldon District Green Infrastructure Strategy, 2011). The provision for allotments is in deficit, but there is no analysis of whether there is enough natural and semi natural open space. The proposed designation does not purport to include allotment gardens so the evidence base does not therefore provide a justification for this allocation.

The second test to prove that any plan is sound is for it to be proven to be effective. The effectiveness of a plan can be assessed by the deliverability of a policy. We do not believe that this proposal is capable of being implemented as it stands.

The existing site does evidently not provide for semi or natural open space, being in agricultural use. In order to provide for the deliverability of this designation there is a need to firstly secure the necessary planting and changes to the site to create this amenity. Any plan designation also requires a relevant body to manage the natural and semi-natural sites in the longer term. No discussions or consultations have occurred with the landowner in relation to this proposal and our client is disinclined to co-operate without an agreed way forward to deliver this site allocation. In the absence of such co-operation, this proposal cannot be implemented without compulsory purchase involving the use of public funds.

However it is considered that a significant part of this site can be delivered to provide for a natural or semi natural site as a public amenity through the provision of a housing scheme as an enabling development. The provision of a limited amount of residential development on part of the site could secure the desired open space with planting and maintenance at no cost to the public authorities. This scheme would therefore provide the mechanism to ensure that the proposed allocation is effective in delivering this policy proposal.

In the light of the above, we do not consider that the proposal is deliverable and thus fails the test as set out in the NPPF (para 173). The plan as drafted thus fails to provide for the deliverability of sustainable development and as a result cannot be said to be sound.

## Summary

It is felt that the designation of the whole of the Purleigh Meadows site is unjustified and undeliverable in terms of draft designation SN21.

The policy provision for the identification and use of this land for natural and semi natural open space has not been justified through the evidence base. It is incapable of being implemented without the co-operation of the landowner and whilst practical requirements could be met for the northern section of the site to be designated, as two PROW run through this part of the site making it more easily accessible, the land has limited amenity value at present without further planting and works needed to manage the facility. It is considered however that the northern half of the site could be delivered as natural or semi natural open space if a residential development was permitted on the southern section of the site.

It is felt that a lack of consultation with local stakeholders has taken place which causes this designation to be undeliverable. A way forward would be a discussion with the school and the landowner to provide a way forward. If this discussion does not take place our client intends to pursue this objection to its ultimate conclusion.