

Our ref LDP Submission
Your ref

24 April 2014

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Dear Sir / Madam

Appendices to DOC81

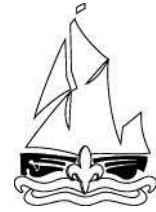
The Council has provided the following Committee Report to assist the Examination-in-Public process and provide a comprehensive and transparent audit trail of the decision making process. Please note that following the Planning and Licensing Committee meeting the appendices to the report have since been published as either submission documents, evidence base documents or supporting documents as detailed below.

Appendix Number	Submission Reference
1	EB094
2	EB093

Kind regards,



David Coleman
Planning Policy Team Leader



**REPORT of
HEAD OF PLANNING SERVICES**

**to
PLANNING AND LICENSING COMMITTEE
14 NOVEMBER 2013**

LOCAL DEVELOPMENT PLAN (LDP) AND LDP DEVELOPER FORUM UPDATE

1. PURPOSE OF THE REPORT

- 1.1 To update the Committee on the Draft LDP Public Consultation.
- 1.2 To update the Committee on the masterplanning work in support of Policies S3 and S4 of the Draft LDP for the North of Heybridge Garden Suburb and the South of Maldon Garden Suburb through the LDP Developer Forum.

2. AREA FOR DECISION / ACTION

This report is for Members' information only.

2.1 Draft LDP Consultation

- 2.1.1 The Public Consultation finished at 5pm on 14 October 2013. Thirteen consultation events were managed around the District from 5 to 28 September each with a high volume of attendees both residential and business. In addition, details of the draft LDP were displayed in four libraries at Maldon, Southminster, Burnham-on-Crouch and Wickham Bishops.
- 2.1.2 Approximately 3,500 returned questionnaires have been received and are currently being processed. This is a very good result compared to last year's public consultation. It is too early to give an overview of responses but a review will be available as soon as possible.
- 2.1.3 The next steps are for proposed amendments to be considered by Members in preparation for the Pre-Submission Consultation. A special meeting of Planning and Licensing Committee has been arranged to take place on 10 December 2013, with a special meeting of Council on 11 December 2013 to consider the outcomes from the Draft LDP public consultation, updated evidence base and proposed amendments to the Plan. Following Pre-Submission consultation, the LDP will be submitted to the Secretary of State with intended adoption late in 2014.

2.2 LDP Developer Forum Workshop

- 2.2.1 Two LDP Developer Forum Workshops were held on 17 September 2013 at The Warren Golf Club facilitated by relevant Officers and representatives from the Advisory Team for Large Applications (ATLAS). The purpose of the Workshops

was to discuss and refine the two draft masterplan briefs for the garden suburbs north of Heybridge and south of Maldon with stakeholders and developers. The notes of the meeting and attendance lists for the morning and afternoon sessions are available to view in the Members' Room and on the I drive.

- 2.2.2 As a direct result of the Workshop on 17 September, a meeting was held on 8 October with the Environment Agency, relevant developers, Essex County Council and relevant Officers from Maldon District Council (MDC) to discuss a flood alleviation scheme at the north of Heybridge strategic allocation and to establish a partnership to potentially secure external funding.
- 2.2.3 Two LDP Developer Forum meetings have been arranged on 24 October 2013 to further discuss the progression of the South of Maldon Garden Suburb Strategic Masterplan and on 5 November 2013 to progress the North of Heybridge Garden Suburb Masterplan. The meetings will consider future project processes including future community engagement which must be integral to the masterplanning process. ATLAS will attend both meetings with relevant Officers, stakeholders, developers and Ward Members as per previous LDP Developer Forum Workshops.
- 2.2.4 The most up to date masterplan briefs are appended as **APPENDIX 1** and **APPENDIX 2** respectively. These have been prepared in collaboration with relevant key partners and stakeholders including Essex County Council, Environment Agency, Anglian Water, ward Members, Heybridge Parish Council, Maldon Town Council, ATLAS and relevant developers / landowners. The briefs are intended to set out Maldon District Council's expectations for the preparation of the Masterplans required for the proposed garden suburbs. The briefs may be subject to review and change alongside the progression of the LDP in due course.

2.3 Meetings of Planning Policy Panel

- 2.3.1 A Planning Policy Panel (PPP) meeting was held on 2 August 2013. The wording of Draft LDP Policy S4 was discussed to consider the layout of growth at the North Heybridge Garden Suburb and the location of growth in relation to the proposed relief road.
- 2.3.2 A proposed draft consultation questionnaire was presented to Members, and the approach to undertaking consultation events was discussed. Members provided recommendations on further questions for the questionnaire, and appropriate locations to undertaken public consultation events.

3. IMPACT ON CORPORATE GOALS

- 3.1 The draft LDP supports corporate goals which underpin the Council's vision for the District and in particular: protecting and shaping the District and balancing the future needs of the community and meeting the housing needs of the District.

4. IMPLICATIONS

- (i) **Impact on Customers** – The production of a Local Development Plan will give additional opportunities for the local community to contribute to planning for the future of the District through public consultation and engagement. The publication of the Draft Local Development Plan gives greater certainty to the local community, stakeholders and service providers on the future planning strategy for the Maldon District. The endorsement of the Draft Local Development Plan has enabled the document to become a material consideration in the determination of planning applications, superseding the Local Development Plan Preferred Options document which was published in July 2012.

In the longer-term the adoption of the Local Development Plan will supersede the Maldon District Replacement Local Plan ‘saved policies’ as the Development Plan for the District. This will provide a clear and up to date spatial vision and policy framework for the District.

- (ii) **Impact on Equalities** – The progression of the Local Development Plan will help to provide sustainable and well planned communities which promote social cohesion and help to provide for the future needs of the local community.
- (iii) **Impact on Risk** – An up to date Local Development Plan is required in the District in accordance with the National Planning Policy Framework in order to enable the Council to strategically plan for future needs, growth and sustainable development, and provide an adequate five year supply of deliverable land for housing.

The National Planning Policy Framework states that due weight will need to be given to adopted Local Policies contained within existing plans, including the ‘saved policies’ of the Maldon District Replacement Local Plan, according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the National Planning Policy Framework, the greater the weight that may be given). From the day of publication decision makers may also give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan. Therefore, the progression of the Local Development Plan and the publication of the Draft LDP document will provide a more up to date local planning framework in order to safeguard the District against speculative development.

The progression of the Local Development Plan will enable the Council to take forward a plan-led approach in relation to the future provision for gypsies and travellers in the District in accordance with national policy.

- (iv) **Impact on Resources (financial)** – A delay in plan production or any significant change in emerging policy direction would be likely to require additional work or alterations to the evidence base which may have significant financial resource implications for the Council.

- (v) **Impact on Resources (human)** – The project management of masterplans for the garden suburbs at Maldon and Heybridge, alongside the progression of the LDP, has implications for resources.
- (vi) **Impact on the Environment** – The Local Development Plan will enable the Council to promote sustainable development and safeguard the local environment in accordance with the local priorities for the District. The Local Development Plan is being subject to Sustainability Appraisal and Appropriate Assessment in accordance with the EU directive on Strategic Environmental Assessment. An additional Sustainability Appraisal and Appropriate Assessment will be required on any revisions and additions made to the Plan in the future.

5. CONCLUSIONS

- 5.1 Public Consultation is a necessary and integral component of the LDP process.
- 5.2 The Council is committed to sustain and enhance the built and natural environment through the Draft LDP process and Masterplanning work.
- 5.2 The Masterplanning work, through the LDP Developer Forum supports the draft Strategic Policies in the Draft LDP and the future provision for meeting the needs of the District. It allows the necessary engagement with all parties whilst giving more status to the LDP process and managing future strategic development.

6. RECOMMENDATIONS

- (i) that the content of the report and the appendices attached be noted;
- (ii) that the Committee endorses the Masterplan Briefs for the South of Maldon Garden Suburb and North of Heybridge Garden Suburb.

Background Papers:

Maldon District Draft Local Development Plan and associated evidence base (2013).

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