



**REPORT of
ACTING HEAD OF PLANNING SERVICES**

to
PLANNING AND LICENSING COMMITTEE
15 APRIL 2010

**MALDON DISTRICT LOCAL DEVELOPMENT FRAMEWORK - PROGRESS
REPORT**

1. PURPOSE OF REPORT

- 1.1 To inform the Committee that the Planning Policy Panel met on 17 March, 24 February, 2 February and 13 January 2010, and of its deliberations.
- 1.2 To update the Committee on the position of the Local Development Framework and to propose a revised timetable for the production of the Maldon District Local Development Framework.

2. AREA FOR DECISION / ACTION

2.1 Planning Policy Panel

- 2.1.1 The minutes of the meetings held on 17 March, 24 February, 2 February and 13 January 2010 set out the detailed proceedings and conclusions of Planning Policy Panel in relation to the development of the Core Strategy (attached as **APPENDIX 1**).
- 2.1.2 Following the Regulation 25 Consultation which took place between April and June 2009, the Planning Policy Panel has now reviewed the Officer responses to comments received from the public and comments received in connection with the Sustainability Appraisal. Additionally, the content of each of the chapters of the Core Strategy has been reviewed. Amendments have subsequently been made to the responses to comments and the Core Strategy chapters to reflect the discussions of the Planning Policy Panel.
- 2.1.3 Discussions have highlighted areas of potential risk and uncertainty which need to be resolved in relation to the position that the Council may take with regard to future retail provision within the District. In addition, further Planning Policy Panel discussion is required to finalise the indicators to be included within the Implementation and Monitoring chapter, and in relation to policy CS22 of the Core Strategy in relation to approaches to design and concept statements.

2.2 Local Development Framework update – Core Strategy

- 2.2.1 Work on the Core Strategy is progressing, and amendments have been made in accordance with the recommendations of the Planning Policy Panel. The Government Office for the East of England has now reviewed the Core Strategy chapters, and further amendments will be made accordingly to the Core Strategy to reflect their comments.
- 2.2.2 The Core Strategy Pre-Examination Consultation (Regulation 28) was due to take place in March 2010. However, as described above, further amendments are required to the Core Strategy, and some key studies are yet to be completed. The Strategic Housing Land Availability Assessment (SHLAA) must be completed before the Core Strategy document can be published for consultation. The finalisation of the SHLAA is subject to receiving outstanding information from Essex County Council to inform the viability assessments included within the assessment. Other studies in the process of being finalised include the Landscape and Visual Impact Study and the Green Infrastructure Study, which are both being produced externally.
- 2.2.3 Proposed revisions to the Core Strategy timetable are referred to in section 2.4 below, and attached as **APPENDIX 3**.

2.3 Local Development Framework update - Maldon Central Area Action Plan

- 2.3.1 Following on from the initial scoping consultation undertaken for the Area Action Plan (AAP) between April and June 2009, a Members' Seminar was held on 3 March 2010. The seminar included a presentation relating to the production of the AAP, and a subsequent detailed discussion on the proposed content of the AAP. The discussion included the identification of priorities and aims for the AAP, and suggested projects and opportunities to improve Maldon Central Area. A feedback form was distributed to Members in order to enable more detailed feedback to be collected.
- 2.3.2 A summary note of the seminar was distributed to Members on 15 March 2010. This details the key findings, and describes the next steps in the development of the draft AAP (attached as **APPENDIX 2**). The findings from the Seminar, together with the feedback received individually from Members will assist with the development of the emerging draft Area Action Plan.
- 2.3.3 As a consequence of the proposed revisions to the Core Strategy timetable, amendments are also proposed to the AAP timetable (please see section 2.4 below and Appendix 3).

2.4 Proposed revisions to the Local Development Framework timetable

- 2.4.1 It is proposed that the dates for the Core Strategy Pre-Examination Consultation are revised to take into account the need to conduct further work and make further alterations to policies arising from the Planning Policy Panel discussions (referred to in section 2.1 above), as a result of the need to take into account comments received from the Government Office for the East of England, and the need to complete key evidence base studies (see section 2.2 above). In accordance with the committee schedule, the consultation will now commence in July 2010.

- 2.4.2 The timings associated with the submission, examination and adoption of all the proposed Development Planning Documents have been further extended, in accordance with the latest guidance from the Planning Inspectorate. As a consequence, the proposed date for the adoption of the Core Strategy is November 2011. A revised timetable is shown at **APPENDIX 3**.
- 2.4.3 The timings related to the formative stages of the Maldon Central Area Action Plan production have been further revised, in response to the proposed changes outlined in paragraphs 2.4.1 and 2.4.2 above, and the need to ensure that key policies to be included within the Core Strategy, which are fundamentally important to the production of the Area Action Plan, have been finalised prior to the development of the draft Area Action Plan. This will reduce the likelihood of abortive work being undertaken during the development of the Area Action Plan.
- 2.4.4 Once the revised timetable has been agreed, it will be necessary to formally update the Local Development Scheme accordingly to reflect the revised timescales.

3. LINKS WITH CORPORATE OBJECTIVES

- 3.1 The progression of the Local Development Framework supports the implementation of the corporate objectives, namely:
- Protecting our rural heritage;
 - Supporting an active local economy;
 - Increasing the affordable housing supply; and
 - Promoting civic pride.
- 3.2 The Local Development Framework will also help to encourage and maintain a District which takes pride in itself, in accordance with the corporate vision of the Council.

4. IMPLICATIONS

- (i) **Corporate Risk** – Progression of the Local Development Framework is a corporate priority for 2010 / 2011. The Local Development Framework provides the planning policy framework for facilitating the implementation of other corporate projects and service delivery and is part of the basis for the assessment of Housing and Planning Delivery Grant.
- (ii) **Sustainability** – the development of the Core Strategy and Area Action Plan are subject to a formal Sustainability Appraisal process. The Local Development Framework will provide a framework to promote sustainable development in accordance with national Planning Policy Statement 1.
- (iii) **Resources** – the proposed revisions to the Local Development Framework timetable reflect the available resources, assuming that current resourcing is maintained for the remainder of the timetable period.

5. CONCLUSIONS

- 5.1 Following the recent deliberations of the Planning Policy Panel, and correspondence received from the Government Office of the East of England, there is a need to undertake further work on the Core Strategy prior to the Pre-Examination Consultation. As a result, it has been necessary to undertake a review of the Local Development Framework timetable. Once the revised timetable has been agreed, it will be necessary to update the Local Development Scheme accordingly.
- 5.2 The Core Strategy work programme, and the work of the Planning Policy Panel in support of this needs to continue as the main priority for progressing the Local Development Framework.

6. RECOMMENDATIONS

- (i) The proceedings of the Planning Policy Panel as set out in Appendix 1 be noted.
- (ii) The proposed revised Local Development Framework work programme attached as Appendix 3 be endorsed pending the revision of the Local Development Scheme.

Background Papers: None.

Enquiries To: Jennifer Candler, Acting Head of Planning Services, (Tel: 01621 875870).

PLANNING POLICY PANEL MEETING MINUTES

Draft notes of meeting held on Wednesday 17 March 2010

Present: Cllr Bryan Harker (Chairman)
 Cllr Frank Delderfield
 Cllr Brian Beale
 Cllr Anthony Cussen (representing Cllr David Horner)
 Cllr Stephen Savage
 Cllr Miriam Lewis (representing Cllr Sheila Young)
 Jennifer Candler – Acting Head of Planning Services
 David Coleman – Spatial Planning & Implementation
 Carol So – Spatial Planning & Implementation

In attendance: Marilyn Ford (Notes)

1. Apologies: Cllr David Horner
 Cllr Sheila Young
 Linda Weeks – Spatial Planning & Implementation
 Tai Tsui – Spatial Planning & Implementation
 Jackie Longman – Conservation Officer
 Lynn Marston – LSP Development Officer

2. Notes of last meeting held on 24 February 2010

Members agreed that the recordings of the Planning Policy Panel meetings should be referred to as “Notes”.

The Notes of the last meeting were then agreed.

3. Matters Arising

3.1 (Ref 3.3) – Concept Statements)

Action: Jennifer still to complete work on Concept Statements

3.2 (Ref 4.3.2) – Indicators

Indicators will be discussed when there is a better understanding of the policies

3.3 (Ref 6.1) – Strategic Housing Land Availability Assessment (SHLAA)

Jennifer said that information was still awaited from Essex County Council which affects the viability of the SHLAA.

4. Items for Discussion

Since there were a lot of documents to get through, Cllr Harker asked Members to try and restrict their comments to agreeing or disagreeing with the consultation responses. If there was disagreement then Members should agree the new wording.

4.1 Chapter 3 – Balancing Housing

4.1.1 Consultation Responses

Q15 ID 56 – 3rd bullet point should read “SHLAA 2010 to be published and available” etc.

Q15 ID 65 – Cllr Miss Lewis mentioned the infrastructure and housing needs. She said that some housing was more than 30 minutes away from facilities and services. Jennifer agreed to address this issue.

Q15 ID 72 – Need to specify what text has been amended.

Q16 ID 1 – Cllr Beale asked when the maps will be available and Jennifer told him this will be when the documents go out to the public for consultation. As soon as they have been produced Jennifer said that she will bring them to the Planning Policy Panel.

Q16 ID 2 – Jennifer explained that the Sadds Wharf application had been decided under previous policy and any further applications for this area will come under the Area Action Plan.

Q16 ID 7 – Need to identify that Cllr Burgess is a Parish Councillor and identify parish.

Q16 ID 53 – Cllr Savage reported that MDC has put pressure on Essex County Council with regard to the B1019.

Q16 ID 72 – Cllr Miss Lewis considered that the Environment Agency were duty bound to provide infrastructure needs, but Jennifer informed her this was Anglian Water, and they would only do this once properties had been built. Jennifer agreed that the wording of the response should be amended to include exactly how text had been changed.

Q16 ID 84 – Cllr Miss Lewis felt that the response did not explain how “due consideration” was being given to the nature of the community in Heybridge. Jennifer said this was being done within the SHLAA and that nothing is being looked at in isolation of any other consideration. It was agreed that the last sentence under bullet point 3 should read, “The SHLAA has taken due consideration of appropriate areas.....” etc. Cllr Beale requested that the SHLAA

be circulated to Members for information and Jennifer agreed to put a copy in the Members' Room, on the understanding that it is not complete.

Q18 ID 5 – Cllr Miss Lewis considered that it was not a good idea to use the words “difficult to address”

Q18 ID 9 – Cllr Beale felt that we should thank ECC for their comment but ask whether they were aware that we are pushing for the B1019. Jennifer agreed to contact ECC.

Action: Jennifer to contact ECC re 1019

Q18 ID 26 – Jennifer agreed to look at re-wording this response with reference to the suggested “Dutch approach” to reclaim land.

Q18 ID 28 – Last bullet point response to read, “MDC will continue to work with the Essex County Council to explore alternative means of providing additional places.”

Q18 ID 47 – In answer to a question from Cllr Cussen, Jennifer said that the existing development boundaries would remain in the LDF document. She mentioned, however, that areas such as Langford (with no clear development boundary) will be looked at through the Development Management plan.

Q18 ID 52 – Cllr Delderfield asked when the Panel could expect to see a copy of the SHLAA and Jennifer told him that she could not give a definitive answer. Essex County Council is being pressed for a response at present. Cllr Harker wondered whether it would be useful if the MDC Leader made contact with the ECC Leader and Jennifer said this might be useful if a response was not received shortly.

Q18 ID 72 – Jennifer to speak to Roy Read and amend the wording accordingly.

Q20 ID 28 – In answer to a question from Cllr Miss Lewis, Jennifer explained that there would be reference in the Housing Strategy to under occupied homes. Reference to this to be added to the response.

Q22 ID 72 – Change “seek” to “achieve code level 3 for Sustainable Homes” etc.

Q22 ID 85 – Reference to the LSP Place Shaping Sub-Group to be made.

Q24 ID 66 – Jennifer to look at the wording of the response.

Q24 ID 95 – Jennifer said that she would clarify the wording of this response with Paul Gayler.

Q26 ID 36 – To add “planning decisions locally are given thorough consideration”.

Q34 ID 28 – RSL’s are not accountable to MDC but do encourage Service Level Agreements. Jennifer said that she will speak to Paul Gayler.

4.1.2 Sustainability Appraisal

It was explained that the comments and recommendations are produced by Atkins, the MDC consultants. The responses are evidence that recommendations have been taken into account and actioned where appropriate.

CS4 – It was mentioned that the sequential response does not take account of the recommendation and Jennifer agreed to look at this issue.

CS5 – Cllr Miss Lewis questioned the omission of this policy, but it was agreed that this policy should be integrated into CS21 and Jennifer will look at the wording.

4.1.3 Policy & Text

Page 2 (3.3.2) – Bullet point 3 – “45” additional pitches incorrect. This should read “35”.

Page 5 (c. Southminster 3.5.6) – Jennifer said she had been informed by Anglian Water that there will be an upgrade to the sewage capacity in Southminster within the next 5 years. Cllr Beale asked for a copy of this information.

Action: Jennifer to copy Cllr Beale with information relating to sewage upgrade in Southminster

Page 11 (Policy CS9 – 3rd paragraph) – Jennifer will check the wording of this paragraph with Paul Gayler. It was suggested that the words “through negotiation” might be removed and it should also be made clear why and for what reasons the Council may impose a local lettings plan.

4.1.4 CS7 Rural Affordable Housing Flow Chart

Jennifer said that this Flow Chart explains how rural exception sites will be considered. This has already gone through the Rural Housing Task Group and the Affordable Housing Board and was now before the Planning Policy Panel for any comments.

Cllr Miss Lewis considered that abbreviations should be explained in full (eg SMART) and that the STEP 1 box at the top of page 1 should end with the words "...as produced by the Parish Councils."

4.2 Chapter 4 – Prosperity

4.2.1 Consultation Responses

Q35 ID 17 – Jennifer to look at re-wording this response.

Q35 ID 21 – Again, changes to be made to the response.

Q35 ID 22 – (Para 1) - It was pointed out that the employment target was set in the East of England plan not the SCS.

(Para 3) – The words "Town Centre" to be removed.

(Para 4) – It was noted that the Council has not made a decision yet on whether to allocate sites for further retail use and Jennifer, therefore, agreed to change the wording. She informed Members that the whole strategy will be going to the Planning and Licensing Committee for a decision.

(Para 5) – Should read "The Council is preparing a Central Area Action Plan as a strategy for the town centre area".

Q35 ID 23 – Cllr Delderfield questioned whether Jennifer considered the Core Strategy to be water-tight and she confirmed that she had every confidence in its robustness. In relation to the Retail Study, Cllr Miss Lewis considered that it was not in the best interests of Maldon to suggest that people go outside of the area for their shopping. Members were split in their decision on this issue.

For the record, it was noted that the original Retail Study was carried out in 2006, updated in 2008 and updated again in November 2009.

Cllr Miss Lewis requested that all information on the Retail Study should go to all Members and Jennifer agreed to put a copy in the Members' Room and also in the Planning Policy Panel folder on the i drive. It was noted that some Councillors would still like a debate on the subject.

Q36 ID 87 – Cllr Miss Lewis considered that the Council has not recognised the current leakage and Jennifer agreed to change the wording.

Q38 ID 26 – Last word to read "merits".

Q38 ID 72 – Reference should be made to “Flood zones 2 and 3” not just 3.

Q38 ID 87 – Wording to be changed again.

Q46 ID 36 – Typing error, second line, should read “deliver”.

4.2.2 Sustainability Appraisal

CS12/13 – With regard to BREEAM, Cllr Miss Lewis questioned why public buildings were “very good” and private buildings were “excellent”. Jennifer said she would look at this in future.

4.2.3 Policy & Text

Members noted the changes, and no further comments were made.

4.3 Chapter 5 – Natural & Build Heritage

4.3.1 Environment – Policy & Text

Again, Members noted the changes, and there was no further discussion.

4.3.2 Coastal Issues

Cllr Cussen said that he supported a Coastal Policy, since the district is surrounded by water on three sides. Members agreed that this policy was needed, and supported the statement, but also understood that it could not be progressed at this stage until other issues have been resolved.

5. Any Other Business

5.1 Core Strategy Update

The Government Office has reviewed the Chapters. Jennifer and David Coleman will now work through the amendments to the documents and review the timetable for delivery.

Jennifer informed the Panel that she will produce an update for the next Planning and Licensing Committee.

Action: Jennifer to report back to Planning & Licensing Committee

6. Date of next meeting

The next meeting will be held at 10.30hrs on Wednesday 14 April 2010 in the Council Chamber. Further meetings will be agreed at this stage.

PLANNING POLICY PANEL MEETING MINUTES

Notes of meeting held on Wednesday 24 February 2010

Present: Cllr Bryan Harker (Chairman)
Cllr Frank Delderfield
Cllr Brian Beale
Cllr David Horner
Cllr Stephen Savage
Cllr Sheila Young
Jennifer Candler – Acting Head of Planning Services
Tai Tsui – Spatial Planning & Implementation
Carol So – Spatial Planning & Implementation
Linda Weeks – SpatialL Planning & Implementation

In attendance: Marilyn Ford (Notes)

1. Apologies: Lynn Marston – LSP Development Officer
Jackie Longman – Conservation Officer

2. Notes of last meeting held on 2 February 2010

The Notes were agreed.

3. Matters Arising

3.1 (Ref 4.2.1) – Chapter 5 Coastal Issues

The Coastal Issues Policy is in hand and will be on the Agenda for the next meeting.

3.2 Abbreviations

It was requested that, in future, all abbreviations should be set out in full and thereafter abbreviations are acceptable.

3.3 (Ref 5.1) – Concept Statements

Jennifer explained that Concept Statements will be covered by policy CS22 in the Core Strategy.

Cllr Horner was not happy that this subject should only be covered by a short presentation at the Planning Policy Panel and Members therefore agreed to re-visit this subject later. Cllr Delderfield felt the Concept Statements would involve resource implications and Cllr Horner considered that there was nobody in the Council qualified to carry out this work. Jennifer said that she would look into how this work could be practically undertaken and also re-wording of the policy.

Cllr Mrs Young questioned whether this would come within the Local Development Framework (LDF) for other people to scrutinise and Jennifer said that the first stage was about content and taking into account the consultation comments.

Cllr Beale wondered whether it was possible to use information already available from other Councils and Jennifer informed him that the methodology is national.

Action: Concept Statements to be discussed again at a future meeting and Jennifer to look at resources and re-wording of policy

3.4 (Ref 5.2) – Design Panel Review

This will now go before the Planning and Licensing Committee (P&L) at a future meeting.

3.5 (Ref 4.1) – Chapter 4 – Prosperity

Members were informed of changes to this Chapter.

3.6 (Ref 4.2) – Chapter 5 – Natural & Built Heritage

Members also informed of changes to this Chapter.

4. Items for Discussion

4.1 Chapter 3 – Balancing Housing

Action: To be discussed at next meeting

4.2 Chapter 7 – People and Communities

4.2.1 Consultation Responses

Q74 ID 28 – Jennifer said that, although it is important to make provision for adequate water, electricity and other services, this may not always be possible through 106 Agreement. However, it may be possible under the Community Infrastructure Levy (CIL) or an alternative strategy.

Cllr Beale questioned if it is possible to look into whether a sewage system is capable of taking further development and Jennifer said that the Core Strategy will address such issues.

In answer to a question from Cllr Savage, Jennifer said that 106 Agreements are related to a development. They will depend on the scheme and any agreement which has been entered into by those concerned.

Q 74 ID 46 – Cllr Horner asked about uni-lateral obligations and Jennifer said that the CIL policy and 106 Agreements will capture these.

Q 74 ID 65 – Jennifer said that it is necessary to look at infrastructure needs through a strategic approach. Cllr Beale questioned old sites which are now being broken down into smaller developments and asked how these will be dealt with. Jennifer said that this will be addressed when working with partners and the community. It was pointed out that although it was not possible to change history it is possible to alter things in the future.

Q 74 ID 89 – Jennifer said that the consultants have been asked to pick up the different needs for both rural and urban areas. It is not considered viable to have all leisure facilities in all rural areas.

4.2.2 Sustainability Appraisal

In connection with modes of transport, Jennifer said that the Core Strategy could not address such items in detail. Actions from the Corporate Priority Programme Board will be looked at in re-shaping the corporate plan.

4.2.3 Policy Context

Members then discussed the Policy document relating to this Chapter and the following points were made:

- Some statements need to be attributed to organisations.
- Page 1 - spelling mistake, next to last paragraph “infrastructure”.
- Page 2 – paragraph above Figure 3, reference to “those aged between 65 and 84”, should read “65 and 79”. It was decided that this paragraph should be re-written.
- Page 3, Table 1, Social – Cllr Harker questioned the words “Town Centres” and Jennifer said this will be changed. Transport – Cllr Harker asked what was meant by “Voluntary Transportation” and Jennifer informed him this included schemes like the Viking Bus and the Bus Buddy. This section will be clarified.

4.3 Chapter 8 – Implementation

4.3.1 Consultation Responses

Jennifer took Members through this document.

Cllr Beale questioned whether dates should be included and Jennifer said this could be changed in future.

Q 76 ID 28 – Cllr Mrs Young asked where people can find the Annual Monitoring Report and Jennifer said this will be on the website. Cllr Beale wondered whether the Courier could also be used.

Q 46 ID 46 & 50 – Needs a line separating these items.

Q77 ID 1 – Cllr Beale said that there were more community transport partnerships that cover this area and Jennifer said she would check.

4.3.2 Text

It was requested that this document should be page numbered.

Comments as below:

- NI 120 – Cllr Horner questioned the wording. Jennifer said that this has been taken from the National Indicator and cannot be changed.
- Page 4 – Cllr Horner asked if the Indicators have been discussed with Members and Cllr Delderfield also questioned whether this had taken place. Members all agreed that these should now be discussed in more detail.

Action: Indicators to be discussed with Members

Cllr Horner said that he objected to the percentage of affordable housing being required on sites and that CS6 needs to be looked at again. He said he would pass his views to Cllr Cussen (who will be standing in for him at the next meeting).

Cllr Horner also questioned the definition of smaller homes and was informed that this was 1-2 bedroom houses. He therefore understood that 70% of new homes will have 1-2 bedrooms, and he did not believe that other Members would agree to this.

Cllr Delderfield considered that it should be market forces that define this percentage and Cllr Horner agreed. Jennifer questioned whether it would be more acceptable to have a threshold in the policy, similar to affordable housing, and it was accepted that this would be a better approach. It was therefore decided that the subject should be raised at the next meeting on 17 March.

Action: Composition of homes and affordable housing to be discussed at the next meeting

- Page 5 – CS 13, 14, 15 have now been renumbered and the table reflects this. CS 12 must use the East of England figures.
- Page 7 – CS 22 refers to flood risk and the allocation of land outside this area. Jennifer added that land will be identified through the Core Strategy and suggested that it would be possible to add criteria to do a contextual check. Cllr Horner said this was too open and Jennifer said she will look at contextual information related to replacement dwellings.
- Page 8 – CS 23. Cllr Delderfield said that this applies to rural areas and Jennifer this was just monitoring but was useful information. Cllr Horner questioned the resource issues involved in this monitoring and Jennifer said that it is done through secondary data or for other purposes, eg Strategic Housing Land Availability Assessment (SHLAA) or Local Strategic Partnership (LSP).

5. Planning Policy Panel Constitution and Terms of Reference

Cllr Delderfield reminded Members that the Planning Policy Panel could not make decisions, but could make recommendations to the Planning and Licensing Committee for them to make decisions.

Members then went through the existing Constitution and Terms of Reference and suggested some changes which will be put to the Planning and Licensing on 4 March. The changes are attached to these notes as **APPENDIX 1**.

6. Any Other Business

6.1 Strategic Housing Land Availability Assessment (SHLAA)

Final viability tests are still to be completed because information is still awaited from Essex County Council (ECC). This is also going through the Housing Market Partnership Board (HMPB) for endorsement.

Jennifer confirmed that the Planning Policy Panel will see the information coming from ECC and HMPB before it is sent out to the public.

6.2 Infrastructure Schedule

Linda informed the Panel that the Draft Infrastructure Schedule has been through the LSP Place Shaping Sub Group and a work in progress document is now available. Information is, however, still awaited from ECC. When completed, the Infrastructure Schedule will be put before the Planning Policy Panel again.

6.3 Communicating Information to Other Members

Cllr Delderfield asked how other Members were informed of the work of the Planning Policy Panel and Cllr Horner agreed that Members should be aware of some very important issues being discussed by the Panel. Cllr Beale wondered whether it might be worthwhile giving Members a half-hour presentation on the Panel.

It was noted that agenda, papers and notes are available to all Members on the i drive under Minutes/Planning Policy Panel/date of meeting.

7. Date of next meeting

The next meeting will be held at 10.30hrs on Wednesday 17 March in the Council Chamber.

PLANNING POLICY PANEL

Constitution and Terms of Reference

Constitution

- 1 The Panel shall consist of six members of the Planning and Licensing Committee. ***The membership shall reflect the political balance of the Council.***
- 2 The membership of the Panel shall be appointed annually by the Planning and Licensing Committee at its first meeting following the statutory annual meeting of the Council. ~~The membership shall reflect the political balance of the Council.~~
- 3 The Committee shall keep under review the constitution and membership of the Panel.
- 4 Meetings of the Panel will be called as and when the need arises, and will be serviced by the Spatial Planning and Implementation Manager within Planning Services.
- 5 ~~Agendas and supporting paperwork will be circulated to all members of the Committee.~~ Notes will be taken of meetings of the Panel and made available ***on the i drive*** to all Members of the Council. A summary of the deliberations and any recommendation of the Panel on a particular issue will be included in any subsequent report on that issue to the ***Planning and Licensing*** Committee.
- 6 The Chairman of the ***Planning and Licensing*** Committee shall, unless otherwise agreed by the ~~Committee~~ ***Panel***, chair meetings of the Panel and may, from time to time, allow the participation of other members of the ***Planning and Licensing*** Committee. ***At the first Planning Policy Panel meeting of the municipal year, members of the Panel shall elect a Chairman for that year.***
- 7 For the avoidance of any doubt, the obligation on Members to declare personal (and prejudicial) interests in terms of the Council's Code of Conduct shall apply to meetings of the Panel.

Terms of Reference

- 1 To advise and inform the Head of Planning Services in the development and formulation of statutory policy within the context of –
 - (a) the Development Plan including the Local Plan; or
 - (b) the Local Development Framework, including Local Development Documents, Development Plan Documents, and Supplementary Planning Documents,prior to its submission to the Planning and Licensing Committee.
- 2 To consider and respond through the Head of Planning Services on any policy issues relating to the Local Plan, and the Local Development Framework as may from time to time be requested by the Planning and Licensing Committee.

PLANNING POLICY PANEL MEETING MINUTES

Notes of meeting held on Tuesday 2 February 2010

Present:

- Cllr Bryan Harker (Chairman)
- Cllr Frank Delderfield
- Cllr Brian Beale
- Cllr Miriam Lewis
- Cllr David Horner
- Cllr Stephen Savage
- Cllr Sheila Young
- Jennifer Candler – Acting Head of Planning Services
- Des Welton – Spatial Planning & Implementation
- Tai Tsui – Spatial Planning & Implementation
- Jackie Longman – Conservation Officer
- Yee Cheung – Development Control Officer

In attendance: Marilyn Ford (Notes)

1. Apologies: Lynn Marston – LSP Development Officer
Carol So – Spatial Planning & Implementation

2. Note of last meeting held on 13 January 2010

The notes were agreed.

3. Matters Arising

3.1 Chapter 1

- **Other External Influences (page 7, bullet 3)** – delete “small”.

3.2 Chapter 2

- **Q4 ID 23** - Now covered in Prosperity Chapter.
- **Q4 ID 64** - Jennifer to amend to “economic self containment” etc.
- **Policy CS3 (page 13)** - First paragraph to refer to the Hythe (not Hythe Quay). It was agreed a new paragraph should start after the first sentence.
- **Average Weekly Wage** – Jennifer said that this figure came from the Strategic Marketing Assessment.
- **Economy (page 4, 2nd para)** – date of 2018 to be checked and changed appropriately. Final confirmation that Bradwell has been chosen for a new nuclear power station should be obtained.

3.3 Chapter 6

- **Planning Agreements (page 3, next to last para)** – this will be discussed at the Chairs Meeting.

- **Bus (1st para)** – Change to “week day service”. In third para, take out the words “at settlements”.
- **Train (1st para)** – Change “frequent” to “regular”.
- **Demand Responsive Schemes & Community Transport** – Jennifer to change the wording of the first para.

4. Items for Discussion

4.1 Chapter 4 – Prosperity

4.1.1 Comparison Good Provision and Out of Town Retail

Cllr Horner, Cllr Miss Lewis and Cllr Savage said that they did not endorse the out of town development allocations.

Cllr Miss Lewis pointed out that Out of Town and Out of Centre were two entirely different things and felt that the policy does not allow the Council to take up opportunities. Cllr Horner added that some sites on the edge of town should be considered and that “Out of Town” needs more definition.

Jennifer informed them that retail components can be looked at when taking forward the Area Action Plan. She emphasised that it was not possible to look at allocating certain sites yet but it may be possible to link this into regeneration elements.

Cllr Delderfield said that most of the objections are from people with specific schemes in mind but, at this stage, it should be remembered that this is a strategy and not site specific.

Action: Jennifer to look at the wording of this section

This approach was **not endorsed by all Members of the Panel.**

4.1.2 Retail Strategy (Prosperity Policy document - page 6)

Jennifer was asked to re-word para 1 on this page.

Members discussed the paragraph between paragraphs 4.4.4 and 4.4.5 (to be numbered later). Jennifer said that she did not want to change “surplus expenditure” but agreed to take another look at this wording.

Cllr Mrs Young and Cllr Miss Lewis considered that the words “lower order” in para 4.4.4 should be changed.

At this stage, it was generally agreed that Jennifer should re-visit the Retail Study and report back to the Panel at the next meeting.

Action: Jennifer to look at possible changes to the Retail Study

This approach was **not endorsed by all Members of the Panel.**

4.1.3 Prosperity Consultation Schedule

Members then discussed the Prosperity Consultation Schedule. The following points were made:

- **Q35 ID 17** – Cllr Horner questioned the wording “retail study” and Cllr Miss Lewis thought that it was necessary to be more flexible. The wording of the last sentence was also questioned and Cllr Horner, Cllr Miss Lewis and Cllr Savage said that they did not endorse this statement. Cllr Miss Lewis considered that it was essential to create an opportunity to expand in the right circumstance.

Jennifer said that if this was changed then she would be very concerned about soundness, but Cllr Delderfield said that she did need to take account of what Members were saying.

Jennifer agreed to think about how this policy could be amended.

It was then agreed that items related to retail in this document would not be discussed further at this stage.

- **Q36 ID 82** – Jennifer confirmed that this policy can be used for 106 Agreements, and Cllr Miss Lewis added that it would be necessary to have willing partners.
- **Q38 ID 84** – Spelling mistake “priori”.
- **Q42 ID 2** – Cllr Horner considered that upper floors should also come under the Core Strategy and Jennifer confirmed that they will be considered under Development Management. Cllr Horner agreed that this was good, in principle, but should not inhibit other uses.

4.1.4 Prosperity Sustainability Appraisal

The following points were raised during discussion of the Prosperity Response to Sustainability Appraisal:

- **CS12/CS13 (3rd item)** – Cllr Miss Lewis questioned the use of the BREEAM standard. This is being used through reference to Code Level requirements. .

4.1.5 Tourism

This approach was **endorsed by the Panel.**

4.1.6 Rural Diversification

This approach was **endorsed by the Panel**.

4.1.7 Skills and Training

This approach was **endorsed by the Panel**.

4.2 Chapter 5 – Natural & Built Heritage

4.2.1 Coastal Issues

Cllr Horner questioned whether it was necessary to include a specific Coastal Issues Policy. Jennifer agreed to speak to Peter Garrett and Cllr Cussen and re-consider this policy.

Action: Jennifer/Tai to speak to Peter Garrett and Cllr Cussen

This approach was **not endorsed by all Members of the Panel**.

4.2.2 Built Heritage or Historic Environment

This approach was **endorsed by the Panel**.

4.2.3 Enabling Document

This approach was **endorsed by the Panel**.

4.2.4 Natural & Built Heritage – Consultation Schedule

Members discussed the Consultation Schedule and the following points were made:

- **Q51 ID 48** – Typing error “fro”.
- **Q52 ID 28** – Response needs to identify source of information.
- **Q52 ID 46** – Refers to Coastal Policy – to be revisited later.
- **Q52 ID 59** – Typing error “fro”.
- **Q54 ID 97** – Additional letter “i” at end.
- **Q60 ID 20** – This response refers to CS22 and it was agreed to hear Jackie’s Concept Statements presentation before discussing items relating to this policy.

4.2.5 Natural & Build Heritage – Response to Sustainability Appraisal

The following points were made:

- **CS19 (first item)** – In relation to SUDS, Cllr Savage requested some reference to maintenance. Jennifer made a note of this and will look at the Infrastructure Schedule.
- **CS20** – To be discussed later.

4.2.6 Natural & Built Heritage – Environment Impact – Consultation Schedule

- **Q62 ID 28** – Jennifer agreed to look at this response again.

4.2.7 Natural & Build Heritage – Environment Impact – Response to Sustainability Appraisal

The following points were made:

- **CS23 (Page 2, last paragraph)** – Jennifer said she would cross reference the Government Policy at a given time.

5. Implementation of Natural & Built Heritage Policies CS19 & CS20

5.1 Concept Statements (copy on i drive – Minutes/Planning Policy Panel/2010/2 Feb)

Jackie Longman gave a presentation on the Concept Statements and the following comments where made:

- Cllr Delderfield questioned how big a development needed to be in order to require a Concept Statement and Jennifer said it was more about site sensitivity. Jackie added that, with regard to land supply for housing, there would be various issues to be considered. The starting point will be land high on the agenda to be developed and then major allocations outside these areas. With regard to resources, Jennifer said that there will be resource implications but this will be balanced with other issues.
- Cllr Harker asked about parking and considered that it was important for each property to have an allocated parking area and Cllr Savage agreed that off-street parking was required. Jackie did feel, however, that most people wanted to park as near to their property as possible and roads should be wide enough to accommodate parked vehicles.

5.2 Design Review Panel (copy on i drive – Minutes/Planning Policy Panel/2010/2 Feb)

Yee Cheung gave a presentation on the proposed Design Review Panel and comments were as follows:

- Cllr Horner said that he was very unhappy with the way this presentation had been thrown at Members at the end of the meeting and he subsequently left the meeting.
- Cllr Delderfield highlighted the fact that the Planning Policy Panel has no powers to decide on the adoption of the scheme. He said that the setting up of a Design Review Panel needs to be thought about and presented to the Planning and Licensing Committee in a suitable format for them to decide whether or not to move forward with this idea.
- Members felt that it would have been useful if information had been sent to them prior to the Panel meeting.

6. Update on Other Studies

6.1 Strategic Housing Land Availability Assessment

6.2 Infrastructure Schedule

Action: Both of these topics to be discussed at the next meeting

7. Any Other Business

None

8. Date of Next Meeting

The next meeting will be held at **09.30hrs on Wednesday 24 February in the Training Room.**

PLANNING POLICY PANEL MEETING MINUTES

Notes of meeting held on Wednesday 13 January 2010

Present: Cllr Bryan Harker (Chairman)
 Cllr Frank Delderfield
 Cllr Miriam Lewis (for Cllr Sheila Young)
 Cllr David Horner
 Cllr Brian Beale
 Jennifer Candler – Acting Head of Planning Services
 Des Welton – Spatial Planning & Implementation
 Carol So – Spatial Planning & Implementation
 Sarah Kirk – Spatial Planning & Implementation
 Tai Tsui – Spatial Planning & Implementation
 Linda Weeks – Spatial Planning & Implementation
 Lynn Marston – LSP Development Officer

In attendance: Marilyn Ford (Notes)

1. **Apologies:** No apologies were received

2. **Note of last meeting held on 15 September 2009**

2.1 **(Ref 5.5) – Barn Study**

Should read “**Barn Survey**”.

The notes were then agreed.

3. **Matters Arising**

3.1 **(Ref 3.1) – Tourism Strategy**

Jennifer circulated a paper entitled “Update on the Visitors’ Survey” and asked Members to let her have any comments.

3.2 **(Ref 4.2) – Length of process and contentious sites**

For future reference, it was pointed out that the Affordable Housing Programme Board is now the Affordable Housing Board.

4. **Items for Discussion**

Documents relating to the following Chapters of the Core Strategy had been circulated with the Agenda, and Des and Carol went through the items one by one. The following points were raised.

4.1 **Core Strategy Chapter 1 – Introduction & Content**

Response to Comments

- **Q1 ID 85** – Cllr Beale pointed out that Maldon has been referred to as a Borough and not District. Jennifer said that it was not possible to change the wording that had been received from the consultee, but that this would be corrected in our response.

Discussion on Changes to Chapter 1

- **Bus Routes** – Cllr Beale was concerned that bus companies can decide to stop services at any time and Jennifer replied that this is outside of the Schedule. Bus Routes will be under review but it is not possible to go into this much detail in the high level stages.
- **Balancing Housing** – Spelling mistake bullet point 4; beyond should read beyond. In answer to a question from Cllr Miss Lewis, Jennifer confirmed that the annual 3% compound increase in Gypsy and Traveller pitches could not be changed as this figure is set by EEDA. Cllr Harker said that this worked out at approximately half a pitch per year for Maldon.
- **Shoreline Management** – Jennifer reminded Members that this is a 100 year plan, and for the next 25 years there will be no changes. Members expressed some concern about this and the subject will be raised again at forthcoming meetings.
- **Response to consultees** – Consultees will receive a written acknowledgement to their comments and will be directed to the web-site for further information.

4.2 Core Strategy Chapter 2 – Spatial Vision and Development Strategy

Response to Comments

- **Q3 ID 56** – Cllr Beale pointed out that the consultee had described this as a brownfield site, but Jennifer was not concerned, at this stage, because the consultation was not site-based at this stage.
- **Q4 ID 2** – Jennifer told Members that if the Government decides that Bradwell will be one of the chosen sites for a new nuclear power station then it will necessary to complete a topic or area based review, which will be a separate document. The best way to deal with this will be through the infrastructure. Cllr Beale highlighted the fact that the wording should change from “ may need a topic review ” to “ will need a topic review..”
- **Q4 ID 16** – Cllr Miss Lewis said that numbers for healthcare facilities in Maldon and Heybridge relate to permanent residents and she expected that these figures were seasonal and would be considerably higher during the summer

months. Jennifer agreed to raise this issue with the PCT when discussing the infrastructure work.

- **Q4 ID 23** – Jennifer explained that no response had been added for this comment yet because it was necessary to be very clear. This will be discussed at the next Planning Policy Panel Meeting on 2 February 2010.
- **Q4 ID 46** – Cllr Beale mentioned the road between Latchingdon and Bradwell. Jennifer and Lynn assured him that the matter was raised with ECC and the map in the Community Strategy will show the relevant road.
- **Q4 ID 64** – It was pointed out to Jennifer that this comment had not received an appropriate response and she agreed to look at it again. Cllr Miss Lewis questioned the fact that some agents were writing the same comments for different clients but Jennifer informed her that it was necessary to take account of all replies.
- **Q7 ID 20** – Cllr Horner questioned reference to “bullet point 7” in the response column and Des quoted the revised text in the Chapter. Jennifer said that a new reference column would be added to the table to make this clearer.
- **Q7 ID 26** – Cllr Beale felt that Southminster should be described as a town but Jennifer informed him that for the Core Strategy this was not possible.
- **Q9 ID 65** – Necessary to add a note regarding “CS Policy on Exception Sites”.
- **Q11 ID 21** – In answer to a question from Cllr Miss Lewis, Jennifer confirmed that it was possible to have a pocket of Flood Risk 1 Zone within a wider area of a Flood Risk 3 Zone. These areas are designated by the Environment Agency. Jennifer added that these areas would be looked at through the Area Action Plan and a support document will be required.
- **Q11 ID 28** – Cllr Beale considered that traffic issues in Althorne could be assisted by sufficient and adequate signposting by Essex County Council.
- **Q11 ID 36** – Necessary to identify where “Hall Road” is located.
- **Q11 ID 62** – RHS was identified as the Royal Horticultural Society and the site in question is land north of St Peter’s School.
- **Q13 ID 26** – Response needs further clarification and exception sites should be included. Jennifer agreed that this should include people living in caravans not just Gypsy and Traveller sites.
- **Q13 ID 28** – Agreed that response was appropriate and capacity can be referred to in the Area Strategy.
- **Q13 ID 40** – Cllr Horner asked how Anonymous comments were dealt with and Jennifer confirmed that a response is shown on the web-site.

Jennifer informed Members that the information on Sustainability Appraisal Recommendations had been obtained from Atkins.

Discussion on Changes to Chapter 2

- **The Economy** – Lynn questioned the target of “1,000 new jobs by 2021” and Jennifer said that she would get a statement of agreement for the LSP but that this should be a net figure for additional jobs.
- **People and Communities** – Cllr Miss Lewis felt that this should be the section which reflects the seasonal requirements for healthcare facilities.
- **The Spatial Vision** – Jennifer agreed to look again at the paragraph relating to more and more older people living in the district in the future.
- **Tourism** – Reference to “winding country lanes” was made and Jennifer will look at alternative wording.
- **LDF high quality new development** – Cllr Horner asked how it will be possible to ensure that well designed and high quality buildings are built in Maldon now that there is no Design Guide. He said that this should now be addressed elsewhere. Jennifer said that she was aware of this issue and would be working on it.
- **Policy CS1 Creating Sustainable Development** – Cllr Horner wondered whether it was necessary to define “flood risk”. Again, Jennifer will look at this wording.
- **Development in Countryside** – Re (iii): Cllr Miss Lewis pointed out that not everything that had an impact was negative. This will be reworded.
- **Diagram** – More work to be done on this. Maldon and Heybridge need to be shown separately.

4.3 Core Strategy Chapter 6 – Accessibility

Sarah took the Panel through the Accessibility Chapter.

Response to comments

- **Q65 ID 9** – Cllr Beale said that the purpose of wanting 12 carriage trains on the Southminster Branch line was to create another loop, which could then increase frequency. Jennifer informed him that this will be picked up in the Core Strategy.
- **Q65 ID 36** – With regard to bus times and routes, Cllr Beale considered that there should be a better system to stop private companies cancelling services. Again, Jennifer said this will be looked at through the Core Strategy.
- **Q68 ID 19** – Cllr Miss Lewis questioned whether **SIL** could be used to encourage developers to contribute to transport and

accessibility. Jennifer said that this will be for Members to decide but there is a policy to implement **SIL**.

- **Q68 ID 43** – Cllr Beale felt that Maldon would be better served by a bus service to North Fambridge, which would be useful for people travelling to London and also shopping in Maldon.

Discussion on changes to Chapter 6

- Policies CS25 and CS26 – Jennifer said that she would revisit the item related to Transport User Hierarchy. It was pointed out that Cllrs Shrimpton and Savage sit on a forum which could become a user group.
- The Core Strategy Objective *“To maintain and improve public transport provision, promote sustainable modes of transport and reduce journey miles undertaken by car”* to be amended.
- Need to look at Public Rights of Way.
- With reference to trains, Cllr Beale said it was important to note that not all people using the Southminster Branch line were travelling into London, a significant number were travelling to towards Southend. He felt that a bus service to North Fambridge could be mentioned here.

5. Update on Other Studies

5.1 Water Cycle Scoping Study

Waiting for the formal sign-off by Anglian Water in February.

5.2 Green Infrastructure Strategy

A meeting has recently been held with the Consultant and a draft report will be issued by the end of January. Delivery date should be beginning to mid-February.

5.3 Strategic Housing Land Availability Assessment

The SHLAA is near completion and will be presented to the 24 February meeting of the Planning Policy Panel.

5.4 Infrastructure Schedule

A draft version was discussed at the recent LSP Place Shaping Sub-Group meeting. Linda emphasised that this is a working document. She will now clarify some of the detail and circulate this to the Sub-Group prior to their meeting on 31 March 2010.

5.5 Landscape & Visual Impact Assessment

Essex County Council is now carrying out some work on this. Progress in relation to taking site photographs has been delayed because of the recent

bad weather. The first draft will be available by the end of January and the final by mid-February.

5.6 Barn Survey

Phase 1 is now complete and since, this is sufficient information at present, we will not be progressing to Phase 2.

5.7 Skyline Survey

Now complete.

6. Any other business

None

7. Date of next meeting

The next meeting will be held at 10am on Tuesday 2 February 2010 in the Council Chamber.

Future Plans for Maldon Central Area Members Seminar 3 March 2010

The seminar was well attended with a total of 20 attendees (including 12 Council Members). A presentation was given to Members which gave details of:

- The role and scope of an Area Action Plan (AAP);
- The process involved in producing an AAP;
- Two contrasting and relevant AAP examples (Bromsgrove Town Centre and Plymouth City Centre);
- The importance of formulating a clear AAP vision; and
- Timescales for the production of the AAP.

Following the presentation, Members were asked for their views on:

- The priorities and aims for the AAP;
- The future vision for the Central Area;
- Key themes and issues which should be included within the AAP; and
- Key opportunities and projects within the Central Area, and how these can be coherently linked together.

Key findings

Priorities

The following key priorities were consistently identified:

- Improving linkages and connectivity;
- Reducing town centre congestion and improving traffic management;
- Enhancing the physical environment;
- Regeneration of the lower High Street;
- Protecting and enhancing the local community;
- Encouraging tourism and the local economy; and
- Promoting key development opportunities.

A number of specific issues and options were raised during the meeting which related to these key priorities. Some of these issues and options relate to one or more of the identified priorities, and in some instances, opposing options have been identified.

Three initial written responses were also received from Members prior to the meeting which highlighted a number of issues and options which should be included within the AAP. These suggestions have been incorporated into this paper.

Improving linkages and connectivity

The following suggestions were received in relation to improving linkages and connectivity within the Central Area:

- Improve linkages and connectivity between the main town centre assets (The Hythe, High Street retail, the Leisure Quarter and Promenade Park);
- Promote a town centre trail;
- Reduce street furniture and clutter in the High Street;
- Improve connectivity between the Leisure Quarter and the High Street;
- Improve connectivity between the Causeway and the High Street;
- Promote 'green infrastructure' including cycle routes and trails, to improve linkages and connectivity within the Central Area and to neighbouring areas;
- Ensure development at Sadd's Wharf is integrated with the High Street;
- Introduce a circular bus route around the town; and
- Improve signage within the Central Area.

Reducing town centre congestion and improving traffic management

The following suggestions were received in relation to reducing town centre congestion and improving traffic management within the Central Area:

- Undertake a review of the road and transportation network;
- Retain town centre car parks;
- Introduce 'out of town' park and ride facility (consider Leisure Quarter / Promenade Park locations);
- Consider partial pedestrianisation of the High Street;
- Restrict use of Market Hill as a cut through;
- Introduce restrictions on vehicular loading and servicing in the High Street;
- Resist pedestrianisation of the High Street as this may lead to reduced activity and vitality; and
- Promote 'green infrastructure' including cycle routes and trails.

Enhancing the physical environment

The following suggestions were received in relation to enhancing the physical environment within the Central Area:

- Reduce street furniture and clutter in the High Street;
- Increase the provision of seating and appropriate 'street architecture';
- Promote street art and civic space in the High Street; and
- Introduce incentives to promote maintenance and condition of buildings in the High Street (e.g. S106 contributions).

Regeneration of the lower High Street

The following suggestions were received in relation to the regeneration of the lower High Street area:

- Introduce a street market to promote regeneration;
- Introduce incentives to promote maintenance and condition of buildings in the High Street (e.g. S106 contributions);
- Consider pedestrianisation of the lower High Street; and
- Promote a food / café quarter.

Protecting and enhancing the local community

The following suggestions were received in relation to protecting and enhancing the local community within the Central Area:

- Retain High Street character and retail offer;
- Create an arts / cultural focal point, potentially linked to the Performing Arts College;
- Promote a heritage / visitors centre within Promenade Park or on the High Street;
- Promote evening and entertainment uses, particularly out of season;
- Introduce a 'sustainable' street market;
- Restrict supermarket expansion and promote small, independent retail outlets; and
- Create a new 'civic hub' to co-locate public services.

Encouraging tourism and the local economy

The following suggestions were received in relation to encouraging tourism and the local economy within the Central Area:

- Increase the comparison retail offer to reduce 'leakage' to other centres and increase competitiveness;
- Consider promoting a small 'edge of centre' retail park to reduce 'leakage' to other centres and increase competitiveness;
- Promote a town centre trail to promote visitors to the historic / tourist attractions;
- Promote environmentally friendly tourism;
- Promote an increase in hotel provision to strengthen the tourism offer (potentially at the Causeway);
- Restrict supermarket expansion and promote small, independent retail outlets;
- Introduce a street market and food quarter to promote the economic vitality of the Central Area;
- Introduce a 'sustainable' street market;
- Promote new housing development to sustain the town;
- Promote a heritage / visitors centre within Promenade Park;
- Promote evening and entertainment uses, particularly out of season;
- Promote the development of a new DIY store in accordance with the Retail Study (potentially at the existing Leisure Quarter or the Causeway – Blackwater Trading Estate);
- Promote the Combined Services Military Museum as a Central Area tourist attraction; and
- Promote schemes to encourage the re-use of vacant High Street shop units.

Promoting key development opportunities

The following suggestions were made in relation to promoting and maximising development opportunities within the Central Area:

- Undertake an audit of assets and opportunities for sites to promote place shaping; and
- Consider holding a developers conference to promote and discuss opportunities for Council owned sites.

The following potential development opportunities were identified within the Central Area, which should be subject to further consideration and investigation with relevant stakeholders and landowners:

- **Lower High Street** – Potential for street market and / or promotion of food quarter;
- **The Causeway and Sadd's Wharf** – Redevelopment could incorporate a range of uses, such as leisure / recreation / retail / hotel uses / quality office provision;
- **Promenade Park** – Opportunity to promote a heritage / visitors centre hub;
- **Existing Leisure Quarter** – Council owned site could potentially incorporate further leisure or retail uses. Quarter could potentially include a park and ride facility;
- **Council offices** – potential to co-locate Council offices with other public services (e.g. the Police and Adult Education Centre) in a new Central Area location could be investigated, releasing existing sites for development; and
- **Car parks** – Options to develop town centre car parks should be re-investigated.

Next steps

The overall consensus of opinion was that Maldon Central Area does not require any significant change. However, a number of suggestions were made in relation to enhancing the existing assets and the historic fabric of the town, and stimulating the economy of the Central Area.

Following the meeting, all Members have been issued with a copy of the presentation for reference, and a feedback form enabling further views to be recorded. Additional comments and responses received will be considered and used to inform the production of the draft AAP.

The draft AAP will be produced in accordance with the emerging Core Strategy, and will be informed by the relevant spatial vision, objectives and strategic issues already identified. The draft AAP will also be subject to further ongoing consultation with Members and key stakeholders, including relevant statutory bodies and organisations, landowners and Council Officers.

The priorities, issues and options identified will be used to help formulate an exciting and dynamic shared future vision for the Central Area, for the benefit of Maldon and the wider district.

