

## **2021 Statement of Community Involvement (SCI)**

### **Statement of Consultation**

**Consultation period:** 6 weeks from 17 June to 29 July 2021

**How publicised:**

Notifications were sent to all the organisations and individuals on the Local Development Plan (LDP) consultee database (1,089)

- Consultation documents available on the Maldon District Council (MDC) website via the consultations page and the SCI page
- Public Notice published in the Maldon and Burnham Standard on 8 July 2021
- Social media posts throughout the consultation period

**Responses received:**

Responses were received from 29 individuals and organisations:

- Transport for London
- Natural England
- Historic England
- NHS Mid Essex Clinical Commissioning Group / Mid and South Essex Health and Care Partnership
- Essex County Council
- Wickham Bishops Parish Council
- Althorne Parish Council
- Purleigh Parish Council
- 21 Individuals

The summary of responses is set out in the same order as the SCI and the consultation questions. In addition, comments on document formatting and the website have been collected together. For completeness, non-SCI comments received are given at the end.

## Comments received

Name/ Organisation	Summary of comments made	MDC response	Proposed changes to the SCI
<b>Whole document</b>			
Transport for London	No comments to make on revised SCI	Noted	No change
Natural England	<p>We are supportive of the principle of meaningful and early engagement of the general community, community organisations and statutory bodies in local planning matters, both in terms of shaping policy and participating in the process of determining planning applications.</p> <p>We regret we are unable to comment, in detail, on individual Statements of Community Involvement but information on the planning service we offer, including advice on how to consult us, can be found at: <a href="https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice">https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice</a></p>	Noted	No change
Historic England	Thank you for consulting Historic England on the Council's revised Statement of Community Involvement. While we don't have any specific comments at this stage, we will be interested in receiving subsequent consultations on this and related Local Plan documents.	Noted	No change

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<b>Introduction</b>			
Essex County Council (ECC)	In revising the ECC Statement Community Involvement (Revised July 2020) legal advice recommended that a more general paragraph be included within the SCI stating that ECC will follow government guidance regarding engagement and consultation should any pandemic/epidemic occur, but with no specific references to dates or guidance. Consequently, the SCI covers both the current pandemic situation and any future situations that may arise impacting upon ECC public engagement processes.	Agreed, this is a sensible approach.	New text after para 1.5:  <u>Please note, no policy in this statement shall apply if, as the result of an epidemic/pandemic, advice from the Government or the Director of Public Health is issued which makes it impossible or inadvisable to comply with any policy in this statement.</u>
Essex County Council	The list of planning issues listed in paragraph 1.9 is not exhaustive but given the local issues in Maldon District should also refer to flood and water management; education, green infrastructure and health and wellbeing matters. ECC recommend references made to green infrastructure, to ensure developments provide well connected multi-purpose spaces improving the health and wellbeing of the community and access to nature. This is a key aim of the Essex Green Infrastructure Strategy (2020).	Agreed	List expanded to include <ul style="list-style-type: none"> <li>• <u>Education</u></li> <li>• <u>Health impacts</u></li> <li>• <u>Flooding and water management</u></li> <li>• <u>Green Infrastructure</u></li> </ul>
NHS Mid Essex Clinical Commissioning Group / Mid and South Essex Health and Care Partnership	Paragraph 1.9 provides a useful list of issues that can be taken into account by the local planning authority in developing its planning policy and determining planning applications. Health impacts of proposed policies and developments are important considerations and inclusion in this list would reinforce that position. 1.9 Add health to planning issues list	Agreed	List expanded to include <ul style="list-style-type: none"> <li>• <u>Health impacts</u></li> </ul>

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<b>Name/ Organisation</b>	<b>Summary of comments made</b>	<b>MDC response</b>	<b>Proposed changes to the SCI</b>
Essex County Council	Reference is made in paragraph 1.10 to matters that are not planning related and include the impact during construction. ECC considers that this is not factually correct and should be deleted. For example, Policy DM20 – Construction Management in the ECC Development Management Policies (February 2011) seeks to protect the safety and efficiency of the highway network by requiring temporary construction access and the preparation of a Construction Management Plan to minimise the impact on the surrounding area during construction.	The bullet point has been revised	<ul style="list-style-type: none"> <li>Impact during construction (<u>where proposals have a Construction Management Plan in place</u>)</li> </ul>
Public	<ul style="list-style-type: none"> <li>Too extensive and unduly complicated</li> <li>With the planning laws about to change all parameters might change.</li> <li>Unclear what is the Council’s assessment of the efficacy of the current policy?</li> </ul>	In recognition that the previous SCI was too long and overly complicated, it was comprehensively re-written.	No change
Public	<ul style="list-style-type: none"> <li>All very clear.</li> <li>Sounds acceptable.</li> <li>Generally OK</li> </ul>	Noted	No change
Public	Introduction must be quick and timely, unlike other policy such as CIL (started 2014 still not adopted in 2021), and to some extent the LDP/NDP, if too long is taken to implement the policy is not up to date and in keeping with current planning regulations.	The SCI will be implemented straightaway.	No change

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Public	<p>1.9 list of planning considerations:</p> <ul style="list-style-type: none"> <li>• Insistence on mentioning planning matters only means one cannot bring common sense into play. Common sense dictates that local infrastructure is overloaded yet more houses continue to be built, and this must be addressed before any permissions are granted.</li> <li>• All the 'green' objectives should not be lumped into one line "Impact on nature conservation / environment / climate change." "Natural environment/ biodiversity" and "Climate change" should be separate line items. One is about nature &amp; biodiversity, the other more about energy impacts</li> <li>• Suggest a line item saying "Impacts on Local Wildlife Sites" (this would emphasise need for special consideration of Maldon District's list of key Local Wildlife Sites (LoWS))</li> <li>• Should it be possible to comment on sustainability?</li> <li>• The current importance of green topics (eg the Essex County Council "Essex is Green" initiative) mean that more attention is needed on these topics in the future</li> </ul>	<ul style="list-style-type: none"> <li>• Legally, a Local Planning Authority, can only consider planning matters in their decisions on planning applications.</li> <li>• Climate change is now a separate bullet point</li> <li>• The nature conservation/ environment bullet point captures impact on LoWS</li> <li>• Sustainability encompasses a wide range of topics, some of which, such as impact on environment and climate change, are in the list. As stated in the SCI, the list is not exhaustive.</li> <li>• Green infrastructure has been added to the bulleted list.</li> </ul>	<p>1.9 bullet points: <u>Climate change</u> – separate bullet point</p> <p><u>Green Infrastructure</u> – new bullet</p>

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Althorne Parish Council	<p>A valuable summary for householders.</p> <p>The last SCI was completed in 2018; five years between consultations gives 2023. Why use scare resources in the pandemic when you cancel notifying householders of adjacent planning applications negating the involvement process?</p> <p>Recommendation: Restore the Parish Trigger</p>	<p>The SCI has been reviewed now so that it can support the LDP Review consultations.</p> <p>The Parish Trigger was replaced by a District Council Member call-in procedure in 2017.</p>	No change

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<b>Policy</b>			
Essex County Council	Paragraph 2.1 refers to the main Development Plan document for the district as being the Maldon District Local Development Plan. ECC recommends the SCI is amended to recognise that the Minerals Local Plan 2014 (MLP) and the Essex and Southend-on-Sea Waste Local Plan 2017 (WLP) also form part of the Development Plan for the area.	Agreed	para 2.1 expanded: <u>...The Development Plan also includes the Minerals Local Plan 2014 (MLP) and the Essex and Southend-on-Sea Waste Local Plan 2017 (WLP) and made Neighbourhood Plans. ..</u>
NHS Mid Essex Clinical Commissioning Group / Mid and South Essex Health and Care Partnership	2.8 states that the Council will contact those on its mailing list when developing planning policy but does not mention any by specifically.  Suggested amendment – To make explicit reference to consultation bodies, including the CCG rather than relying on reference to the mailing list.	Agree	Amend 2.8 <u>...Statutory consultees</u> and other consultees on the planning policy mailing list will <u>be</u> contacted directly...
Essex County Council	For completeness, ECC recommend paragraph 2.14 should also make reference to 'discussion at each hearing session' to inform the Inspector's judgement.	Agreed	2.14 The Examination will take into account the submitted Local Development Plan, supporting evidence, representations, <del>and</del> <u>written statements and discussion at each hearing session...</u>
Althorne Parish Council	2.18 Five year requirement to review Local Plans – suggest 'reviewed biannually'.	The formal five year review requirement is set nationally. If circumstances warrant it, the formal review can be undertaken more frequently, indeed, the current LDP review has commenced early. The Authority Monitoring Report reports on policy implementation annually. To monitor or review the Plan more frequently would not be effective.	No change

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Public	<p>2.18 Five year requirement to review Local</p> <p>I suggest that the plans are reviewed every two years too. Five years is a long time to find out when things go adrift, although the 5YHLS is reviewed annually.</p>	<p>The formal five year review requirement is set nationally. If circumstances warrant it, the formal review can be undertaken more frequently, indeed, the current LDP review has commenced early. The Authority Monitoring Report reports on policy implementation annually. To monitor or review the Plan more frequently would not be effective.</p>	No change
NHS Mid Essex Clinical Commissioning Group (CCG) / Mid and South Essex Health and Care Partnership	<p>The document describes these policy documents but does not explain the consultation arrangements. The intention may be to replicate the Local Plan consultation process or there may be other intentions. The CCG wishes to be consulted on planning policy documents including SPD's and CIL and to be included in DtC discussions. Suggested amendment – Explicitly state that the CCG will be consulted on SPD's, CIL and DtC matters.</p>	Agree	<p>2.19 ...normally we will consult for six weeks on a draft SPD. <u>The approach to consulting on a SPD will follow the approach outlined in paragraph 2.8.</u> Once the...</p>
Althorne Parish Council	<p>2.22 'Should the Council introduce CIL...' Replace 'should' with 'when'.</p>	<p>The SCI provides consultation information on a range of policy documents, that could be prepared; hence the use of the word 'should'.</p>	No change
Essex County Council	<p>ECC recommend paragraph 2.23 makes specific reference to Maldon District Council having a duty to co-operate with ECC, as the upper tier authority, on strategic matters, particularly those that cross administrative boundaries (NPPF, paragraph 24).</p>	<p>ECC as a local planning authority and is covered by the existing text.</p>	No change



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Public	Access to local plans to view in local community centres as permanent displays.	When the LDP was approved, each library and parish council in the district received hard copies of the Plan. Access to hard copies of documents has been hampered by Covid-19. Wherever possible, copies of consultation documents are provided to the local libraries for public access. Once the health emergency is over, access to paper copies of the LDP should be easier.	No change
Public	<p>Community involvement in planning policy:</p> <ul style="list-style-type: none"> <li>• Local people should be offered the chance to become involved in planning policy if they wish, via engagement volunteer community groups, what do they want to happen in the local area, how much, how many, what type of new builds (surgery's, forums in each area for input).</li> <li>• Community involvement in planning policy is essential, the council work for the people and represent them, the people should have an opportunity to be part of the planning policy making</li> <li>• Let the community have their say in advance and actually listen!!!! inform early via post or make it clearer and easier to access its online- its very long winded and confusing now</li> <li>• All I can say is- your ways of listening to Maldon residents is disrespectful and disgusting and when you let us know or not you don't give a toss what</li> </ul>	<p>Planning applications can be viewed online at:  <a href="https://publicaccess.maldon.gov.uk/online-applications/">https://publicaccess.maldon.gov.uk/online-applications/</a></p> <p>Planning policy consultations usually have their own webpage page or are accessed via the consultations page.</p> <p>No change needed to the SCI</p>	No change

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	<p>we think and approve plans anyway. most people feel the same.</p>		
Public	<p>Infrastructure:</p> <ul style="list-style-type: none"> <li>• The community must be involved. Years of ignoring the warnings have led to severe lack of infrastructure updates.</li> <li>• The community must be involved but please listen to them. They are very important and their voices must be heard and money mustn't talk (the developers). We have a beautiful town/district and I understand building must take place but sympathetically and the 'services' increased to cater for the increase in population.</li> <li>• The Community do not seem to be involved regarding Infrastructure. Community Infrastructure Levy provides minor contributions to the local area when major infrastructure improvements are needed.</li> <li>• Community Infrastructure Levy (CIL) was an integral part of the original Maldon LDP. Sadly progression of the programme seems to have been kicked into the long grass. Section 106 is a blunt site related funding tool and has failed to address pre-existing infrastructure shortfalls. It is vital that MDC as a top priority progress CIL.</li> <li>• Whilst the SCI may sound acceptable residents of Maldon know that the continued passing of developments without improved infrastructure has produced a severely damaged level of life for Maldon District residents.</li> </ul>	<p>Through the s106 process, the Council ensures that infrastructure needs of new development are provided. However, the delivery of infrastructure, is to some degree, out of MDC's hands as the Council must rely upon the infrastructure providers for delivery.</p> <p>The council is still exploring the possibility of introducing CIL.</p> <p>S106 agreements cannot be used to rectify existing deficits in infrastructure. S106 can only provide the necessary infrastructure required to make that development acceptable and mitigate harm from that development.</p> <p>The majority of infrastructure provided through development is based on a formula from the infrastructure providers, for example school places or health provisions. This does not give the community much opportunity to be involved.</p>	No change

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Public	<ul style="list-style-type: none"> <li>• No - I trust the Council's Officers to apply Planning Policy and the made and legally sound LDP and NPs and be held to account where it is evident they have not done this.</li> <li>• I urge people to get involved with this as we notice impact on wildlife habitats and pressure on services such as GPs and schools</li> <li>• Sounds good but doesn't really happen to the extent it should.</li> <li>• "A good idea but is this just a paper exercise? How much impact will it have?"</li> </ul>	Noted	No change
Public	<ul style="list-style-type: none"> <li>• Planning and planning approval is often a very wordy and will often uses a lot of legal jargon, it can be difficult to follow and understand for the lay person.</li> </ul>	The planning process is a legal process and does use a lot of legal jargon. Glossaries explaining technical terms could help with this.	A glossary will be added to the SCI. Providing a planning glossary on the website will be looked into.
Public	<ul style="list-style-type: none"> <li>• 2.23 Biodiversity should be specifically included as a strategic topic</li> </ul>	Biodiversity is already covered by 'estuary and other environmental matters'.	No change

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<b>Neighbourhood Plans</b>			
Althorne Parish Council & Public	3.1 Substitute ‘another way to shape development’ to ‘involvement in shaping the development of the built environment’	Neighbourhood Plans cover more than just development that affects the built environment.	No change
NHS Mid Essex Clinical Commissioning Group / Mid and South Essex Health and Care Partnership	While it is often the case that development proposals proposed in neighbourhood plans are modest in scale, there may be instances where the impacts may be significant on healthcare provision. It is therefore important for the CCG to be notified of neighbourhood plan proposals. Suggested amendment – Include reference to infrastructure providers and other stakeholders to be consulted.	Agreed	3.4 Amend paragraph: ...Early engagement with relevant stakeholders, <u>especially infrastructure providers and</u> <del>particularly</del> the District Council, is important throughout the Plan’s preparation, to ensure the plan meets the ‘Basic Conditions’
Althorne Parish Council / Public	Paragraph sequence should be changed: first sentence of 3.1 then 3.2 then 2nd half 3.1	Re-ordering the paragraphs is unnecessary.	No change
Althorne Parish Council	3.4 The Parish Council will lead in putting together the Neighbourhood Plan Insert “ <u>by establishing an independent Steering Committee which will</u> ” need to...	As the Qualifying Body, with responsibility for preparing a Neighbourhood Plan, it is up to each Parish Council how a Neighbourhood Plan is progressed. It is not the place of a District Council to tell a Parish Council how it organises its Neighbourhood Plan work.	No change

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Public	The Parish Council (substitute ' <u>the approved neighbourhood area</u> ') will lead in putting together the Neighbourhood Plan ( Substitute –' <u>by establishing an independent Steering Committee</u> which will) need to think about how best to involve the community. ...	The Neighbourhood Area defines where the Neighbourhood Plan will apply. The Parish Council is the Qualifying Body, with responsibility for preparing a Neighbourhood Plan, it is up to each Parish Council how a Neighbourhood Plan is progressed. It is not the place of a district council to tell a Parish Council how organise its Neighbourhood Plan work.	No change
Althorne Parish Council	3.5 .....This is a key document for the Neighbourhood Plan. And (delete) It will demonstrate to the Examiner that the Plan has been prepared with a "good" (delete) replace with "meaningful degree of community involvement."	Partially agree, will replace 'good' with 'meaningful'	3.5 This is a key document for the Neighbourhood Plan and will demonstrate to the Examiner that the Plan has been prepared with a <del>good</del> <u>meaningful</u> degree of community involvement.
Althorne Parish Council	3.7 Once this formal consultation has finished, the Parish Council or forum will finalise the draft plan and.... and key stakeholders of the consultation and you.... does not define who "you" is Parishioners, the wider public??	'You' refers to the earlier part of the sentence. Will amend it for clarity.	3.7...We will publicise the consultation, directly notify relevant stakeholders, use the website and social media to inform the local community and key stakeholders of the consultation. <u>As a public consultation, anyone and you will be able to</u> can respond in the same way as for other planning policy consultations (see para 2.8).

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Althorne Parish Council	3.8 All the comments we receive at this stage will be submitted to an Independent Examiner <u>along</u> with the draft Neighbourhood Plan and supporting documents	Agree	3.8 All the comments we receive at this stage will be submitted to an Independent Examiner <u>along</u> with the draft Neighbourhood Plan and supporting documents.
Althorne Parish Council	3.9 After the Examination...The Information Statement and referendum version of the Plan <i>no prior reference of definition of Information Statement....</i> We will notify you <i>substitute parishioners</i> if you are eligible to vote.	<p>The Information Statement is defined by the Neighbourhood Plan (Referendums) Regulations 2012. It is not detailed here, to ensure that the SCI does not come out of date, if the Regulations change.</p> <p>Amend paragraph for clarity.</p>	<p>3.9 After the Examination, if the Council decides the Neighbourhood Plan should be put to a referendum we will publicise the decision and publish the Council’s Decision Statement on the Council’s website. The Information Statement (<u>which provides information about the referendum and how to vote in it</u>) and <u>the</u> referendum version of the Plan will also be published on the Council’s website before the referendum. We will notify <del>you</del> <u>if you the people who</u> are eligible to vote <u>in the referendum. In the case of a Neighbourhood Plan, this is the people entitled to vote in a local government election in the Referendum area and have a qualifying address for the election in the Referendum area. <del>You</del> Eligible voters</u> will then get the opportunity to vote on whether or not the plan should be accepted.</p>

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Althorne Parish Council	3.10 Following a positive referendum result, where a Neighbourhood Plan has gained over 50% of the votes cast, the District Council will then formally 'make' the Plan. In the determination of planning applications ( <i>delete within the Neighbourhood Area</i> ) immediately will be given full weight, The District Council will publicise the making of the Plan. The document will ( <i>delete then</i> ) have statutory status and be referenced as such in the Maldon District Development Plan. ( <i>it cannot be part of the Plan as it has only been mandated by an Examiner, not an Inspector or the Secretary of State</i> ).	This paragraph is correct. The Neighbourhood Plan only applies within the Neighbourhood Area. Once a Plan has passed the referendum, it is legally 'made' part of the statutory Development Plan for the District.	No change.  Grammar correction ...'and forms...'
Wickham Bishops Parish Council	Wickham Bishops Parish Council strongly agrees with your item 3.10. We would welcome your ongoing support of our established Neighbourhood Plan in relation to the Maldon Housing Land Supply issue.	Noted	No change
Althorne Parish Council	3.11 In addition to the statutory requirements outlined above, the Council will provide support for each Neighbourhood Plan during its preparation. <i>The level of support provided will reflect the structure of the parish, complexity of proposals in a Plan, and the objectives of the community as articulated by the Steering Group.....</i> .....throughout the development of a Plan. Amend - Provide 'critical friend' assistance to ensure that the emerging work is in conformity with Council planning <i>delete documents insert policies</i> and the National Planning Policy Framework;	The paragraph already provides for varying levels of support, so does not need changing.  It is correct that Neighbourhood Plans need to be in conformity with the strategic policies in a Local Plan. The paragraph will be corrected.	3.11... to ensure that the emerging work is in conformity with Council planning <del>documents</del> <u>policies</u> and the National Planning Policy Framework

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<b>Development Management</b>			
Althorne Parish Council	<p>4.2 Pre-application- Check that fees are up to date.</p> <p>PPAs - "Fee" define calculation of the fee</p>	<p>The fees/fee structure for determining planning applications, Pre-apps and PPAs are not included in the SCI to ensure that the SCI does not come out of date when these are changed.</p>	<p>No change</p>
NHS Mid Essex Clinical Commissioning Group / Mid and South Essex Health and Care Partnership	<p>However, it does not indicate that the CCG will be consulted at any of the development management stages. While the CCG is not able to respond to every development proposal, it recognises that the cumulative impacts of even modest developments, can impact healthcare services Suggested amendment - State that the CCG will be consulted in respect of preapplication requests and planning applications for 10 or more dwellings, care homes/specialist housing and major employment development.</p>	<p>Infrastructure providers added to para 4.4.</p> <p>Para 4.21 already includes 'statutory and specialist bodies' the council consults on planning applications.</p>	<p>4.4... It may, however, consult with some of its partners, <u>such as for example, infrastructure providers, Essex County Council (for minerals and waste; highway matters; community infrastructure; sustainable drainage and sustainable travel) Highways team,</u> for technical advice that feeds into the discussions with developers.</p>
Essex County Council	<p>ECC supports paragraph 4.2 and the undertaking of pre-application discussion. However, ECC recommend that paragraph 4.3 is amended to make reference to ECC undertaking pre-application advice for minerals and waste; highway matters; community infrastructure; sustainable drainage and sustainable travel rather than simply on highway matters.</p> <p>ECC recommend that reference is also made to ECC being a party to PPAs, where appropriate.</p>	<p>Agreed</p>	<p>4.4... It may, however, consult with some of its partners, <u>such as for example, infrastructure providers, Essex County Council (for minerals and waste; highway matters; community infrastructure; sustainable drainage and sustainable travel) Highways team,</u> for technical advice that feeds into the discussions with developers.</p> <p>4.12.... <u>Where appropriate, other parties, such as Essex County</u></p>



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			<u>Council, may also be a party to a PPA.</u>
Althorne Parish Council	4.11 Should have its own heading	Agreed	Add heading : Nationally Significant Infrastructure Projects (NSIPS)
Public	4.11 For the most significant major..... suggest split para at “However, <i>delete</i> The pre-application process and planning...application process remain vitally important to community engagement and consultation. Any individual wishing to participate in the examination..... <i>delete</i> “and not the local planning authority”,.....	The proposed paragraph splitting is not necessary.  Agree with the proposed deletion of the ‘pre-application’ sentence, to correct an error.  Last sentence unchanged, as it emphasises where people are to register to participate in an NSIP Examination.	4.11..... <del>However, the pre-application process and planning application process remain vitally important to community engagement and consultation...</del>
Althorne Parish Council	4.15-4.17 Pretty thin gruel for private householders compared with what is on offer to developers under Pre- application and Planning Performance Agreements before fees appear to kick in.	Pre-apps and PPAs are paid for services, which are executed after payment is made.	No change
Althorne Parish Council	4.19 Weekly lists of applications are provided for publicity purposes to: <ul style="list-style-type: none"> <li>• Amenity societies;</li> <li>• Local newspapers*</li> </ul> <p>*Only Listed and Departures from the LDP are listed. The press block should advise that the full list is available on the MDC website for full transparency. The point size of the press block in the Maldon Standard is too small for general utility; far too small for an aging population with optical issues.</p>	The weekly list is provided to the local paper.  Only specific types of application need to be advertised by public notice. The font size used for public notices is small, but it is the standard format for public notices. However, the notices are available online, in a larger font, on the Maldon and Burnham Standard website.	No change

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Public	<p>4.19 (and 4.23) says local papers this can allow obscure websites to be used .... this one was in the Bolton News</p> <p>MALDON DISTRICT COUNCIL Notice ID: COL2045486  <a href="https://www.theboltonnews.co.uk/announcements/public_notices/notice/159701.MALDON_DISTRICT_COUNCIL/?fbclid=IwAR1-DDX7MWW17egy8Ox0sNwZaNQFrIQFQeHkTMmwsfPewEyxRyQtmzJolzY">https://www.theboltonnews.co.uk/announcements/public_notices/notice/159701.MALDON_DISTRICT_COUNCIL/?fbclid=IwAR1-DDX7MWW17egy8Ox0sNwZaNQFrIQFQeHkTMmwsfPewEyxRyQtmzJolzY</a></p> <p>Why not specify and come to an agreement with i.e. News Nub or Maldon and Burnham Standard to list ?</p>	<p>The public notices are published in the Maldon and Burnham Standard. This and The Bolton News are part of the larger Newsquest Media Group. Public notices in any of their local/regional papers can be viewed from any other newspaper in the group, which is beyond the District Council's control.</p>	No change
Althorne Parish Council	<p>4.20 Once an application has been received by the planning service.... <b>Should state</b> that all applications are required to make a full and complete disclosure of all relevant facts. Too many applications fail to make a full and correct disclosure. The LPA should have the right to suspend or return applications if, ex post, inaccuracies or misstatements are exposed.</p>	<p>The process of determining a planning application is set out in the Town and Country Planning Act 1990 and subsequent guidance and secondary legislation. It is expected that those submitting a planning application will disclose information on the application form that is correct. Where an inaccuracy is discovered during the application process it is investigated and the applicant asked to rectify the inaccuracy.</p>	No change

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Wickham Bishops Parish Council	4.23. Wickham Bishops Parish Council feels very strongly that as well as posting Site Notices in a prominent position near the site, Maldon District Council should be sending individual letters to neighbouring households to make them aware of the proposals, giving them the opportunity to comment and reminding them that the Parish Council are being consulted also.	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) prescribes the publicity that must be undertaken before a planning permission is determined. Where a site notice is displayed, serving the notice on any adjoining owner or occupier is not required.	No change
Public	4,23 makes it unclear if it is a site notice letter or both ... site notices in rural areas can lead to them being put in obscure places.  It appears letters will not be consistent ... they should be for all applications ... not all use internet for information and if they do it may not be for planning purposes.	It is a site notice or a notification letter.  A notification letter will only be sent when it is required by the regulations.	No change
Althorne Parish Council	Table 1 Statutory and Local Notification Requirements for Planning Applications (In 2021, these are subject to changes through Coronavirus related regulations).  Column 3 Site notice or neighbour notification letter All notices should be sent to affected householders	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) sets out the publicity that must be undertaken before a planning permission is determined. Where a site notice is displayed, notifying adjoining owners or occupiers by letter is not required.	No change

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<b>Name/ Organisation</b>	<b>Summary of comments made</b>	<b>MDC response</b>	<b>Proposed changes to the SCI</b>
Public	MDC should resume sending letters to neighbouring properties of planning applications – yellow notices are insufficient notification	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) sets out the publicity that must be undertaken before a planning permission is determined. Where a site notice is displayed, notifying adjoining owners or occupiers by letter is not required.	No change
Public	4.30 It has been a big problem recently that it has taken so long (over a week at times) for on-line comments appear on the council website. This means that for applications that generate a lot of interest, it is very difficult to see who has already commented and what they say so that points raised that are not factual can be challenged. This delay may be Covid related but it would be good for the SCI to include a target- eg all comments entered on-line to appear on the web-site within 5 working days.	We aim to upload the comments as soon as possible. It is not practical to set a time limit in the SCI, as the time it takes to upload a comment is subject to too many variables.	No change
Public	4.32 I would specifically add to the list of examples, “Impact to natural environment/ biodiversity”.	Impact on the environment and biodiversity are included in the list on page 6. It is not necessary to replicate that list at 4.32.	See changes to 1.9
Public	4.35 In my recent experience, it has been very difficult to understand for particular applications, how and when they are to be decided. So for example, it is not clear which will go to committee and for those that do, which meetings they will be reviewed at.	On the planning application search <a href="https://publicaccess.maldon.gov.uk/online-applications/search.do?action=simple&amp;searchType=Application">https://publicaccess.maldon.gov.uk/online-applications/search.do?action=simple&amp;searchType=Application</a> . Each application has a ‘details’ tab, click on this and there is a tab for ‘Further Information’. This tab shows	No change

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	<p>The main issue is that the 'Key Information' web page on the application is not being filled in with sufficient information</p> <p>I would propose that the SCI should say explicitly: "The method of review (committee or otherwise) and all meeting dates will be entered in the relevant Key Information tab of the application's on-line entry"</p>	<p>whether it is a committee or delegated decision.</p>	
Public	<p>4.35 MDC should return the 'parish trigger' where a Parish or Town Council can request an application to be considered by committee rather than by officer determination.</p>	<p>The 'Parish Trigger' was discontinued in 2017, and replaced by a revised Member call-in facility for District Councillors.</p>	<p>No change</p>
Althorne Parish Council	<p>4.35. "Under delegated powers, the Director of Service Delivery is able to make decisions on certain categories of planning application"... these delegated powers should be specified, also: are delegated powers temporary due to C19 or permanent are they renewable?</p>	<p>Delegated powers are set out in the Council's Constitution. These can change from time to time. To ensure that the SCI is not made out of date by any future changes, delegated powers are not detailed in the SCI.</p>	<p>4.35 A link to the Council's constitution will be added.</p>
Public	<p>4.36 When planning goes to committee for approval/refusal, you will very rarely have a member of public speak, (only one person is allowed to do so) I believe the process is seen as an intimidating process for most who have no public speaking experience. Comments or objections made on the planning portal are never reviewed or discussed in committee meetings (giving the impression they have no weight in the decision-making process). The council planning officer, often sounds like they are supporting the applicant rather than the councillors rarely giving guidance on planning policy and interpretation of legal/valid objections to councillors.</p>	<p>Comments received on policy consultations or planning applications are reported to Committee in the Committee Report.</p> <p>Planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as</p>	<p>No change</p>

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		<p>possible, and the role of the planning officer is to take all considerations into account, including the views of those wishing to make representations and come to a balanced decision, which, if necessary, they recommend to the Planning Committee or if the decision is made under the Council's Scheme of Delegation by the Officers.</p> <p>Speaking at Committee can be difficult for members of the public, but the Council does try to make the process as open and transparent as possible and those speaking are given reassurance of the process if they require it.</p>	
Purleigh Parish Council	Purleigh Parish Council would like to emphasise that effective community involvement and public participation in the planning process is entirely dependent on planning officers being accessible to those communities and members of the public. This is all that is needed and ensures fairness for those without access to the internet.	Noted	No change

Name/ Organisation	Summary of comments made	MDC response	Proposed changes to the SCI
Althorne Parish Council	<p>4.40. Only applicants may appeal against a decision made by the Local Planning Authority.</p> <p>There should be a process whereby non applicants can raise points of order if they consider the LPA decision is unsafe e.g. they have failed to follow due process or have failed to make full appraisals of relevant documentation or where the decision can be demonstrated to be against natural justice or human rights etc. The LPA should not be judge and jury, but fully accountable.</p>	<p>There is no legal mechanism to hold a public inquiry where a Local Planning Authority grants a planning permission.</p> <p>Anyone who is aggrieved by, and has a genuine interest in, a Council or Planning Inspectorate decision on a planning application can apply for a Judicial Review of that decision through the High Court.</p>	No change
Althorne Parish Council	<p>4.42-4.46 Permission in principle</p> <p>This sounds like a developers' loophole. There appears to be no stated requirement for consultation with the public or community representatives such as Town or Parish Councils. n.b. I have not fully digested the uk.gov. Guidance for Permission in Principle.</p>	<p>The Permission in Principle section of the SCI will be amended to refer to consultation on these types of applications.</p>	<p>4.42 ... <u>The consultation requirements for permission in principle applications is different to that for planning applications. The LPA must consult any consultation body with whom they would have been required to consult on an application for planning permission for the development proposed. There are requirements to consult with infrastructure bodies if the development will affect specific infrastructure that is identified in the Order, such as railway land. The proposal must be published on the Council's website (an online notice) and a site notice must be displayed for at least 14 days before a decision is made on the application.</u></p>

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Public	<p>The Permission in Principle section 4.42 does seem like a Developers Loophole in the way it is presented in the SCI as there is no mention of a consultation; however the GOV.UK document guidance on Permission in Principle expands on the process. The link <a href="https://www.gov.uk/guidance/permission-in-principle">https://www.gov.uk/guidance/permission-in-principle</a> as stated on the SCI, takes you to it.</p>	<p>The Permission in Principle section of the SCI will be amended to refer to consultation on these types of applications.</p>	<p>4.42 ... <u>The consultation requirements for permission in principle applications is different to that for planning applications. The LPA must consult any consultation body with whom they would have been required to consult on an application for planning permission for the development proposed. There are requirements to consult with infrastructure bodies if the development will affect specific infrastructure that is identified in the Order, such as railway land. The proposal must be published on the Council's website (an online notice) and a site notice must be displayed for at least 14 days before a decision is made on the application.</u></p>
Essex County Council	<p>ECC acknowledges that paragraph 4.47 makes reference to the role of s106 legal agreements in making a development proposal acceptable in planning terms, that would not otherwise be acceptable. ECC recommend that reference should also be made to securing highway measures through s278 measures</p>	<p>Agreed</p>	<p>4.47 ... They are focused on site specific mitigation of the impact of development. <u>In the case of highways measures, these are secured through s278 of the Highways Act 1980...</u></p>



<p>Althorne Parish Council</p>	<p>4.47. Although we will not consult the public on the preparation of our s106 legal agreements they play an important role in making a development proposal acceptable in planning terms, <b>that would not otherwise be acceptable.</b></p> <p>A bit more transparency here would be useful; s106 Agreements appear pretty toothless and unenforceable.</p>	<p>Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), are legally binding agreements or undertakings, negotiated during the assessment of planning applications to help mitigate some of the effects of a development.</p> <p>S106 agreements and undertakings are monitored by a S106 Monitoring Officer, in conjunction with Officers of the County Council and those other agencies who may benefit from the terms of the various planning agreements. Alterations to an agreement or undertaking can be made via deed of variation. If the Council do not agree to a variation an application can be made for modification or discharge of any of the planning obligations providing the obligation was made at least 5 years previously.</p> <p>In the event that any deviation can be identified from any aspect of such an agreement or undertaking the Council (and any other signatory, party to the agreement) may act to secure compliance. These actions are usually the subject of legal proceedings in a Court of Law and</p>	<p>No change</p>
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Name/ Organisation	Summary of comments made	MDC response	Proposed changes to the SCI
		<p>are not normally subject to enforcement action in the same way as for example a breach of planning control or the non-delivery of planning conditions.</p>	
<p>NHS Mid Essex Clinical Commissioning Group / Mid and South Essex Health and Care Partnership</p>	<p>The SCI explains that all planning applications from 2004 are available to view via the Council's planning application search facility. This is a useful source of information, helping third parties to engage in the planning process. S.106 legal agreements form High quality care for all, now and for future generations an important part of these decisions, but these are not currently available on the Council's website. The CCG would encourage the Council to make existing and future S.106 agreements available via the planning application search facility. Suggested amendment - Include reference to S.106 agreements once these are available via the Council's planning application search facility.</p>	<p>s106 agreements are available on the Councils' website, as part of the planning application documentation available at:  <a href="https://publicaccess.maldon.gov.uk/online-applications/">https://publicaccess.maldon.gov.uk/online-applications/</a></p> <p>Information on s106 are also available on the Infrastructure funding Statement page, at:  <a href="https://www.maldon.gov.uk/info/20048/planning_policy/9810/infrastructure_delivery">https://www.maldon.gov.uk/info/20048/planning_policy/9810/infrastructure_delivery</a></p>	<p>No change</p>
<p>Public</p>	<p>4.47 S106 ... how is it known what the community desire as mitigation ?</p>	<p>The s106 agreement covers the mitigation measures required to make a development acceptable. The majority of the infrastructure needs, such as school places and health provision are determined by a formula given by the infrastructure providers. Community involvement is therefore limited.</p>	<p>No change</p>

Name/ Organisation	Summary of comments made	MDC response	Proposed changes to the SCI
Public	<ul style="list-style-type: none"> <li>• Whilst trying to be involved all my suggestions have been ignored whilst you claim to have taken account of them. I now don't trust the Council on these matters.</li> <li>• Local residents need to be clearly informed via post and be able to comment via paper form it is their right and money is not the real issue.</li> <li>• Housing is desperately needed in the country but should only be allowed as long as the infrastructure is included in the planning. This includes NHS, schools and roads. The community is the knowledge base as to how the day to day workings are working. They must be listened to.</li> <li>• Good to hear that the Council can offer assistance if necessary to Neighbourhood planning.</li> <li>• My parish council have no interest in neighbourhood planning. I would like the community to be able to do something without the need for parish council support.</li> <li>• Sadly, the Burnham on Crouch Neighbourhood Plan has proven still born with District Priorities and shortfalls over taking its plans and policies. Development is way in excess of 'sufficient to meet its own needs'. MDC has totally failed to assign sufficient weight to the NDP to reflect the spirit and substance of the plan</li> <li>• Needs to be further developed</li> <li>• Community involvement in Neighborhood planning is a must, the LDP must be reviewed every 5 years, public must have an opportunity</li> </ul>	<p>It is not always possible to take into account everyone's views on a planning issue.</p> <p>If you need help in filling out a Neighbourhood Plan consultation comments form or need a paper copy of a consultation form you can ask for assistance from the Parish Council.</p> <p>Parish Councils are able to tailor their Neighbourhood Plan consultations to their Parish. For example, delivering consultation information to households, or holding exhibitions.</p> <p>In a designated Neighbourhood Area which contains all or part of the area of a town or parish council, the town or parish council is responsible for neighbourhood planning. Unfortunately, there is no legal mechanism for a Neighbourhood Forum to be created in a parished area.</p> <p>MDC has made the the Burnham-on-Crouch Neighbourhood Development Plan and gives weight</p>	<p>Footnote added:  <sup>1</sup> <u>Information on neighbourhood planning is available at:</u>  <a href="https://www.gov.uk/guidance/neighbourhood-planning-2">https://www.gov.uk/guidance/neighbourhood-planning-2</a> and  <a href="https://locality.org.uk/services-tools/neighbourhood-planning/">https://locality.org.uk/services-tools/neighbourhood-planning/</a></p>

Name/ Organisation	Summary of comments made	MDC response	Proposed changes to the SCI
	<p>to become involved with this process. It is essential that infrastructure is improved to keep up with the increased builds and demands on it. Many additional builds have taken place above the LDP/NDP numbers agreed, this to some extent is due to developers not starting builds within the first 5 years of the LDP period, although planning has been approved, some sort of financial charge should be levied if building work does not take place within 2 years of approval date on strategic LDP sites, this will stop land banking and using the 5 year land supply as justification for more approvals above the agreed LDP numbers</p> <ul style="list-style-type: none"> <li>• It does not explain what the benefits of having a Neighbourhood Plan are</li> </ul>	<p>to in its decisions on planning applications in the Neighbourhood Area.</p> <p>The Council encourages developers with sites allocated in the LDP/Neighbourhood Plans to submit planning applications. However, the Council is not able in law to require applications be submitted within a set period of time. Once a permission has been granted, that permission has a limited lifespan: For outline permissions it is 3 years, for reserved matters 2 years and or full permissions 3 years. These timescales are set by the Government not the Council.</p> <p>Links to information about neighbourhood planning have been added to the SCI</p>	
Public	<p>Local residents need to be clearly informed via post and be able to comment via paper form it is their right and money is not the real issue.</p>	<p>Notifying neighbouring properties of planning applications is not required by the Regulations that govern consultations on planning applications. The consultations undertaken by the Council on planning applications comply with the Regulations</p>	No change

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<b>Name/ Organisation</b>	<b>Summary of comments made</b>	<b>MDC response</b>	<b>Proposed changes to the SCI</b>
Public	The Council should refuse to engage with developers pre-application until it can be proved that the developer has, themselves, meaningfully engaged with the community and demonstrably taken a wide range of inclusive views into account and that the proposed development has widespread, independently validated public support. (Not a skewed, biased survey presented at the last minute whose questions bear no relation to the application).	An inadequate pre-application consultation would be given little weight, if any, when determining a planning application.	No change
Public	Also, much more guidance should be made available to those wishing to comment on applications - e.g. using a structured form like this one with clear headings (this will also help the Council collate responses).	Agreed. The Government is currently investigating ways which could improve peoples' engagement in commenting on planning applications and the District Council will need to consider the outcomes of this work to inform how it could improve engagement locally.	The Council makes a commitment to explore what additional guidance could be given by the Council to help people commenting on planning applications.
Public	Where disruptive planning is allowed, a public enquiry should be convened. Too many controversial permissions are allowed without recourse to post objections being heard.	There is no legal mechanism to hold a public inquiry where a Local Planning Authority grants a planning permission. Anyone who is aggrieved by, and has a genuine interest in, a Council or Planning Inspectorate decision on a planning application can apply for a Judicial Review of that decision through the High Court.	No change

Name/ Organisation	Summary of comments made	MDC response	Proposed changes to the SCI
Public	Advice on what to do if a Parish Council has no interest in community engagement with regard to local and strategic development.	<p>Any member of the public can always comment on planning applications and planning policy consultations that relate to local and strategic development.</p> <p>Local residents also have the option to raise issues directly with their MDC Ward Member.</p>	No change
Public	<ul style="list-style-type: none"> <li>• It is all well and good that the Community can have involvement in the Development Management but their comments MUST be taken seriously, even single voices count. Currently it seems that any comments are received but not given much further consideration. Currently there is a huge amount of building but no increase in capacity for schools, health services etc.</li> <li>• Do not really see any true community involvement, just lip service.</li> <li>• As your vision statements says “The benefits of consultation and involvement are a better informed Council and community, leading to healthy and open relationships. Decision making should become more relevant, as a result there will likely be resource savings as the correct services become more frequently targeted and precise approaches are taken.” Process for the public to become involved in all parts of planning and development, if public do not put themselves forward, assume all is right, but I</li> </ul>	<p>Anyone can comment on a planning application. All comments based on planning matters are considered prior to the decision being made on an application.</p> <p>A summary of comments received is given in the Committee Report on an application and in the Delegated Recommendation Sheet.</p>	No change

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	<p>think you will find a large number of people willing to have the chance to join in and have a say.</p> <ul style="list-style-type: none"> <li>• I could not see where there is consultation with communities prior to member involvement ? How will the member know the community view if it is unknown to the community ?</li> <li>• Too boring to read this</li> </ul>		

Name/ Organisation	Summary of comments made	MDC response	Proposed changes to the SCI
<b>Monitoring and review</b>			
Public	<ul style="list-style-type: none"> <li>• Again too boring to read</li> <li>• This section would benefit from more detail on exactly how the effectiveness of the Policy will be assessed, e.g. using what objective criteria?</li> <li>• Any plans that will affect the community must be well notified so opinions can be voiced before permissions are allowed. Past planning should be reviewed as what effect they had on infrastructure and community life.</li> <li>• There does not seem to be sufficient monitoring of the long term effects of the plans passed on the long suffering residents where lack of improved infrastructure is concerned.</li> <li>• Once again, in the document it seems quite appropriate but I am not sure that there is sufficient monitoring.</li> <li>• Is there a process whereby a complaint can be made relating to the policy?</li> <li>• I would suggest an annual review is built in to check to what extent the management of the planning process and the communication of information on statuses is in line with the SCI's ambitions regarding open-ness and transparency. This could be done by reviewing a random sample of applications key metrics could include:</li> </ul>	<p>The Council publishes the Authority Monitoring Report each year. This is a legal requirement. This outlines the progress made on the LDP and the Local Development Scheme. Consideration will be given to include a section on the SCI to provide a summary evaluation of the effectiveness of the Council's consultation activity carried out over the year. This might include reporting on how successful consultations were and what respondents thought about their consultation experiences.</p> <p>Information on how to make a complaint if a planning consultation does not meet the requirements in the SCI has been added.</p>	<p><u>5.2 If you feel that a planning policy or planning application consultation does not meet the requirements of the SCI, you can make a complaint at the time of the consultation, using the contact details for the consultation you have concerns about.</u></p>



Name/ Organisation	Summary of comments made	MDC response	Proposed changes to the SCI
	<ol style="list-style-type: none"> <li>1) Average time taken for comments to be uploaded to the site</li> <li>2) Whether all the key information regarding the applications has been included and communicated (e.g. dates of approval meetings etc)</li> </ol>		
Public	<p>Para 5.2. It would be helpful to summarise any changes in the legislation, which may affect the Statement of Community Involvement. It is assumed that the document reviewed is the original five year old document and has not been revised. Given Mr. Jenrick's (The Secretary of State) attempts to neutralise planning this is of concern.</p>	<p>5.2 has been expanded signposting to the legislation, orders and regulations that govern planning consultations.</p>	<p>5.1 expanded:</p> <p><u>...Legislation relevant to the SCI includes:</u></p> <ul style="list-style-type: none"> <li>• <u>The requirement for an SCI and its contents are set out in the Planning and Compulsory Purchase Act 2004 (as amended);</u></li> <li>• <u>Information on the different orders and regulations that guide consultations on planning applications is available at:</u> <a href="https://www.gov.uk/guidance/consultation-and-pre-decision-matters#Public-consultation">https://www.gov.uk/guidance/consultation-and-pre-decision-matters#Public-consultation</a> .</li> <li>• <u>LDP and SPD consultations are governed by The Town and Country Planning (Local Planning) (England) Regulations 2012</u></li> </ul>

Name/ Organisation	Summary of comments made	MDC response	Proposed changes to the SCI
<b>Communication with people without internet</b>			
Althorne Parish Council	<ul style="list-style-type: none"> <li>• By post</li> <li>• Through the Parish Council</li> </ul>	Noted.	The suggestions received will be considered when we are preparing future consultations on planning policy.
Online response	<ul style="list-style-type: none"> <li>• Write, telephone or leaflet drop through letterboxes, local radio and TV.</li> <li>• Good old fashioned letters or large notices</li> <li>• Well-advertised public meetings and outreach, e.g. drop in clinics at hubs</li> <li>• A planning page should be taken out in the local paper. The articles in the Focus are already very helpful.</li> <li>• Leaflet drop or postal to the areas affected by any development. All costly but I can think of no other way.</li> <li>• Noticeboards/leaflets/literature left in key places such as supermarkets, health care centres etc. Newspapers.</li> <li>• Postal information with suitable response form included</li> <li>• Send notices and post notices on village hall notice boards etc.</li> <li>• More Timely, Better and Consistent site notices of upcoming applications, plus most importantly timely removal of old site notices. Failure to remove obsolete notices means they are just wallpaper that people ignore.</li> </ul>	<p>Consultation is required to be reasonable and proportionate and has to consider the resources the Council has available to it in terms of delivery.</p> <p>Currently the District Council's reception area is closed as it is a vaccination hub. Prior to Covid 19, there were public computers in reception that people could use to access planning application information, but we have had to make adjustments.</p> <p>Applications are available online. Subject to local restrictions in libraries, they can be accessed via the library computers.</p>	The suggestions received will be considered when we are preparing future consultations on planning policy.

Name/ Organisation	Summary of comments made	MDC response	Proposed changes to the SCI
	<ul style="list-style-type: none"> <li>• Could the District Council have a notice board alongside the parish council's in each village for things like this? Or ask Parish Councils if they have space on their notice boards; Include info with letters that are going out anyway such as council tax letters; Put articles in local papers, directories, parish magazines etc (free if they are "articles" not "ads"); Notice boards in libraries and council buildings. Offer a chargeable quarterly info pack to residents?</li> <li>• Access to the MDC website ( via a public PC) at local council offices would add to the already planned communication methods available.</li> <li>• Provide opportunity to review documents in the library (by accessing screens) and then provide inputs via paper form.</li> <li>• There is only one way and that is by letter for all applications. Perhaps introduce an opt out of by letter communication.</li> <li>• I would think to properly inform people who do not have access to the internet, a letter and paper copy of the consultation would be best. I also think that a paper copy should also be offered to people who cannot read a lot online. Offering an invitation to people to request a paper copy. Also, access to an audio copy for people who do not or cannot use assistive technology.</li> </ul>		

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<b>Name/ Organisation</b>	<b>Summary of comments made</b>	<b>MDC response</b>	<b>Proposed changes to the SCI</b>
	<ul style="list-style-type: none"> <li>• An offer of a paper copy would help a great deal.</li> <li>• Also a leaflet through the door to let people know it exists and can comment on it, and access options.</li> </ul>		
Wickham Bishops Parish Council	Wickham Bishops Parish Council believes that it is the duty of Maldon District Council to ensure that neighbours are aware of Planning Applications near to them. The best way of doing this is to put letters through the letterboxes of adjacent households who may be affected by the proposals. Assumptions must not be made that everyone has access to the internet.	Consultation is required to be reasonable and proportionate and has to consider the resources the Council has available to it in terms of delivery.	No change
<b>Easy to read and understand</b>			
Online responses	No = 5 Yes = 14	Of those who answered this question, most people found the SCI easy to read.	No change

Name/ Organisation	Summary of comments made	MDC response	Proposed changes to the SCI
<b>Other comments</b>			
Online response	<ul style="list-style-type: none"> <li>• Is there any point when residents don't get heard/ most of the time planning is granted.</li> <li>• This reads well, but the proof of what is going on in Maldon implies something else !</li> <li>• A good document, with plenty of links to the relevant policy that are stated in the document.</li> <li>• As I have said public involvement is key, as if this happens then it will be to the benefit of the local people and the council. But involvement must be at local level, not based in centrally MDC only, by planning District areas would be the minimum suggestion.</li> <li>• If the intention is to improve community engagement with planning consultations the SCI fails in many respects.</li> <li>• I was not clear if there was a clear mechanism to ensure Parish Councils input into the Local Develop Statement or Plan</li> <li>• I don't expect you will get many responses to this. This is the problem with the councils community engagement. Too complicated to get involved. Who has time to read and interpret a massive document? You need to summarise and simplify and actively encourage engagement from the lay person rather than it being a tick box exercise.</li> <li>• I would also like to suggest that with something like an SCI that it is an ongoing process, and therefore does not have a closing date.</li> </ul>	<p>The ability to comment on consultations by post, email and online means that consultations are not limited by geography.</p> <p>All consultations need a closing date, otherwise there would not be a definitive version to work to.</p>	No change

Name/ Organisation	Summary of comments made	MDC response	Proposed changes to the SCI
<b>Document Formatting</b>			
Essex County Council	ECC recommends that further consideration is given to the Digital Accessibility Law (Sept 2018), which is relevant to local authorities in terms of the publication of consultation documents. ECC recommend MDC make the appropriate amendments to the format of the proposed SCI to be in accordance with these requirements. For instance, the chart regarding consultation principles (page 4) and the Table supporting paragraph 4.23 on planning and heritage applications use colour headings, footnotes and tables. These would not be viewable by a screen reader.	The formatting of the document has been reviewed.	Formatting has been reviewed to ensure compliance.
Public	<p>I use a screen reader access longer documents. But it is not something I can do quickly or at length. I would therefore like to suggest that long consultation documents are divided and released in stages. Rather than in one go. To give people a genuine amount of time to go through it, absorb the information and respond. A six-week period is not long enough.</p> <p>It would also help if subheadings were larger and in a darker colour. Along with emboldening the first line of a sub-section.</p>	<p>The Council is intending to purchase consultation and engagement software, which will make it easier to read.</p> <p>Where the LDP Review timetable allows it, consultations may be longer than the minimum six week period.</p> <p>The formatting of the document has been reviewed</p>	Formatting has been reviewed.

Name/ Organisation	Summary of comments made	MDC response	Proposed changes to the SCI
<b>Website</b>			
	<ul style="list-style-type: none"> <li>• I do find it very difficult to navigate the MDC site to obtain specific information about the Local Development Plans and to understand what has actually been agreed.</li> <li>• So although the SCI states that everything is open and transparent I believe that considerable improvement is needed in signposting on the website.</li> <li>• The council’s own information is available (albeit not easy to find), however I find it nigh on impossible to locate copies of the developer’s own applications and key agreements for large scale projects.</li> <li>• If the SCI’s ambitions stated in paragraph 1.8 are to be realised then the way that information is presented on the website needs to be as user-friendly as possible.</li> <li>• The SCI does not align with the consultation principles set out in the introduction. It is not ‘open and fair’ in that it is not easy to read, where the definition of Plain English feels stretched. There are too many vague references to information being available on the council website – but no details of where (making it challenging for those with certain disabilities to</li> </ul>	<p>We recognise that the website needs improvement, and that navigation around the site is not always straightforward. The corporate MDC website is being reviewed with the aim of making it easier to find information on planning policy documents.</p> <p>From the home page, <a href="http://www.maldon.gov.uk">www.maldon.gov.uk</a> in the ‘Planning’ box is a link for ‘View a planning application.’ From here you can search for planning applications. <a href="https://publicaccess.maldon.gov.uk/online-applications/">https://publicaccess.maldon.gov.uk/online-applications/</a></p> <p>Information on s106 is available here: <a href="https://www.maldon.gov.uk/info/20048/planning_policy/9810/infrastructure_delivery">https://www.maldon.gov.uk/info/20048/planning_policy/9810/infrastructure_delivery</a> including a spreadsheet of all current s106 agreements.</p> <p>There are two options for providing internet links in documents. One is providing the detailed URL to the relevant page. However, if a website</p>	<p>We will be reviewing the policy section of the website this year to make it easier to navigate. The comments received will be taken into account in this review.</p> <p>Links in the SCI will be improved, recognising that these detailed links may not work in the future, following any website update.</p>

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	<p>engage with the consultation) it links to the Maldon website then the document needs to be found. Why can it not link to the document or section it's in.</p> <ul style="list-style-type: none"> <li>• I would also like to see a 'Guide to Local Planning' produced informing local residents about the processes and stages, timings, who does what, contacts, help desk, what community can do, invite involvement. Local people feel detached from the process.</li> <li>• Access to an online 'Community Planning Forum' where people can raise genuine concerns and ask questions, give input. I know many people may not wish to engage in the process, but many do. We all have a responsibility to do what we can to ensure they inherit a local environment worth inheriting.</li> <li>• Signposting to Government Planning legislation and information.</li> <li>• Make it clearer and easier to access it online- it's very long winded and confusing now</li> </ul>	<p>is updated, or information is moved, then detailed links can often break. The other option is to provide a link to the overall website. However, as pointed out, this may not be particularly helpful.</p> <p>The Planning Policy section of the Council's website is being reviewed as a priority, with the aim to make it easier to use and find information. These suggestions will be taken into account in this review.</p>	



### Non SCI related comments:

- Greater emphasis given to the preservation of habitat, wildlife species and biodiversity. Consideration given to not permitting Archaeological surveys during nesting season. Survey excavation progressed at the wrong time of year does nothing to help local wildlife survive in ever declining habitat.
- A greater emphasis on redevelopment of brownfield sites would help not only the local environment, but also give the local community greater confidence that this issue is at the forefront of planning.
- Wildlife NGOs should be given the opportunity for a greater input in decision making, and their vast knowledge and expertise taken on board as a solid part of the planning process. Not just as consultation.
- The Climate Emergency and increasing flooding risks for coastal/riverside communities such as ours, need greater prominence in Planning consideration. Please can MDC include a special section in all application of 10+ units that evaluates 25/50/100 year risks to the development in question and on key transport links. Similarly any adverse impact on Infrastructure should also be included
- In particular, with the two ongoing Garden Suburb developments, it is very hard to figure out what the developments will end up looking like. As an example, it is hard to assess when builders are removing hedges, trees etc whether what they are doing has been agreed or whether they are being over-zealous.
- You can't build housing estates without schools and medical facilities. I know the conservative govt wants councils to agree to more housing but Maldon is already struggling with lack of gap services so enough is enough! Please listen to your residents.
- Sounds fine on paper but since the 2018 edition the council has allowed the area to become a traffic nightmare area by permitting large developments with no improvements on the main routes through
- Can I also say- please stop granting the building of houses and build some resources especially a doctor surgery!
- All this consultation is fine as long as it's not ignored as The Local Development Plan has been.
- Stop proposed development on Primrose Meadow/Mundon Road its greedy and disgusting!
- Appendix 2 of the DEVELOPER CONTRIBUTIONS GUIDE 2005 states that Affordable Housing is the no 1 priority for contribution, then comes Infrastructure. For instance S016 contribution does not appear to be joined up thinking: For example: S2(j) has contribution towards Early year and

Childcare Contribution for construction of a £1.1m facility in Burnham-On-Crouch. So far £524561.62 has been collected, just under half the amount needed for this project, but no other site has been asked as part of S106 to contribute towards this project, this has resulted in only half the required sum being collected and the construction of the facility has not happened. Surely a sensible approach is to ask for further contributions from other sites as part of the S016 agreements in BOC, to reach the target of £1.1m so the facility can be built and the residents of BOC will then benefit from this, since 2003 £819,396 has been received from S016 contribution of BOC builds, none of this contribution has filtered to the community for improvements and or projects that the contribution was identified for. Other examples are available, especially for BOC

- Whilst the SCI may sound acceptable residents of Maldon know that the continued passing of developments without improved infrastructure has produced a severely damaged level of life for Maldon District residents.