

CONSULTATION
28 August to 14 October 2013

MALDON DISTRICT
Draft Local
Development Plan

Planning for the future of Maldon District

Your District
Your future
Tell us **your** views

It is of critical importance that we plan for future growth to ensure a good quality of life for all and a prosperous local economy whilst protecting the unique features that make Maldon District a great place to live, work and visit.

This is the role of the Local Development Plan (LDP) which sets out how the District will accommodate its growth requirements over the period 2014-29.

The Council has listened to what people said when we consulted last summer and undertaken further detailed analysis of the available options. As a result we have made a number of changes to the Draft LDP which are summarised in this leaflet.

We now need to hear what you think about the Draft LDP and the proposed distribution of new homes and jobs.

What will the Draft Maldon District LDP do?

- ✓ Provide for future population growth and a prosperous local economy by ensuring adequate land is available for new homes, jobs and infrastructure
- ✓ Help protect the environment and heritage of the District by ensuring that development takes place in appropriate locations
- ✓ Guide investment and ensure necessary infrastructure is provided to support new development
- ✓ Meet local needs including affordable housing and housing for older people
- ✓ Set out clear guidelines to ensure that new development is of a high quality sustainable design and is well integrated with existing communities



MALDON DISTRICT
COUNCIL

What is the overall objective of the LDP?

The overall objective is to improve the quality of life for existing and future generations. To do this we must look to the future and plan for the delivery of the new homes, jobs and infrastructure required to meet identified needs and support the local economy whilst protecting our heritage, the character of existing settlements and the environment.

The LDP will require all new development to be of the highest design standards and deliver new affordable homes and infrastructure. It will also make provision for local services, address local business needs and protect the character of our towns and villages.

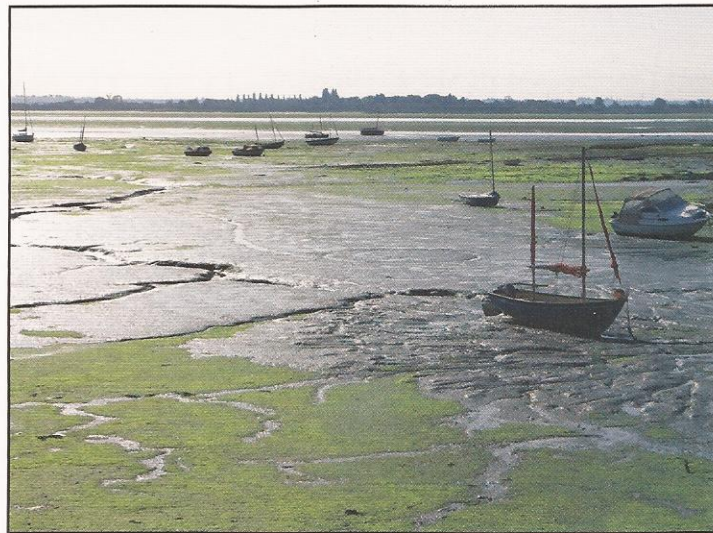
How much new development is proposed?

The Council must comply with Government planning policy as set out in the National Planning Policy Framework (2012). This requires all local authorities to increase their housing supply and meet their full objectively assessed needs for market and affordable housing, taking into account projected population and household growth. The Council must also ensure that sufficient land is available in the right places to support economic growth and innovation.

In order to ensure the LDP satisfies the Government's requirements, it has been necessary to re-assess how much development will be required to meet our housing and employment needs over the next 15 years. As a result, the minimum number of new homes that must be planned for has been increased from 3,000 to 4,410 and 8.4 hectares of additional employment land has been allocated.

What happens if we don't provide for this level of new development?

If the Council fails to plan for the required level of development, the LDP will not be approved. In the absence of an adopted plan, it will be difficult for the Council to resist unplanned development which may have adverse effects on the District's environment and heritage and fail to deliver the high quality of new development and associated infrastructure which is so vital to our quality of life.



How will the new development be distributed?

Some development is already committed and other sites will come forward for development within the existing settlements. However, there is insufficient land to accommodate the required level of growth and it will be necessary to identify new locations for development.

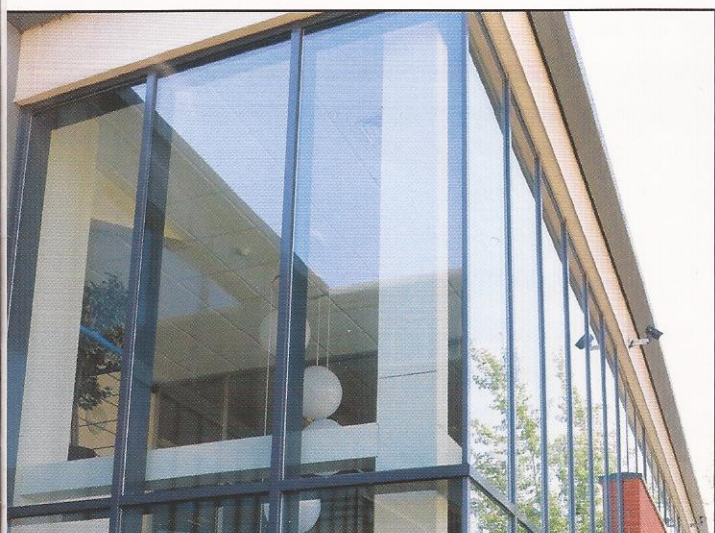
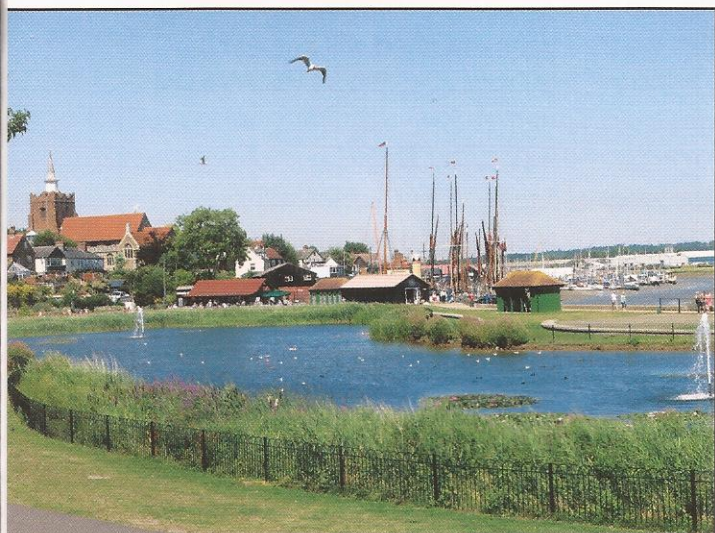
It is proposed to concentrate new development in the main settlements of Maldon, Heybridge and Burnham-on-Crouch as these provide the most accessible and sustainable locations for new housing and employment. A proportion of new development will also be directed to appropriate sites in the villages to support rural housing needs, local services and the rural economy.

The following distribution of development is now proposed. This follows a detailed assessment of development capacity and environmental and infrastructure constraints and consideration by the Council of a large number of options which are fully detailed in the Draft LDP (see Appendix 6).

	Total number of new homes	New employment development (hectares)
Maldon	1,830	5.0
Heybridge	1,000	
Burnham-on-Crouch	450	3.4
North Fambridge	75	
Rural villages	345	

The LDP will set out strict requirements for new development in order to ensure that we create attractive places for people to live and work and to improve the quality of life for everyone - now and in the future.

This means creating sustainable communities with high quality housing including affordable housing and housing for older people; open spaces; schools; health and community facilities and transport provision- places that are well integrated with existing settlements and do not adversely impact on the environment or special character of the District.



Where will the new development be located?

The Council is proposing a minimum target of 4,410 new dwellings identified for around 400 dwellings which have not yet been built and other policy compliant sites in the Strategic Housing Land A commitments). In addition, it is estimated that around 330 dwellings have not been identified in the LDP (windfall allowance). This shows how much additional development must be planned for to meet the allocations and the infrastructure which will be provided to support these areas are illustrated on the Key Diagram.

Maldon District Local Development Plan Key Diagram

Land south of Maldon

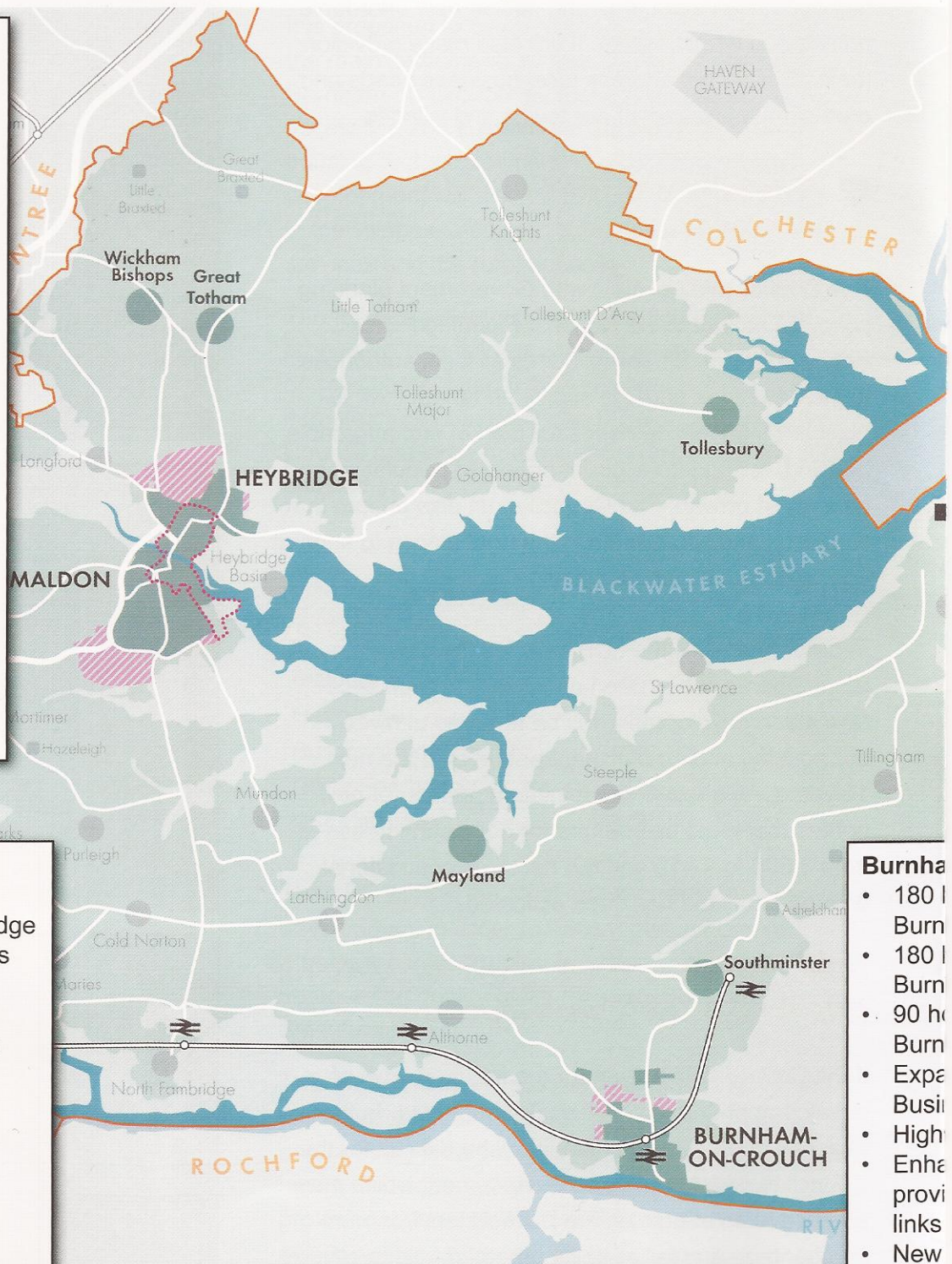
- 1,710 homes in new Garden Suburb
- 120 homes at Park Drive
- 5.0 hectares of employment land
- New local centre
- Early years and childcare provision
- New primary school
- Contribution towards expansion of Plume School
- New health and community facilities
- Green spaces and landscaping
- New relief road to north of A414 at Wycke Hill and further highway improvements
- Enhanced public transport, pedestrian and cycle links

Rural Communities

- Total of 420 homes
- 75 homes in North Fambridge
- 345 homes in other villages
- Village scale employment, retail and community uses
- Enhanced health provision
- Highway and access upgrades
- Enhanced sewerage infrastructure
- New green spaces and landscaping
- Potential improvements to public transport, pedestrian and cycle links

Burnham-on-Crouch

- 180 homes
- Burnham-on-Crouch
- 180 homes
- Burnham-on-Crouch
- 90 homes
- Burnham-on-Crouch
- Expansion of Burnham-on-Crouch
- Business park
- High quality housing
- Enhanced public transport, pedestrian and cycle links
- New lands
- Cont



plans between 2014 and 2029. Land has been comprising sites with planning permission availability Assessment (SHLAA) (existing plans will come forward even though they have not been taken into account in determining the District's housing needs. The proposed plan is to support new development in the strategic growth

What do the proposals include?

Maldon and Heybridge (Policy S4 and Policy S5)

Maldon and Heybridge provide the most sustainable area for new development given access to employment, retail provision and community facilities and transport accessibility. The majority of development will be provided in two new Garden Suburbs.

What is a Garden Suburb?

Garden Suburbs are comprehensively planned neighbourhoods which provide a range of housing including market housing, affordable housing and housing for older people; green spaces and education, health and community facilities. The proposed Garden Suburbs will have a strong landscape character with open spaces, tree lined streets and will be fully integrated with the existing settlements through shared community facilities and a variety of transport modes including walking, cycling and public transport.

How will the Council ensure the new Garden Suburbs provide attractive places to live and do not affect the existing character of Maldon and Heybridge?

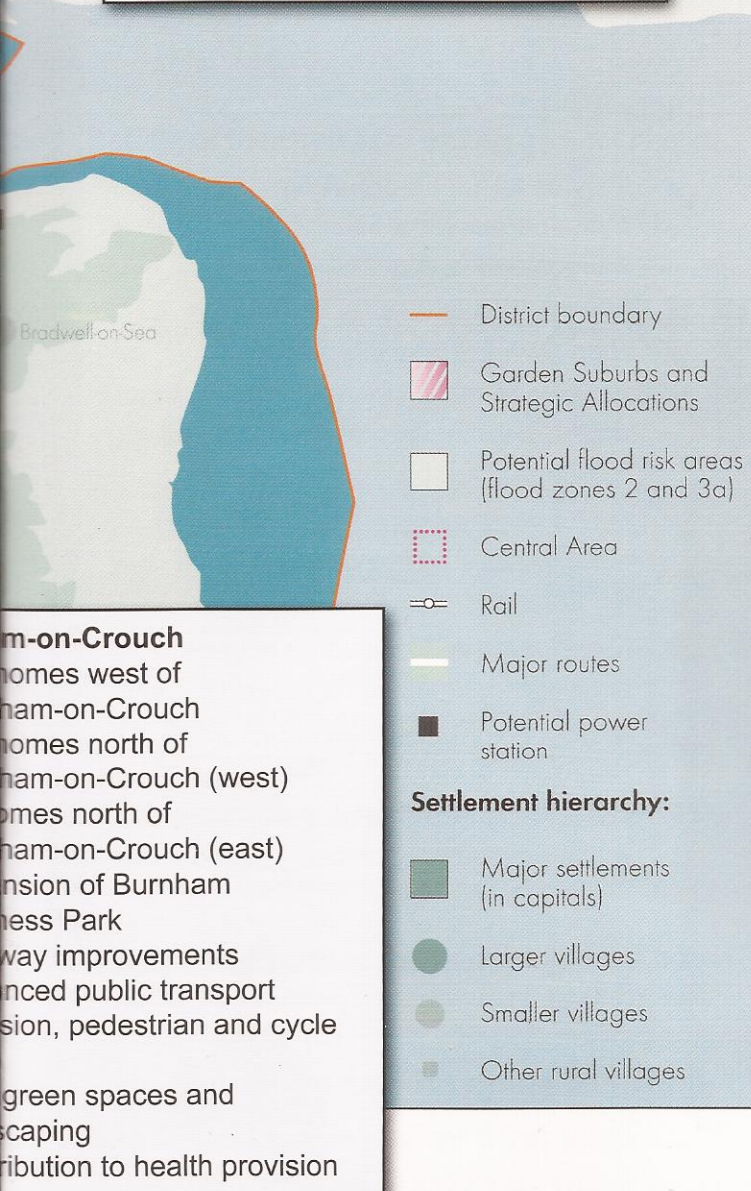
A comprehensive masterplan will be prepared for each of the proposed Garden Suburbs to ensure the delivery of high quality development and infrastructure and the creation of vibrant neighbourhoods which are well integrated and complement the character of Maldon and Heybridge. All development will be required to comply with the approved masterplan and new homes will meet high design standards with high levels of energy efficiency and sustainability.

How will the Council ensure infrastructure is provided to meet the needs of the Garden Suburbs and Strategic Allocations?

The Council will ensure that the necessary transport and community infrastructure is provided at the right time to support new development and to ensure it does not put pressure on existing services. Developers will be required to enter into legal agreements to ensure delivery at the appropriate time.

Land north of Heybridge

- 900 homes in new Garden Suburb
- 100 homes at Heybridge Swifts
- New local centre
- New primary school
- Contribution towards expansion of Plume School
- New health and community facilities
- New relief road between Broad Street Green Road and Langford Road and further highway improvements
- New country park
- Enhanced public transport, pedestrian and cycle links



Bradwell-on-Sea

900 homes west of Bradwell-on-Sea
 100 homes north of Bradwell-on-Sea (west)
 100 homes north of Bradwell-on-Sea (east)
 Extension of Burnham
 Business Park
 Highway improvements
 Enhanced public transport
 Provision, pedestrian and cycle
 Green spaces and landscaping
 Contribution to health provision

mean for different parts of the District?

What will happen to the Central Area of Maldon and Heybridge?

The LDP seeks to maintain and enhance the role of the Central Area. The objective is to create a vibrant destination with an improved retail, leisure, entertainment and cultural offer and to protect and enhance its heritage and other unique features. The provision of a high quality market will be encouraged and supported.

A particular priority will be the creation of a stronger economy and more jobs. Renewal of the Causeway Regeneration Area will be promoted with the provision of modern workspaces for small and medium sized enterprises and start-up units. The riverside will be enhanced with improved public access and a range of uses and attractive public spaces whilst protecting the River Blackwater and Chelmer and Blackwater Navigation.

Rural Communities (Policy S7)

The Draft LDP seeks to support and facilitate sustainable economic growth in the rural villages. Provision for a minimum of 420 new homes is proposed to meet local housing needs and support local services.

How many of these new homes are proposed in North Fambridge?

In response to comments made during the last consultation, the allocation in North Fambridge has been reduced from 300 dwellings, as previously suggested, to 75 new homes.

How will development sites be identified in the rural villages?

The LDP does not identify specific allocations in the rural villages. A Rural Allocations Development Plan Document will be produced after completion of the LDP in consultation with the Parish Councils and local communities to identify appropriate sites for development. Allocations will be of a scale that reflects the size of the village concerned, the level of service provision and access to transport.

Burnham-on-Crouch (Policy S6)

As an important centre for employment, retail and community facilities, Burnham-on-Crouch also represents a sustainable location for housing growth. However, due to its size and location, a lower level of growth is proposed than at Maldon and Heybridge.

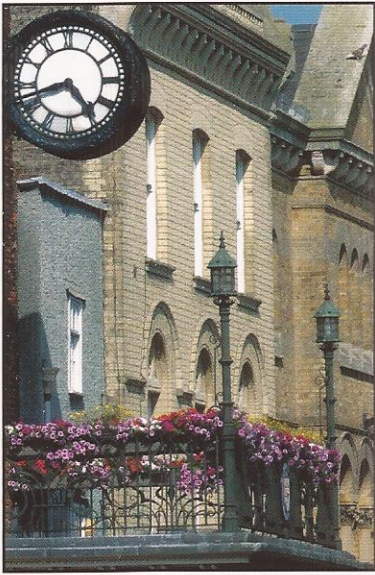
Where will new development be located in Burnham-on-Crouch?

The distribution of new housing has been reviewed in response to comments received during the last consultation. 450 new homes are proposed but it is now proposed to distribute the new housing between three smaller sites in Burnham-on-Crouch instead of one large site to the west of Burnham as previously suggested.

Will the proposed development include a new supermarket?

The Draft LDP does not specify a new supermarket as part of the proposed strategic allocations in Burnham-on-Crouch. Development will be required to provide a mix of housing including affordable housing, good cycle and pedestrian linkages with the wider urban area, enhanced public transport and contributions to new health provision. Development proposals will be required to protect and enhance the landscape and character of the historic environment. Any proposals for retail development outside of the town centre would be considered in relation to the impact on the vitality of the existing centre and other relevant planning policies.

What other new proposals does the Draft LDP contain?



Since the Council consulted last summer, a number of other changes have been made to the Draft LDP. These are summarised below.

Affordable Housing (Policy H1)

Increasing the supply of affordable housing is a key priority. The targets have been updated to reflect the latest update of the Strategic Housing Market Assessment and viability evidence.

All housing developments that provide 5 or more homes or an area of 0.5 hectares or greater will be expected to contribute towards affordable housing provision to meet identified needs.

Employment (Policy E1)

The Draft LDP promotes the creation of new jobs and seeks to attract investment to support the local economy.

A minimum of 2,000 new jobs will be created in the District by 2029 through the regeneration, modernisation and expansion of existing employment sites and the provision of new employment land. The Draft LDP provides for a range of employment uses and proposes new employment sites in the Maldon Garden Suburb and an extension to the Burnham Business Park.

Community Services and Facilities (Policy E3)

New development will be required to contribute towards new or improved community services and facilities where increased need will arise in the area.

Agriculture and Rural Diversification (Policy E4)

Rural diversification is vital to the local economy. The Council will support new buildings and change of use of existing buildings for rural businesses where this will create jobs and benefit the local economy.

Healthcare Facilities (Policy I2)

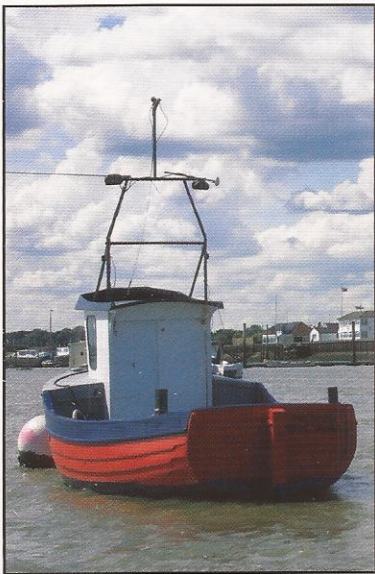
The Council is committed to working with our partners to improve healthcare facilities. Appropriate greenfield locations on the edge of Maldon may be considered for mixed use proposals which enable the delivery of a new Community Hospital or similar healthcare facility.

Primrose Meadow Planning Brief (Policy I3)

Primrose Meadow is owned partly by the Plume School and partly by Essex County Council and is currently used as amenity green space with permissive public access. The Council is working with the Plume School and other partners to ensure there is adequate educational capacity to meet projected needs. A planning brief will be prepared for the site to manage the future use of the site and make provision for amenity green space.

Control of Advertisements (Policy D6)

A policy has been included in the Draft LDP to ensure that the use or display of advertisements does not adversely impact amenity and public safety.



Find out more

Copies of the Draft LDP and Sustainability Appraisal are available online at www.maldon.gov.uk and at Maldon District Council Offices, parish and town council offices, the One Place and public libraries.

A series of consultation events on the Draft Maldon District LDP will be held at the following locations when Council representatives will be available to answer your questions.

DATE	TIME	LOCATION
Thursday 5 September	11am - 6.30pm	Outside All Saints Church, The High Street, Maldon
Friday 6 September	10am - 4pm	Burnham-on-Crouch Library
Saturday 7 September	10am - 4pm	Burnham-on-Crouch Library
Thursday 12 September	1pm - 6.30pm	Plantation Hall, Heybridge
Friday 13 September	9.30am - 6.30pm	Bentalls Shopping Centre, Heybridge
Saturday 14 September	10am - 2pm	Bentalls Shopping Centre, Heybridge
Wednesday 18 September	3pm - 6.30pm	Wickham Bishops Library
Friday 20 September	1.30pm - 8pm	Tesco, Maldon
Saturday 21 September	10am - 2pm	Tesco, Maldon
Monday 23 September	3pm - 6.30pm	Burnham-on-Crouch Town Council
Wednesday 25 September	3pm - 6.30pm	Goldhanger Village Hall
Friday 27 September	1pm - 6.30pm	North Fambridge Village Hall
Saturday 28 September	10am - 2pm	North Fambridge Village Hall

Details of the Draft LDP will also be displayed in the following locations

Maldon Library and Southminster Library	30 September - 5 October
Burnham-on-Crouch Library and Wickham Bishops Library	7 - 12 October

Commenting on the Plan

The Council is consulting as widely as possible on the Draft LDP to give everyone the opportunity to be involved and wants to hear what **YOU** think.

Please complete the questionnaire accompanying this leaflet and return it to the Council. Alternatively if you prefer, you can complete the questionnaire online at www.maldon.gov.uk.

All comments must be received by **5pm on 14 October**. The Council will not be able to consider comments received after this date.

Following this consultation, the Council will consider all comments received on the Draft LDP and produce a pre-submission version which will be consulted on again at the end of the year before being submitted to the Government and a public examination held in early 2014.

Your comments are important and the Council looks forward to hearing what you think about the Draft LDP.

If you need further assistance please contact the Planning Policy Team by email at policy@maldon.gov.uk or by telephone on 01621 876202.

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