

Question 20

First Name	Last Name	Organisation	Question 20. Do you agree with building at higher densities in all settlements. What would you think was appropriate in terms of housing and higher densities?	COUNCIL RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council		
Ali	Aldis		I think this has to be relative to the size of the settlement area.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is
David	Smye	The Maldon Society	Rural areas and Conservation areas would need careful scrutiny of proposed densities. It should not be a blanket requirement over a large area or site - good design should be the guide.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is and that would include Conservation Areas - though many of these are actually built at high densities.
Stewart	Newlands	Fambridge Lake		
Paula	Stanbury			
Sonia	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Gavin	Rowell		Maldon District is the wrong place for high density housing. It is a disgrace to all existing residents that the Council is even considering it.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is
Gareth	Davies	N / A	Yes, low density and high cost housing suits developers and commuters but it excludes local people and damages the local economy.	There is no evidence that high density development excludes local people or damages the economy.
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
Jackie	Gibbs			
Tim	Aves		The council should allow no more significant housing developments until the district has the schools, GP and dental surgeries, roads sewerage and other vital infrastructure to support all the people who have moved or are moving into the hundreds of homes already built in the past five years! No exceptions. It's time to say enough is enough. I have no problem with building houses per se. We desperately need more homes in this country and they have to go somewhere. However, I do not accept that any planning system worthy of the name should allow so much housing to be built without the infrastructure to support it. Developers should be legally obliged to pay much, much more from the vast profits they rake in from these sites and this should be channeled directly into infrastructure to suppo	The LDP Review process has to take into account future growth. The Housing Requirement is established by using the standard methodology as set out by the Government. The Council does not have any evidence that this figure should be reduced, therefore the Council needs to make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months. The LDP has an Infrastructure Delivery Plan which was approved through its examination, infrastructure is agreed with statutory providers such as the NHS and ECC and should be to mitigate the impact of development. Infrastructure is being provided under the terms of S106 legal agreements and will be assessed further as part of the LDP Review work.
Helen	James		You must be selective and high density housing must have transport links	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is
Kathy	Day			
Mike	Hayes		Higher density development in settlements with a lower density can irreversibly transform and harm the character of the settlements.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is
Peter	Wakling			
David	Sismey			
Stuart	Willsher	Persimmon Homes Essex	The NPPF is clear that Maldon should introduce the use of minimum density standards for city and town centres and other locations that are well served by public transport. These would therefore apply to Maldon/Heybridge and Burnham as well as the larger villages	Comments noted. Though it is not mandatory in national policy to have minimum density standards.
Sara	Howarth			
Anthony	Fittock		that is a situation that needs to be assessed on an individual basis in conjunction appropriate availability of wider services an infrastructure not a post office and a village shop.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is
Eissa	Leo			
Daniel	McAllister	Robert Mulholland And Company Limited	Higher densities should be sought wherever possible although there may be a wide range of densities that are appropriate in different locations. The plan should aim to achieve the highest densities possible for housing	Support noted
Michele	Williams			
Tara	Strydom			
Jenny	Ball		It will depend on the settlement and the proposed building project(s). Its not possible to answer this question in blanket terms for the whole district.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is
Cliff	Baron			
Gill	Winsor	Tesco	No high density unless a whole new community. Don't spoil existing communities. The reason people want to live in a village is just that a small community. When villages get developed beyond recognition that community spirit goes and it's like living in a town which most people have tried to get away from in the past	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			
Shaneen	Illanes			
Sarah	Sapsford		It can be depending on how appropriate and what it is. Terraced housing is high density and many villages have that. Large detached houses not so much. The three storey houses in the Handleys could have been done better	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is
Merryl	Quilter			
Bear	Keen			

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Jessica	Cox		Higher density housing is appropriate in areas already high in density i.e the towns and some larger settlements in the district. It would not be appropriate in smaller settlements.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area <u>whichever area that is</u> .
Robert	Burton		Not in the small villages	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area <u>whichever area that is</u> .
Yvonne	Wade			
Louise	Bywaters-Smith	Hospitality		
Brooke	Roberts-Morgan			
Patricia	Bunkle			
Stephanie	Ireland			
Marc	Rawinsky	M R Sovereign Services Ltd		
Roger	Tiffn			
Kathryn	Beighton	Publishing	No high density apart from town centres and railway areas. Build cluster houses with gardens instead	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area <u>whichever area that is</u> .
Roy	Warren	Sport England		
STUART	SOWTER			
Mark	Raffray			
April	Rowley		Use brownfield sites and ensure roads have capacity	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
e	e	e	Provided the new build does not over-shadow existing homes or look incongruous next to existing housing - and providing it looks attractive - then yes: it is a better use of land – see comments to Q19. If we allow higher-rise building, we might want to limit the height in villages more than in the towns – but even a small dip in the land can allow a taller building to be relatively unobtrusive so I wouldn't want to see anything too prescriptive. Each site needs assessing on its own merits.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Kevin	Lagan			
Bill	Withers			
Joanna	Jeffery			
John	Mitchell			
Bethany	Jones	Colchester Borough Council		
magnus	Magnusson	Parker Planning Services	The focus should be on making efficient use of land whilst respecting the prevailing character of an area. What might be an appropriate density requirement in or adjacent to one of the 'Towns' (Maldon/Heybridge or Burnham-on-Crouch), will not necessarily be appropriate for new development in one of the district's smaller settlements	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Nick	Whiteley		Unless infrastructure and services are increased in some smaller areas, packing them with housing that wouldn't offer the ability to visit a medical service or education site and would harm the area, rather than improve.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. This would include the consideration of future infrastructure provision
Peter	Layley			
Rex	Davenport			
Lesley	Mitchelmore	Danbury Parish Council		
Linda	Flowers	Self Employed		
Karen	Neath	Tolleshunt Major Parish Council	The density of housing must be appropriate to the location.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area <u>whichever area that is</u> .
N	DA			
Peter	Holmes			
Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			
Colin	Pryke		Presumably the estates built and being built surrounding Maldon are considered medium density. They look uninspired but presumably the owners are pleased to have homes with gardens. A new satellite development would give the opportunity of a balance of housing with a mixture of densities.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Richard	Courtney	University Of East London	See above	Its unknown what this response means as there is no answer supplied for question 19.
sue	Rawlinson	Evolve		
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed	See previous comment	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area <u>whichever area that is</u> .

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John	Hitcham		This would fundamentally challenge/change the tradition and long established character of Maldon District and also be in breach with the appropriate sections of the NPPF. Higher density and/or greater height would be the wrong way to go. The only beneficiaries would be developers. It would create lasting damage	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Having higher density development is not necessarily out of conformity with national planning policy.
Richard	Kelly	Croudace Homes	Similar to the response to Q.19, delivering at high densities can be appropriate in some locations – i.e., in town centres and/or around transport hubs. However, this is not a one size fits all approach and the context / character of the surrounding area needs to be understood. It is also important to consider the impacts of COVID-19 which have driven the need for more space / outdoor areas/gardens. This is likely to remain the case for developments, thus, the areas where	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. This would include the consideration of green infrastructure.
Lindsey	Squire	North Farnbridge Parish Council	Please see comments above.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
K	Jeffries		Services are already stretched to breaking point and can't cope with existing settlements	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. This would include the consideration of additional infrastructure
John	Lakin	?		
Andy	Quelch			
Samantha	Weeks		It depends on the settlements, the needs of the population already living in that community should be given consideration as to what they would benefit most from.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Carlie	Maves			
James	Rushton			
Richard	Martin	Scott Properties	The Local Plan should set out broad parameters for minimum (e.g. 20 dph) and maximum (e.g. 40 dph) densities for different types of accommodation and in different locations.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Mike	Spurgeon	Phase 2 Planning and Development		
C/O Agent Mike	Spurgeon	Phase 2 Planning & Development		
Catherine	Champion			
Terence	Hughes	Burnham-on-Crouch constituent	High-rise and concentrated housing has no place in rural communities. Cities have always had problems with type of accommodation.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. There is no evidence that higher density development of good design causes anymore problems than lower density development.
Amanda	Mickelsen			
John	Tompkins		In terms of density, a sensible mix of housing and density is essential to ensure a balanced environment and community. Design and end-user requirements should dictate density and the mix of units. High density housing in small villages would be totally out of character and destroy what small amount of rural life remains. The District would lose its identity and become just another urban area as indeed some areas of Maldon are becoming. The policy of brownfield sites first is sound but it should not preclude the development of brownfield land for housing. As in all cases a measured approach would be effective for existing residents.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Samuel	Newton	Anglo European School		
Mary-Ann	Munford			
Jo	Harvey			
Jeremy	Potter	Chelmsford City Council		
Terry	Fleming		DW Estate brunch very good on density not so their phase one in Southminster	The Council cannot comment on individual sites.
Daniel	Goodman	Rochford District council		
Chris	Harvey			
Philip	Davies		There should be a choice of density both High and Low according the size and quality of the development.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Jane	Senior			
Susan	Cumming	not applicable		

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Amanda	Clack		<p>This should be undertaken and cascaded depending on the Settlement Hierarchy 2021 with larger schemes only being undertaken in the Towns and Large Villages (only).</p> <p>Object to Option for Growth - Option 7 - specifically ALT2 - Althorne - the increase in size and nature of this site being identified as a 'yes' in the HELAA Call for sites 2022 would severely negatively impact the landscape as well as increase volumes of traffic to a road that currently cannot cope in an area which was originally designated as a Special Landscape Area and Coastal Protection Belt.</p> <p>It is important to be cognisant of The National Planning Policy Framework 2012, which includes the following statements that are critical considerations for any development:</p> <ul style="list-style-type: none"> • Paragraph 7: Sustainable development includes an environmental role which requires the use of natural resources prudently and that waste and pollution is minimised. • Paragraph 17: Core principles focusing on effective use of land that has been previously developed (brownfield land) provided not of high environmental quality. The role and character of different areas should be taken into account including the intrinsic character and beauty of the countryside. Local authorities should aim to conserve and enhance biodiversity. • Paragraph 109: Planning system should contribute to and enhance the natural and local environment by protecting and enhancing local landscapes. 	The Council cannot comment on individual settlements at the present stage of the LDP Review. Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Ronald	Edge	Construction Industry		
Daphne	Scott			
Gordon	Mussett	Little Braxted Parish Council	The pandemic identified a need for individual (personal) green space – not likely to be achieved with higher density housing.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. This should include green infrastructure.
Kenny	Alexander	Thomas Gainsborough School	Only those that after proper consultation at a local level decide it's appropriateness	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is.
David	Kennedy		I would suggest higher density, smaller houses might be more appropriate for brownfield ite for a number of reasons such as already being a Part of an existing urban setting etc.	Support noted and the comments concerning brownfield land.
Ronnie	Tonque	state school		
Mark	Behrendt	Home Builders Federation	As set out above this will very much depend on the site and its location in Maldon. Consideration will need to be given to the whole range of factors set out in paragraph 124 of the NPPF.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is.
Matthew	Cooper			
Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None	Houses intended for larger families particularly should not be at high densities if spaces between houses are compromised and rooms are appreciably smaller than the norm.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is.
christine	collins			
Stuart	Williams	Ace group		
Reegan	Howles		Wider governmental strategies need to be implemented to prevent development on greenfield sites in the South East, where green space is already at risk and the public infrastructure isn't fit to serve an ever-increasing population.	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
David	Webb			
Andrew	Marsh	Historic England	<p>Historic England recommend that the density, scale, character and detailed designed of new housing be appropriate for its context. The capacity for an area to accommodate new housing development whilst maintaining its historic environment should be a key consideration, so that the quality and character of neighbourhoods, towns and villages is conserved. Integrating consideration of the historic environment into plan making alongside other considerations is a key principle of sustainable development.</p> <p>Allocation of new housing sites should be considered in the most sustainable locations and densities and character should reflect that of the surrounding area. This approach will require a careful and detailed analysis of locations to ensure that distribution of housing is appropriate. The historic environment is a critical factor in this analysis in terms of considering the ability of sites and locations to accommodate new housing without undue harm to heritage assets and their settings.</p>	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. This would include heritage areas.
Brian	Haydon			
Iasbir	Singh			
Janice	Jackson			
Jenny	Clemon	Langford & Ulting Parish Council	Should reflect the existing grain and pattern of development in the locality.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is.
Hazel	Notley			
Jean	Brown			
Joanne	McGinity			
Stuart	Dedman	Nil		
Roy A	Clare	Charities	Important to retain the character of existing settlements, especially those with conservation areas.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is.
Kerry	McKenna			

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Penny	McCaughey	Tiptree dental		
Jane	Phillips	Solicitors	Object to Option for Growth - Option 7 - specifically ALT2 - Althorne - the increase in size and nature of this site being identified as a 'yes' in the HELAA Call for sites 2022 would severely negatively impact the landscape as well as increase volumes of traffic to a road that currently cannot cope in an area which was originally designated as a Special Landscape Area and Coastal Protection Belt.	The Council cannot comment on individual settlements at the present stage of the LDP Review.
David	Rees		See the answer above.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area
Felicity	Gale			
Lindsey	Wright			
Darren	Weeks			
Phil	Manning			
Peter	Clack		NO. This should be undertake and cascaded depending on the Settlement Hierarchy 2021 with larger schemes only being undertaken in the Towns and Large Villages (only). Greater emphasis should be given to growth in the North of teh District, not the South, which spoils the rural and natural landscape. We OBJECT to Option for Growth - Option 7 - specifically ALT2 - Althorne - the increase in size and nature of this site being identified as a 'yes' in the HELAA Call for sites 2022 would severely negatively impact the landscape as well as increase volumes of traffic to a road that currently cannot cope in an area which was originally designated as a Special Landscape Area and Coastal Protection	The Council cannot comment on individual sites. The area for growth has not been determined yet.
Doug	Lockwood	National Grid		
Sally	George			
Vara	Szajkowski			
Bob	Calver			
David	Hill	Dandara Ltd		
Tessa	Lambert	Natural England		
Dawn	Howles			
Steven	Potter		Could have higher densities only if smaller dwellings were precluded from being extended at a future date and thus removing more affordable housing from first-time buyers.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
natasha	frith			
Vysian	Banyard	TKPC		
Anthony	Bates			
Russell	Howles	WSP	Affordable housing is necessary for the district. Please stop building 3-4 bed detached family homes.	The housing mix is set out in the Local Housing Needs Assessment and planning applications need to conform to this - it sets out what size homes are required in the District
Diane	Carter			
Gillian	Hollamby			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	As set out in its response to Q19, Obsidian Strategic consider that building at higher densities may be appropriate in certain instances and locations. However, and as required by NPPF Paragraph 124, consideration should be given to a whole range of factors. In this context, it is not considered appropriate for the Local Plan to include a 'blanket' approach to building at higher densities.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Brian	Townsend		There some areas where higher density housing could be accepted but Stow Maries is not one of those areas.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Robin	Fanshawe			
Malcolm	Finch			
Peter	Taylor	Retired		
Chris	Melbourne			
John	Brown			
Robert	Hollamby			
Chris	Waumsley	Inovo Consulting		
Phil	Jacklin			
Kate	Priest	Purleigh Community Primary School		
Robert	Jones	The University of Reading		
Robert	Stephens	N/A	Effective use of land is a key NPPF objective. However it would not seem appropriate to strictly follow this requirement when an application is submitted for one property when the build area is able to support three properties. Moreover, then does a maisonette take priority overt a single story bungalow	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Gary	SPICER			
Pete	Butcher		Agree	Support noted
JO	COOMBES			
Helen	Bridge		Higher density housing in terms of apartments are best suited near centres of employment like hospitals, universities and senior schools. This provides housing for young, smaller households.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Melanie	Allen	Government		
Adam	Medlycott		Higher densities should be focused on larger settlements rather than medium and small which may not be characteristic of those settlements	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.

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Jonney	Aldridge			
Joanne	Maloney		I think low rise blocks of 15-20 1 bed or studio flats in all settlements.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is
Mark	Hurley	Selfridges	as above	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is
Portia	Roelofs			
Neil	Burke	Bradwell Power Generation Company Limited	Bradwell B do not have any specific comments to make on this question.	Noted
Lynne	Goodbourn		New builds are already dense and expensive.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Though new builds are not always at a high density.
Christopher	Kent		As Q19.	The LDP Review process has to take into account future growth, the Council has a statutory duty to ensure that the future housing and economic needs of the district are planned for and it will make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months.
Lisa	Singh	Direct Call Centres Ltd		
Kevin	Head		Higher density developments should only be encouraged in areas that are considered to be sustainable with existing services and facilities, or where services and facilities can be delivered alongside new housing. The NPPF paragraphs 124 and 125 provide guidance on achieving appropriate densities and the Review should incorporate this guidance.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Elizabeth	Sawyer Bayliss			
Michael	Partridge		Housing density should be compatible with local conditions	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is
Kenneth	Northfield			
Jerry	Petts			
Frederick	McMahon			
Sophie	Pryor		Given the diverse, rural character of Maldon a blanket policy for higher densities is unlikely to be appropriate for all sites and settlements. More in depth consideration should be given the viability, character and housing needs of settlements which are likely to vary	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is
Tracey	Merritt	Dengie Hounds and Horses	It very much depends on the settlement there should not be a one size fits all policy as Maldon is large diverse district and appropriate consideration must be given to each settlement.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home		
Jo	Crump	Servoca Secure Soutions		
Susan	ARCHER			
Phillipa	Griffiths			
Matthew	Taylor		Higher densities should only be encouraged in the most publicly accessible locations, with access to jobs, services and wider amenities.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is
Anne	Bailey		Only in settlements that have easy access to transport or main arterial roads.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is
Winifred	Sutherland			
Lucien	Taylor		It's important to keep the open and expansive views of the district.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is
Chris	clark		All areas are different	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is
David	Baker		see above	Traditional development within urban areas and this does include some villages is normally at quite a high density but because of the way it is laid out and designed its visual appearance gives a view of lower density. Therefore, an import aspect of density is design and achieving higher density could reduce the amount of land needed to develop within the district
Jeremy	Richardson			
Glenna	Wilkins			
Cheryl	Carter	Education		
Susan	Mason			
Melad	Kamlow		See above.	The LDP Review process has to take into account future growth, the Council has a statutory duty to ensure that the future housing and economic needs of the district are planned for and it will make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months. Future plans must also include future planning for infrastructure.
Danny	Soul			
Dave	Draper	The Hartford Insurance Group		

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Fiona	Barkham	Private Individual	needs to be considered in the context of housing needs and support	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is.
Isabel	Adcock		In viable communities they need time to assimilate new people. Too many at once can destroy the community spirit that leads to healthy communities.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is.
Kevin	Cooper			
Katherine	Whitehouse			
Linda	Soul			
Robert	Wilson			
Sarah-Jayne	Hunt	SJ Aesthetics LTD		
Jonathan	Hunt			
Deborah	de Boltz	Farleigh Hospice		
alan	Johnson	sky broadcasting		
Tim	Murphy			
Claire	McGrane			
Tracey	Munford	NA	Only if infrastructure is built first to support the development	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure will be assessed as part of the LDP Review.
Victoria	Cutmore	Endurance Estates	Endurance Estates disagrees with the proposition that building at higher densities should take place in all settlements. If developments such as the North Heybridge Garden Suburb are to succeed in creating a high quality and sustainable environment for its residents, sufficient land is needed. The difficulty arises not so much from the Government's generally laudable intention that effective use be made of land but from the outcome of development management on the ground in many instances. Endurance Estates wishes to create the conditions in which the eventual developers can create such a high quality environment.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Jane	Potter	Purleigh Parish Council	It may be possible to achieve higher densities in some settlements, but only if a larger number of small dwellings were built which could not be extended at a future date (e.g. by covenant.) Parish Councils should be consulted about where this type of development should be located. This approach would ensure the retention of more affordable housing for first-time buyers.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Higher density can be developed with larger housing as well as smaller units. The housing mix for development is determined via the Local Housing Needs Assessment as part of the evidence base of the LDP.
Brian	Haydon	Cold Norton Parish Council	Not appropriate to the rural aspect of Maldon District	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is.
Rowan	Rampersad			
LUKE	MACFARLANE	S A RAVEN	density should be appropriate to local character and provide houses with enough indoor and outdoor space not crammed together.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. This will include the assessment of outdoor space.
Anna	Wombwell	Morris Farm		
Lee	Foster		No High density developments should be used in any areas except already allocated towns	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is.
Ronald	Owen	Not applicable		
Elizabeth	Johns		Build appropriate housing and infrastructure in appropriate places, not shoehorning as many houses as possible into a small space.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is.
Colin	Day			
Vanessa	Horner		If it uses less green belt and creates smaller footprints but only if infrastructure is matched with local housing built	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure will be assessed as part of the LDP Review.
Natalie	Bradford			
Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company		
Tony	Vanner			
Josie	Vanner		Purleigh is not a large village, it has one shop which does not have a post office, and the one cafe/restaurant is the local pub which is closed on Monday & Tuesday.	The Council cannot comment on individual settlements.
Tracy	Carroll			
Ian	Roberts	N/A		
Marion	Gunn		Not appropriate to the rural aspect of Maldon district	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area whichever area that is.
Tony	Ashton	none		
mandy	SHORT			
BRIAN	COLLINS			
Kevin	Money	St. Lawrence Parish Council		
Claire	Udall	1		
Linda	Raffray			

Question 20

First Name	Last Name	Organisation	Question 20. Do you agree with building at higher densities in all settlements. What would you think was appropriate in terms of housing and higher densities?	COUNCIL RESPONSE
John	Cooper		I do not support any new building on greenfield sites or open green spaces	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Peter	Lampard		High density does not provide high quality design.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. High density does not mean poor quality design.
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council		
Tim	Chilvers			
Ruth	Bull	The Othona Community		
Mark	Jackson	Mark Jackson Planning		
Elliott	George		Paragraph 125b of the NPPF outlines that: "the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range;" Given the above, it would not be appropriate to set a broad figure or range across the District and instead, a more nuanced and localised strategy would need to be developed. Whilst this could clearly be undertaken by the Council, it is not possible to comment upon such an approach at this stage in the current planning process.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
ann	cutting			
Sharon	Cushen		see q19 answer...same applies.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure will be assessed as part of the LDP Review.
Ian	Tooley			
Sally	Tokeley			
Kate	Elliis		Should be in towns only and not in villages of any size.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Christina	Chan			
Tim	Holdsworth			
Graham	Snow			
Kevin	Ashman	Estates and Agency Strategic Land	High density housing is supported in policy, but it needs to be applied in a contextually appropriate way. Any application of height will need careful design considerations. Equally, it is appropriate that density policies and judgements have regard to the mix of housing needed	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Sarah	Packard			
Jake	Nugent	Endurance Estates Ltd	No, we do not agree with this. This is not a realistic way of achieving the strategic delivery of the quantum of new housing required in the Local Plan, nor would this approach be capable of adequately controlling the inevitable change in village character that would occur as a result of higher density development. MDC is already reliant on a degree of windfall development to deliver against its annual housing requirements. Building at higher densities within existing settlements has much greater potential to negatively impact upon the character of existing villages. It is also unlikely to provide MDC with certainty of delivery of much needed affordable housing and other planning obligations. We consider that MDC should therefore focus on allocating more greenfield land for development.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Martin	Cook			
Clifford	Brown			
Steve	Gallant	Crouch Valley Defence Group		
Lesley	Woodley			
John	Buchanan			
Kirsty	Rowsell			
Tim	Bradford	leadenhall		
Philip	Wakeling		Each site on it's merits, eg, higher rise would be inappropriate in most village locations.	
Jacky	Bannerman	Woodham Walter Parish Council	In terms of density, a sensible mix of housing and density is essential to ensure a balanced environment and community. Design and end-user requirements should dictate density and the mix of units. High density housing in small villages would be totally out of character and destroy what small amount of rural life remains. The District would lose its identity and become just another urban area as indeed some areas of Maldon are becoming. The policy of brownfield sites first is sound but it should not preclude the development of brownfield land for housing. As in all cases a measured approach would be effective	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
David	Brock			

Question 20

First Name	Last Name	Organisation	Question 20. Do you agree with building at higher densities in all settlements. What would you think was appropriate in terms of housing and higher densities?	COUNCIL RESPONSE
Mark	Tentori	Mazdev Limited	This is a settlement by settlement and site by site matter. There is no "one size fits all" approach and instead the density must relate to housing need as well as what design would be appropriate within a location.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Niki	Halls			
Peter	Ingram		See above	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Jane	Pilgrim		If there are buildings with flats included then this will be good for people to start on the housing ladder and there will be more affordable housing.	Support noted.
Judith	Radcliffe		Higher densities are advantageous in many ways but it does not have to, and should not, rely on building more than 3 storeys in general and 4 in exceptional circumstances.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Stewart	Geden			
Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith			
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt		The density of housing in all villages is already too high. Any additional housing should be build as a new settlement closer to the A12 corridor, including utilities and services for the size. It would also benefit from better transport links, health access and remove the requirement for yet another several hundred cars to be travelling across the district daily, poluting the environment.	Traditional development within urban areas and this does include some villages is normally at quite a high density but because of the way it is laid out and designed its visual appearance gives a view of lower density. Therefore, an import aspect of density is design and the reviewed design policy will assist in protecting the character of areas.
Simon	Priest			
Philippa	Marshall			
Lewis	Cook	Form Architecture Ltd.	As stated above higher density developments should remain in Town locations, not within the village settlements.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
EDWARD	GITTINS	Edward Gittins & Associates	Density should be determined on a site-by-site basis having regard to the particular opportunities and constraints.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Steve	Williamson			
James	Cowell	E & B R Cowell	Higher density development is appropriate where it is sensitive to and designed in line with the local landscape character of the settlement.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Colin	Hawkes			
Ronald	PIPER			
Alan	Shrimplin	N/A	No this would destroy our area's character and cause lasting damage to our area	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
John	McLarty			
John	McLarty			
Norman	Branch	N/A		
John	McLarty			
Valerie	Coleby	Berrys		
James	Clarke			
David	Stilwell			
Ann	Thomas		We need more medical facilities and schools in areas of greater density, as well as better infrastructure.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure will be assessed as part of the LDP Review.
michael	harris			
Geoffrey	Cox			
John	McLarty			
Kevin	Bruce			
Barrington	Thomas			
Richard	Edwards			
Robyn	Woloszczuk			
Lesley	Speller			
William	Shepherd			
Nicola	O'Dean	Balgores Motors		
Alexander	Romang			
Hayley	Holgate	ECC	Depends on the character of the individual village and whether transport, medical and other infrastructure is there.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure will be assessed as part of the LDP Review.
Eirlys	Parry	N/A		
victoria	newson	Childrens Nursery		
Michael	Unwin	N/A		
Tony	Barber			
Nick	Mason	ECOClassics		

Question 20

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David	Banfield		The buildings have to match to the type of site village or town. Higher density type building is expected in or around towns and is probably easier to match to the existing buildings. It is also a feature of town living where there are more services and amenities, shops etc for people who prefer to live in towns. Prime examples are town centre or expensive waterfront developments of flats where the occupants are not bothered about not having gardens enjoying the town setting and it's amenities cafes etc for recreation. This does not fit in village settings and squeezing in as many houses as possible creates poor developments such as the housing in Bicknacre constructed by James Development in the late 1980s. South Woodham Ferrers as a what appears as a small new town looking at its size has managed to incorporate flats better due to more imaginative construction as has Wickford.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The Council cannot comment on individual sites or settlements.
Melanie	Osborne	Motor Trade		
Stuart	Turner	Essex search and rescue		
Mike	Carpenter	CODE Development Planners Ltd	Largely dependent upon circumstances of individual sites and character of immediately surrounding area.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
ian	wilson	cm36pt		
Phillip	Wright	CALA Homes (North Home Counties) Ltd		
		SN Developments		
		Cooper Property Holdings Ltd		
Jane	Coleman	Maldon Town Council		
c/o Agent	c/o Agent			
kelly	tiley		In already built up areas high density building would be more suited. People chose to live in villages for the surroundings and pay a premium for this and development more in keeping with the housing already in situ is more appropriate.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Catherine	Bicknell	Mid and South Essex Health and Care Partnership		
N	Baseley	IBA Planning Ltd		
Sue	White		NONE!!!	The LDP Review process has to take into account future growth, the Council has a statutory duty to ensure that the future housing and economic needs of the district are planned for and it will make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months.
Sarah	Yates			
Leonard	Lewis		Not in all settlements as the style and density of the surrounding settlement to the development must also be an important consideration.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Roy	Martin	Mr Roy Martin	Better in more urban areas or town centre areas otherwise in more sensitive locations should respect existing densities	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
R	Minney			
Tim	Grant	Evolution Town Planning		
Simon	Butler-Finbow	Pigeon Investment Management	See our response to Question 19.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
ANNE	OSBORN	Purleigh Community Shop		
Stephen	Hodgkinson		Higher density developments should only be encouraged in areas that are considered to be sustainable with existing services and facilities, or where services and facilities can be delivered alongside new housing. The NPPF paragraphs 124 and 125 provide guidance on achieving appropriate densities and the Review should incorporate this guidance.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
c/o Agent	c/o Agent	Maldon Wick Limited		
ZOE	HOSTY			
S	Swain			
Kevin	Coleman	Phase 2 Planning		
John	Lawrence		Higher density development is appropriate where it is sensitive to and designed in line with the local landscape character of the settlement.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. There will be a landscape policy in the reviewed LDP.
Diane	Wallace			
Jonathan	Aldis	Good life Countryside Services		
sara	doran		I think higher density builds need to come with gardens eg terraced street - with a wide street, car parking with electric car points, or another option is to consider flats only within the centres of the town I do not like high density building. We are in a rural area, there is plenty of land around, and I think for people to live here and not have access to their own outdoor space is a sure signal of deprivation and should be resisted.	Comments noted. Green space is an important consideration in regards to the design of development and this will be an aspect of the LDP review going forward.
Grace	Godwin			
Sue	Hillman			
michael	carr	NHS		
Colin	Horner	Villageretreat	If it uses less greenbelt land and creates smaller footprints but only if the infrastructure is matched to the around of housing built	Support noted. Infrastructure is going to be considered as part of the LDP Review.

Question 20

First Name	Last Name	Organisation	Question 20. Do you agree with building at higher densities in all settlements. What would you think was appropriate in terms of housing and higher densities?	COUNCIL RESPONSE
Simon	Plater	Plater + Claiborne		
Mark	Anderson			
Karen	Wellum			
Emma	Wright			
Robert	Scott	Lewis & Scott Retirement Living Ltd	Yes - but we need to ensure the right mix of housing is delivered by focusing on demographic profile and affordability. If the density of housing increases, with smaller units, and in high-quality environments, house prices can be reduced. This is particularly evident in the older persons housing sector, where the majority of age-appropriate (not specialist) housing that has been delivered in the District is in the form of bungalows. The combination of a large footprint and lack of supply means that bungalows attract a significant premium. Therefore we believe that opportunities for higher density, single storey specialist housing should be supported by the District.	Comments and support noted.
Linda	Coom		I don't understand the complexities of housing densities, so I'll not try. I've given my reasons above for higher densities. We need across the scale buildings for across the scale of people and their pockets. Build terraced houses mainly, to make good use of the land, affordable for the existing local population - build some semi and detached houses for those fortunate enough to be able to afford them. Have the old way of small greens/playing fields dotted around to give the new locals somewhere to sit, walk and play.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Green infrastructure is an important consideration and the policies in the reviewed LDP will support it.
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council		
Mary	Hammond			
Rob	Bard			
Ian	Drinkwater			
John	hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council		
Tim	Dixon			
Nicola	Taylor	Elixirr		
Graham	Johnson	graham v johnson		
Chris	Yates			
Tim	Hann		Absolutely not in all settlements. see Issues and Options: Section 4.4 The Natural and Built Heritage & Sections 6.2.1 Reducing emissions and adapting to climate change & 6.7.6 Making the Built Environment Beautiful. I do not believe that it will be possible to meet these criteria if all settlements areas are available for higher densities.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Burnham	Town Council	Burnham on Crouch Town Council		
Sally	Everitt	Community360		
Mark	Garrett		The pandemic identified a need for individual (personal) green space – not likely to be achieved with higher density housing.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. This would include greenspace which is important when considering appropriate development.
Justin	Barkham	Self employed	needs to be considered in the context of housing needs and support	Comment noted.
Paul	Vidler			
Poppy	Vidler	Crown Consumer Ltd	Yes if it is context with the local area and imaginative in design	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Victoria	Long			
Victor	Staines			
Jayne	Moore	Essex County Fire and Rescue Service	The infrastructure cant cope with this.	The present LDP has an Infrastructure Delivery Plan which was approved through its examination, infrastructure is agreed with statutory providers such as the NHS and ECC and should be to mitigate the impact of development. Infrastructure is being provided under the terms of S106 legal agreements and will be assessed further as part of the LDP Review work. The matter in the majority of cases is not that infrastructure has not been provided but that its trigger points such as the number of homes completed has not been reached. This matter is monitored carefully and contributions pursued as they become liable.
Stephen	Sutton			
Kevin	Bennett			
Nicholas	Matthams		This is only appropriate in the existing towns where a vast array of recreational facilities are available.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Christian	van Stolk	RAND Europe		
Nicholas	Jepson			
Pamela	Lacey			
Chloe	Soul			
carole	kirk			
Sharon	Jackson			
RICHARD	GROUT			

Question 20

First Name	Last Name	Organisation	Question 20. Do you agree with building at higher densities in all settlements. What would you think was appropriate in terms of housing and higher densities?	COUNCIL RESPONSE
Tim	Madelin		Higher densities only appropriate where there is good public transport accessibility	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The LDP Review will be assessing active travel options and improved public transport for the District.
Charles Paul	Bishop Jewiss	Self Employed		
Joanna	Jeffery	Aithorne Parish Clerk	Houses intended for larger families particularly should not be at high densities if spaces between houses are compromised and rooms are appreciably smaller than the norm.	Housing mix is set out in the Local Housing Needs Assessment and is then fed into the reviewed housing policies. This should ensure that the appropriate size houses are developed to meet need across the wider District
Deborah John	Anderson Pilgrim	NHS Self employed		
John	Pilgrim	Self employed	In some places the infrastructure is not capable of sustaining a higher density.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Gloria	Gold	London Design and Engineering UTC		
Linda	Curry		Same comment as Q19.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure will be assessed as part of the LDP Review
Lucy	Waterhouse			
Jon	Mayhew			
James Paul	Goody Coppin	James Goody refurbishments	see answer 19	Housing mix is set out in the Local Housing Needs Assessment May 2021, which will be updated prior to the submission of the LDP review for examination. It sets out what percentage smaller properties should be provided on developments coming forward, this means that development should provide the size of housing that the District needs.
Johanna	Dale		Traditionally our villages have higher density housing at their centres and I think well designed terraced houses arranged around public green spaces would be much better than the current pervasive suburban sprawl	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Tracy	Kinnane			
Steven	Bardwell	S P Bardwell Ltd		
David	Oxford	Lloyds Banking Group	Higher density building is most appropriate where better infrastructure already exists.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure will be assessed as part of the LDP Review
Stephen Francis	Dewick	Curry Farm		
Carlos	Rodriguez			
George	Dixon		Please see answer to above, higher density building should be focused in already developed areas to limit impact of aesthetic and skyline of rural villages.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Rebecca	Tucker			
Mark	Faraway			
T	Kettleley			
Elizabeth	Weston			
Jacky	Barber			
Douglas	Channer	Private	Again where is the document that refers to Effective Use of land. Am I doing something wrong or is the link not working as it should be	Comment noted.
Ursula	Benjafield			
Paul	Mitchell			
Kristian	Tokeley	CTC Construction Ltd		
Lynda	Bugg		In certain circumstances, it it helps with access to employment, smaller houses may be appropriate in some locations eg housing for nurses near hospitals.	Support noted
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		
James	Campbell	HMPPS	Maldon probably has more viability for higher density buildings given the demand for housing in the town. I dont think higher density in the villages is appropriate however.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
William	Moss		only appears appropriate in an Urban setting	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Simon	Mackenzie Smith			
Richard	Udall			
Rosalind	Bishop			
Paul	Burgess	None	Density should be relevant to the nature of the community.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
John	Symington			
D	Cooper			

Question 20

First Name	Last Name	Organisation	Question 20. Do you agree with building at higher densities in all settlements. What would you think was appropriate in terms of housing and higher densities?	COUNCIL RESPONSE
C/O Agent	C/O Agent		It is agreed that building at higher densities is necessary in order to make the most effective and efficient use of land in accordance with the NPPF2021 and this should be applied to all settlements within the hierarchy.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Zoe	May	East of England Ambulance Service NHS Trust	Any new housing development requires assessment on the suitability of existing stations, with potential to reduce, redevelop or extend and in certain instances relocate to a more suitable location. In addition to reviewing the suitability of premises, EEAST, also needs to consider the age, number and type of ambulance response vehicles and provision of latest medical equipment required to manage any increase in population growth. Additional ambulances and ambulance station response posts will be required in the area to support this additional population growth.	The response does not relate to the question so no further comment can be made.
Roger	Woodcock			
Michael	Manning			
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates	As set out above this will very much depend on the site and its location in Maldon. Consideration will need to be given to the whole range of factors set out in paragraph 124 of the NPPF.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Braxted and Blackwater Conservation Grou	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	High density housing is supported in policy, but it needs to be applied in a contextually appropriate way. Any application of height will need careful design considerations. Equally, it is appropriate that density policies and judgements have regard to the mix of housing needed.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The housing mix is set out in the Local Housing Needs Assessment and will feed into any revised housing policies.
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park		
raymond	dundas	Householder	Each development needs to be assessed based on it's location and size.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The housing mix is set out in the Local Housing Needs Assessment and will feed into any revised housing policies.
John	Peirson			
Ron	Brown	Corporate		
Roger	HAWES			
Anne	Hull	Elmwood Equestrian Centre		
Matthew	Bloxham	Matt		
Julia	Morris			
Amanda	MacKenzie			
Jenny	Shepherd			
Jack	Ellum			
Bernard	Steeples			
Anna	mccomb	NHS Property Services Ltd		
Natalie	Kermath	Environment Agency		
Peter	Knights			
John	Watson		That is a situation that needs to be assessed on an individual basis in conjunction appropriate availability of wider services an infrastructure not a post office and a village shop.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure will be assessed as part of the LDP Review.
Unknown	Unknown	Ministry of Defence		
Josh	Plant	Gladmans		
Duncan	Clark		It needs to be contextually appropriate and supported by the facts in the locality in terms of density policies and design considerations.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Patricia	Smith			
Mick	Sargeant		It all depends where the development is located. If within or adjacent to existing, those densities must play a part in the consideration	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
John	Cockerell	Hatfield Peverell Parish Council		
Catherine	Williams	C/O Savills (Agent)		
Tom	Kelly			
Linda	Gemmill			
Linda	Gemmill			
Mark	Norman	Highways England		
*	*			
*	Willmott			
Thomasin	Foster			
Ivor	Watson			
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*	*			
Alan	Massow			

Question 20

First Name	Last Name	Organisation	Question 20. Do you agree with building at higher densities in all settlements. What would you think was appropriate in terms of housing and higher densities?	COUNCIL RESPONSE
*	*			
Ian	Butt			
Sarah	Sayer			
*	*			

Question 21

First Name	Last Name	Organisation	Question 21. Would you support minimum density standards to uplift the delivery of housing and ensure land in Maldon District was used as efficiently as possible, or do you think design, or other factors should dictate density on housing sites?	COUNCIL RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council		
Ali	Aldis		As above, it should be relative to the settlement area.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure will be assessed as part of the LDP Review.
David	Smye	The Maldon Society	Rural areas and Conservation areas would need careful scrutiny of proposed densities. It should not be a blanket requirement over a large area or site - good design should be the guide.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The other policies in the plan will also have to be considered in any development such as heritage, landscape and biodiversity.
Stewart	Newlands	Fambridge Lake		
Paula	Stanbury			
Sonia	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Gavin	Rowsell		The policy should include a MAXIMUM density. You will never get better quality of life from increasing housing density.	Comments noted, there is no evidence that higher density housing does not provide the same quality of life as lower density housing.
Gareth	Davies	N / A	If we are giving up our countryside we should get more housing on each piece that is developed.	Support noted.
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
Jackie	Gibbs			
Tim	Aves		The council should allow no more significant housing developments until the district has the schools, GP and dental surgeries, roads sewerage and other vital infrastructure to support all the people who have moved or are moving into the hundreds of homes already built in the past five years! No exceptions. It's time to say enough is enough. I have no problem with building houses per se. We desperately need more homes in this country and they have to go somewhere. However, I do not accept that any planning system worthy of the name should allow so much housing to be built without the infrastructure to support it. Developers should be legally obliged to pay much, much more from the vast profits they rake in from these sites and this should be channeled directly into infrastructure to suppo	The LDP Review process has to take into account future growth. The Housing Requirement is established by using the standard methodology as set out by the Government. The Council does not have any evidence that this figure should be reduced, therefore the Council needs to make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months. The LDP has an Infrastructure Delivery Plan which was approved through its examination, infrastructure is agreed with statutory providers such as the NHS and ECC and should be to mitigate the impact of development. Infrastructure is being provided under the terms of S106 legal agreements and will be assessed further as part of the LDP Review work.
Helen	James			
Kathy	Day			
Mike	Hayes		Design and location should dictate density in certain circumstances, but it's important to have a minimum housing density in most situations as to utilise land effectively.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Peter	Wakling			
David	Sismey		Design and open space important	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Stuart	Willsher	Persimmon Homes Essex	See above. Para. 125 of the NPPF goes onto state that, "It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range". It is therefore essential that Maldon provides an evidence base document assessing the development potential of each settlement, to justify an appropriate density range for each settlement, should it be looking to use minimum density standards.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Sara	Howarth			
Anthony	Fittock		I think that other factors such as the cumulative effect of a number of instances would have in conjunction appropriate availability of wider services an infrastructure not a post office and a village shop.	Its not clear what this respondent is saying so no further comment can be made.
Eissa	Leo			
Daniel	McAllister	Robert Mulholland And Company Limited	This respondent believes that density tends to be driven downward by a general misconception amongst the public, members and some officers that less building equates to better development. Big gardens are better than small ones etc. A minimum density will assist in breaking down this obstacle to achieving greater delivery of housing using less land.	Support noted.
Michele	Williams		Design and sustainability etc should be the first consideration	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Tara	Strydom			
Jenny	Ball		It will depend on the settlement and the proposed building project(s). Its not possible to answer this question in blanket terms for the whole district.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Cliff	Baron			

Question 21

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Gill	Winsor	Tesco	As above	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			
Shaneen	Illanes			
Sarah	Sapsford		As above. Dependent on site, appropriateness and design. We should encourage good design and reflect characteristics representative of the area. We should also encourage environmental and wildlife benefits. Natural hedging, trees, ponds	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The other policies in the plan will also have to be considered in any development and that includes biodiversity and the environment.
Merryl	Quilter			
Bear	Keen			
Jessica	Cox			
Robert	Burton			
Yvonne	Wade		All new housing should be in keeping with the surrounding area and design and aesthetic appeal should be paramount.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The other policies in the plan will also have to be considered in any development
Louise	Bywaters-Smith	Hospitality		
Brooke	Roberts-Morgan			
Patricia	Bunkle			
Stephanie	Ireland			
Marc	Rawinsky	M R Sovereign Services Ltd		
Roger	Tiffn			
Kathryn	Beighton	Publishing	This is a rural area, people come here for space and room to breathe, they shouldn't be crammed into flats	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Flats are not the only option in terms of higher density development.
Roy	Warren	Sport England		
STUART	SOWTER			
Mark	Raffray			
April	Rowley			
e	e	e	Two questions here! 1. Would I support minimum density standards? NO – that's too prescriptive 2. Do I think design and other factors should dictate density? YES, and the "other factors" would be around sustainability	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Kevin	Lagan			
Bill	Withers			
joanna	jeffery			
John	Mitchell		There is no reason why high density and good design are not compatible	Support noted.
Bethany	Jones	Colchester Borough Council		
magnus	Magnusson	Parker Planning Services	Para. 125 of the NPPF2021 is clear insofar as area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. Furthermore, the NPPF2021 (para. 25) is clear that plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. Plans should include the use of minimum density standards for city and town centres and other locations that are well served by public transport (such as Burnham-on-Crouch). These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate.	Support noted.
Nick	Whiteley		Build up, not out where possible. No 30 storey sky-scrappers, but 3-4 storey apartments, low enough that they aren't seen across the district - high enough that the area taken up is more efficient.	Support noted and the concerns about many level buildings.
Peter	Layley			
Rex	Davenport			
Lesley	Mitchelmore	Danbury Parish Council		
Linda	Flowers	Self Employed		
Karen	Neath	Tolleshunt Major Parish Council	We agree there should be a policy of aiming for the highest density possible but each site vary in terms of its urban or rural setting and environment so we do not agree that there should be an overarching minimum standard.	Support noted
N	DA			

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Peter	Holmes			
Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			
Colin	Pryke		A minimum density standard sounds too inflexible to accommodate different developments on different sites	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Richard	Courtney	University Of East London		
sue	Rawlinson	Evolve		
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed		
John	Hitcham		Absolutely not .. This would fundamentally challenge/change the tradition and long established character of Maldon District and also be in breach with the appropriate sections of the NPPF. Higher density and/or greater height would be the wrong way to go. The only beneficiaries would be developers. It would create lasting damage	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. There is nothing in national policy which states that there cannot be higher densities.
Richard	Kelly	Croudace Homes	Minimum densities should be prescribed but areas that can be developed more densely should be made explicit through the Plan. This approach will ensure the Council makes an efficient use of land. Notwithstanding this, the mix, type and tenure to be delivered needs to be considered to ensure development meets the requirements of the community. Similar to the response to Q.19/Q.20, delivering at high densities can be appropriate in some locations – i.e., in town centres and/or around transport hubs. However, this is not a one size fits all approach and the context / character of a surrounding area needs to be considered. It is also important to consider the impacts of COVID-19 which have driven the need for more space / outdoor areas/gardens. This is likely to remain the case for developments, thus, the areas where higher densities are considered appropriate, need to be carefully considered to ensure that in accordance with the National Planning Policy Framework ('NPPF') schemes are well-designed, attractive and create healthy places (paragraph 124)	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Greenspaces are an important consideration in terms of design and this will also be looked at in the review of the LDP.
Lindsey	Squire	North Fambridge Parish Council	Design and location should be taken into account.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
K	Jeffries		Large building companies only want to cram housing in to make a profit we do not need any further large developments in Maldon	The LDP Review process has to take into account future growth, the Council has a statutory duty to ensure that the future housing and economic needs of the district are planned for and it will make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months.
John	Lakin	?		
Andy	Quelch		I do. nt agree at all with the density of new developments. if more Greenfield land was made available then the price of land would fall enabling developers to make plots bigger which would lead to better developments and higher quality housing more in keeping with the area. I don't want affordable housing in my area.	Comments noted. However the district has a high need for affordable housing and the Council has a duty to ensure that it provides for all of its residents.
Samantha	Weeks		Modern housing in the area is relatively unattractive and not largely in keeping with the surrounding housing, however this is understandable in terms of pressures to build more on less land. Designing high density housing that incorporates the use of trees/hedges would be beneficial.	Support noted.
Carlie	Mayes			
James	Rushton		Location, design, environment, rural character, sustainability should be included within the considerations as regards density.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is, this will include the environment and location.
Richard	Martin	Scott Properties		
Mike	Spurgeon	Phase 2 Planning and Development		
C/O Agent Mike	Spurgeon	Phase 2 Planning & Development		
Catherine	Champion			
Terence	Hughes	Burnham-on-Crouch constituent	National standards have gradually improved over the decades. Families need space to bring up families. Cramming housing together is how the slums of old came about.	Comments noted, however, modern design is not like the traditional low density housing that was poorly facilitated. The updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Amanda	Mickelsen			
John	Tompkins		Design and needs should dictate density. A sensible mix of housing and density is essential to ensure a balanced environment.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.

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Samuel	Newton	Anglo European School		
Mary-Ann	Munford			
Jo	Harvey			
Jeremy	Potter	Chelmsford City Council		
Terry	Fleming			
Daniel	Goodman	Rochford District council		
Chris	Harvey		I am not sure this is an "either/or" question. Surely minimum density standards can be combined with the requirement for sites with high quality design standards? See your Question 19.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Philip	Davies		I think design, or other factors should dictate density on housing sites.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Jane	Senior			
Susan	Cumming	not applicable		
Amanda	Clack		<p>The primary consideration should be the retention of the landscape and environment that makes this District unique in character.</p> <p>Development provision should be undertake and cascaded depending on the Settlement Hierarchy 2021 with larger schemes only being undertaken in the Towns and Large Villages (only). In line with Options for Growth focus on Options 1, 2, 3, 5 and 6 .</p> <p>All/any developments need to encompass good design, placemaking and community provision. Density has driven site utilisation rather than good design and empathy to those residents already living nearby or those entering the development.</p> <p>Greenfield land should be sacrificed only where absolutely necessary, and when released a higher emphasis on design quality, excellent landscaping and minimal height to preserve the beauty of the local landscape needs to be considered.</p>	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Ronald	Edge	Construction Industry		
Daphne	Scott			
Gordon	Mussett	Little Braxted Parish Council	Design and the provision of individual (personal) green space.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Greenspace will be assessed as part of the LDP Review.
Kenny	Alexander	Thomas Gainsborough School		Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Greenspace will be assessed as part of the LDP Review.
David	Kennedy		Land is a finite resource, if greenfield land is to be used for development wherever possible that occupancy of the land should be maximised to ensure that the minimum amount of greenfield land is lost	Comments noted, the district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Ronnie	Tongue	state school		
Mark	Behrendt	Home Builders Federation	Minimum density standards, if set correctly, can ensure that development makes the most effective use of land. However, they must be clearly justified with any policy allowing for the flexible application of these standards to take account of the different circumstances affecting each site.	Support noted
Matthew	Cooper		I don't think out of principle that the Council should mandate a minimum density standard. This should be considered on a case by case basis.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None	Minimum densities would be unduly restrictive and would prevent the provision of a wide range of housing. There should be high density provision for starter and retirement homes, but for people who can afford a more spacious dwelling, they should be able to occupy one without leaving the district.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. It would be an unequal measure to only have higher density development for certain members of the population.
christine	collins			
Stuart	Williams	Ace group		
Reegan	Howles		<p>Poorly phrased question.</p> <p>Design, environment, community and other factors should all dictate density on housing sites.</p>	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The environment and other factors will also be assessed as part of the LDP Review.
David	Webb			

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Andrew	Marsh	Historic England	<p>No. We would not support minimum density standards. Historic England recommend that the density, scale, character and detailed designed of new housing be appropriate for its context. The capacity for an area to accommodate new housing development whilst maintaining its historic environment should be a key consideration, so that the quality and character of neighbourhoods, towns and villages is conserved. Integrating consideration of the historic environment into plan making alongside other considerations is a key principle of sustainable development.</p> <p>Allocation of new housing sites should be considered in the most sustainable locations and densities and character should reflect that of the surrounding area. This approach will require a careful and detailed analysis of locations to ensure that distribution of housing is appropriate. The historic environment is a critical factor in this analysis in terms of considering the ability of sites and locations to accommodate new housing without undue harm to heritage assets and their settings.</p>	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The historic environment will be assessed as part of the LDP Review.
Brian Jasbir	Haydon Singh		Existing Infrastructure should dictate density on housing sites.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure is an important consideration and will be assessed in the review of the LDP.
Janice Jenny	Jackson Clemo	Langford & Ulting Parish Council	Design and other factors such as scale and character, form and materials of existing buildings; plot sizes and widths and gardens; and historic environment should dictate density on housing sites.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The historic environment will be assessed as part of the LDP Review.
Hazel Jean	Notley Brown			
Joanne	McGinity		design and other factors should dictate density	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Stuart Roy A	Dedman Clare	Nil Charities	Must be design led. But see my earlier comment re innovation.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Kerry Penny	McKenna McCauley			
Jane	Phillips	Tiptree dental Solicitors	<p>The primary consideration should be the retention of the landscape and environment that makes this District unique in character.</p> <p>Greenfield land should be sacrificed only where absolutely necessary.</p>	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
David Felicity Lindsey Darren	Rees Gale Wright Weeks			
Phil Peter	Manning Clack		<p>The primary consideration should be the retention of the landscape and environment that makes this District unique in character. Development provision should be undertake and cascaded depending on the Settlement Hierarchy 2021 with larger schemes only being undertaken in the Towns and Large Villages (only). In line with Options for Growth focus on Options 1, 2, 3, 5 and 6. All/any developments need to encompass good design, placemaking and community provision. Density has driven site utilisation rather than good design and empathy to those residents already living nearby or those entering the development. Effective Land Use does not include ALT2 which will negatively transform the character and nature of the village of Althorne from a rural beauty spot and are of outstanding beauty. The HELAA is wrongly drafted in the sites it has identified with little understanding or empathy to the existing villagers, environment or wildlife. A Landscape Character Assessment identified this very area a Special Landscape Area and Coastal Protection Belt and this should not be changed under any circumstances. ALT2 is a ridiculous attempt to transform one of the most beautiful landscapes in Essex into a new town that disproportionately transforms the village of Althorne and spoils the landscape and panoramic views enjoyed by locals and tourists alike. Greenfield land should be sacrificed only where absolutely necessary, and when released a higher emphasis on design quality, excellent landscaping and minimal height to preserve the beauty of the local landscape needs to be considered.</p>	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth. The Council cannot comment on individual sites
Doug Sally	Lockwood George	National Grid		

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Vara	Szajkowski			
Bob	Calver			
David	Hill	Dandara Ltd		
Tessa	Lambert	Natural England		
Dawn	Howles			
Steven	Potter		See answer 20.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
natasha	frith		Local roads, transport, environmental impact and education	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Vysian	Banyard	TKPC	Design, and other factors should dictate density on housing sites.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Anthony	Bates		There should be a consultation process with the Parish council who represent the residents	There is consultation with parish councils, this is what this consultation is about.
Russell	Howles	WSP		
Diane	Carter			
Gillian	Hollamby			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	Obsidian strategic support the principle of minimum density standards, and accepts that they can assist with making the most effective use of land if set correctly. However, it considers that any minimum density standards must be clearly justified and allow for flexible application to take into account the differing characteristics and circumstances of each site.	Support noted
Brian	Townsend			
Robin	Fanshawe			
Malcolm	Finch			
Peter	Taylor	Retired		
Chris	Melbourne			
John	Brown			
Robert	Hollamby			
Chris	Waumsley	Inovo Consulting		
Phil	Jacklin			
Kate	Priest	Purleigh Community Primary School		
Robert	Jones	The University of Reading		
Robert	Stephens	N/A		
Gary	SPICER			
Pete	Butcher		I think so	Support noted
JO	COOMBES			
Helen	Bridge			
Melanie	Allen	Government		
Adam	Medlycott			
Jonney	Aldridge			
Joanne	Maloney			
Mark	Hurley	Selfridges	What is meant by "minimum density standards"? I shouldn't that be 'maximum density standards'? Spread the load across new settlements in Essex.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Portia	Roelofs			
Neil	Burke	Bradwell Power Generation Company Limited	Bradwell B do not have any specific comments to make on this question.	Noted
Lynne	Goodbourn		Each location should be considered on metric and location	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Christopher	Kent		As long as it is not large.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Lisa	Singh	Direct Call Centres Ltd		
Kevin	Head		Refer to response to Q20 above. Density should be considered on the basis of individual sites. However, where sites are sustainably located or close to existing public transport networks, densities should be increased.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Elizabeth	Sawyer Bayliss			
Michael	Partridge			
Kenneth	Northfield			
Jerry	Petts			
Frederick	McMahon			
Sophie	Pryor		Any minimum density standard applied in Maldon District needs to reflect the existing character of the settlements. If applied appropriately this would assist in the delivery of the Council's objectives. If applied at too higher levels this could negatively impact on delivery.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.

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Tracey	Merritt	Dengie Hounds and Horses	Design and a sympathetic approach to the balance between need for density and the quality of living standards must be maintained and be flexible.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home		
Jo	Crump	Servoca Secure Soutions		
Susan	ARCHER			
Phillipa	Griffiths			
Matthew	Taylor		Design and other factors such as the PTAL rating of a development location should be the key consideration, rather than a blanket uplift of densities, which would lead to inappropriate development that is out of context with the character of its setting.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Anne	Bailey			
Winifred	Sutherland			
Lucien	Taylor			
Chris	clark		I do Not support building on green open spaces at all	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
David	Baker		see above	Traditional development within urban areas and this does include some villages is normally at quite a high density but because of the way it is laid out and designed its visual appearance gives a view of lower density. Therefore, an import aspect of density is design and achieving higher density could reduce the amount of land needed to develop within the district.
Jeremy	Richardson			
Glenna	Wilkins		All factors should be considered each time.	
Cheryl	Carter	Education		
Susan	Mason			
Melad	Kamlow			
Danny	Soul			
Dave	Draper	The Hartford Insurance Group	See below	
Fiona	Barkham	Private Individual	In accordance with the NPPF, there should be minimum density standards for town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate. Policies on minimum densities in other areas are appropriate to ensure an effective use of land.	Support noted
Isabel	Adcock		The pandemic has shown how valuable and necessary it is to have natural space around	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Greenspaces are an important consideration in terms of design.
Kevin	Cooper		High density housing not a good idea for many reasons.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Katherine	Whitehouse			
Linda	Soul			
Robert	Wilson			
Sarah-Jayne	Hunt	SJ Aesthetics LTD		
Jonathan	Hunt			
Deborah	de Boltz	Farleigh Hospice		
alan	johnson	sky broadcasting		
Tim	Murphy			
Claire	McGrane			
Tracey	Munford	NA	Capacity of current road network, schools, medical facilities and utility infrastructure has to be upgraded and increased before housing developments	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure is an important consideration and will be assessed in the review of the LDP.
Victoria	Cutmore	Endurance Estates	Endurance Estates does not support minimum density standards. They would not in themselves uplift the delivery of housing. The effective use of land is important but must not override the creation of high quality living environments where design in its widest sense – taking in layout of residential development as well as its external appearance, materials, internal layout and energy saving features – is given appropriate emphasis.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.

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Jane	Potter	Purleigh Parish Council	Please see answer to Q20 above.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Higher density can be developed with larger housing as well as smaller units. The housing mix for development is determined via the Local Housing Needs Assessment as part of the evidence base of the LDP.
Brian	Haydon	Cold Norton Parish Council	Not appropriate to the rural aspect of Maldon District	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Rowan	Rampersad			
LUKE	MACFARLANE	S A RAVEN	density should be appropriate to local character and provide houses with enough indoor and outdoor space not crammed together.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Anna	Wombwell	Morris Farm		
Lee	Foster		Medium density should be based on existing housing numbers I.E plus 10-20% of existing housing. Not 200% like the ALT2 site which locates 1750 houses in a village which currently has 620 houses which is currently being considered	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The Council cannot comment on individual sites.
Ronald	Owen	Not applicable		
Elizabeth	Johns			
Colin	Day			
Vanessa	Horner			
Natalie	Bradford			
Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company		
Tony	Vanner			
Josie	Vanner		Purleigh is not a large village, it has one shop which does not have a post office, and the one cafe/restaurant is the local pub which is closed on Monday & Tuesday.	The response does not relate to the question so no further comment can be made.
Tracy	Carroll			
Ian	Roberts	N/A		
Marion	Gunn		Design and availability of local Infrastructure MUST be considered, minimum density standards will not be appropriate for many areas in the district	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure is an important consideration and will be assessed in the review of the LDP.
Tony	Ashton	none		
mandy	SHORT			
BRIAN	COLLINS		Higher densities are more sensible in & around the larger towns to avoid urban sprawl & to utilise the existing services, which it may be possible to expand.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Kevin	Money	St. Lawrence Parish Council		
Claire	Udall	1		
Linda	Raffray			
John	Cooper		I do not suport any develeopent on green filed sites or green open spaces	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Peter	Lampard			
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council		
Tim	Chilvers		4.30 No, see response to Question 19 above.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Ruth	Bull	The Othona Communtiy		
Mark	Jackson	Mark Jackson Planning		
Elliott	George		See response to Question 20.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
ann	cutting			
Sharon	Cushen		I'm sure many factors do dictate housing density...but employment must be one of those..given MDC has very little to offer in the way of employment, enabling safe, effective commute options must be paramount in the LDP. Presently I am not aware of any significant transport infrastructure changes to allow for the LDP scope.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Employment and infrastructure are important considerations in the review of the LDP.
Ian	Tooley			

Question 21

First Name	Last Name	Organisation	Question 21. Would you support minimum density standards to uplift the delivery of housing and ensure land in Maldon District was used as efficiently as possible, or do you think design, or other factors should dictate density on housing sites?	COUNCIL RESPONSE
Sally	Tokeley			
Kate	Ellis		Each area of development should be considered in its own right.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Christina	Chan			
Tim.	Holdsworth			
Graham	Snow			
Kevin	Ashman	Estates and Agency Strategic Land	In accordance with the NPPF, there should be minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate. Policies on minimum densities in other areas are appropriate to ensure an effective use of land.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Sarah	Packard			
Jake	Nugent	Endurance Estates Ltd	No. We would not support minimum density standards as they would not uplift the delivery of housing, and could result in detrimental impacts to the rural character of the district if viewed as a means of delivering MDC's strategic housing requirements. Other factors should dictate density on housing sites, such as heritage, design and character.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Martin	Cook		A maximum density level should be set to avoid overcrowding of settlements and local services being over overwhelmed.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Clifford	Brown			
Steve	Gallant	Crouch Valley Defence Group		
Lesley	Woodley			
John	Buchanan			
Kirsty	Rowell			
Tim	Bradford	leadenhall		
Philip	Wakeling		No as design remains very important. Different sites will support different types of development. It's not right to generalise.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Jacky	Bannerman	Woodham Walter Parish Council	A sensible mix of housing and density is essential to ensure a balanced environment.	Comments noted, housing mix is set out in the Local Housing Needs Assessment and will be then be translated into reviewed policy.
David	Brock			
Mark	Tentori	Mazdev Limited	As per responses to previous questions, housing need (mix/type) should drive housing densities.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Niki	Halls			
Peter	Ingram		See above	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Jane	Pilgrim		I should think good design is always important.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Judith	Radcliffe		We should not continue to build spaced out, car reliant estates as are currently being spread about Maldon.	Support noted
Stewart	Geden			
Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith			
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt		The density of housing in all villages is already too high. Any additional housing should be build as a new settlement closer to the A12 corridor, including utilities and services for the size. It would also benefit from better transport links, health access and remove the requirement for yet another several hundred cars to be travelling across the district daily, poluting the environment.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Simon	Priest			
Philippa	Marshall			
Lewis	Cook	Form Architecture Ltd.	Yes, if a matrix was used to determine higher densities in more urban locations reducing to lower densities in the rural areas.	Support noted
EDWARD	GITTINS	Edward Gittins & Associates	Density should be determined on a site-by-site basis having regard to the particular opportunities and constraints.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Steve	Williamson			
James	Cowell	E & B R Cowell	Land should be used as efficiently as possible, however site density will be influenced by the local landscape character and residential developments in larger villages should be designed so as to respect the settlement character and available facilities.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Colin	Hawkes			
Ronald	PIPER			

Question 21

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Alan	Shrimplin	N/A	No this would destroy our area's character and cause lasting damage to our area	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
John	McLarty		This is of limited use in a District such as Maldon.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
John	McLarty			
Norman	Branch	N/A		
John	McLarty		This is of limited use in a District such as Maldon.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Valerie	Coleby	Berrys		
James	Clarke			
David	Stilwell			
Ann	Thomas			
michael	harris			
Geoffrey	Cox			
John	McLarty		This is of limited use in a District such as Maldon.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Kevin	Bruce			
Barrington	Thomas			
Richard	Edwards		Density should be determined by maximising the quality of life on the development, not by maximising the number of people it could house.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Robyn	Woloszczuk			
Lesley	Speller			
William	Shepherd			
Nicola	O'Dean	Balgores Motors		
Alexander	Romang			
Hayley	Holgate	ECC		
Eirlys	Parry	N/A		
victoria	newson	Childrens Nursery		
Michael	Unwin	N/A		
Tony	Barber			
Nick	Mason	ECOClassics		
David	Banfield		Design should play a major part to fit in with the local style/ structures/ services and roads. The size of villages/towns should be considered and the impact of housing otherwise we might as well keep building so everywhere becomes a joined conurbation. Maldon has already had a large amount of building in successive waves on its edges. spreading towards its outlying villages.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The Council cannot comment on individual settlements.
Melanie	Osborne	Motor Trade		
Stuart	Turner	Essex search and rescue		
Mike	Carpenter	CODE Development Planners Ltd	Design and character should dictate appropriate density while of course having regard to a density which makes the most efficient possible use of land.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
ian	wilson	cm36pt		
Phillip	Wright	CALA Homes (North Home Counties) Ltd		
.	.	SN Developments	Paragraphs 124 and 125 of the NPPF relates to the density of development, and supports the efficient use of land. Paragraph 125 allows minimum densities to be applied to sites in town centres and locations that are well served by public transport, and it is expected that there would be a significant uplift in the average density of residential development in these areas. It is noted that Section 12 of the NPPF relates to design matters, and Paragraph 130 identifies factors relevant to the delivery of high quality development including local character. Therefore, while national policy encourages an increase in residential densities and in particular in accessible locations, the design of development is also important. It is requested that density and design matters should both be considered in any decisions about potential site allocations in emerging MLP. A range of densities for different locations may be an appropriate approach for emerging MLP. SN Developments is promoting land at Burnham on Crouch, which has a railway station and is well served by buses, and as such is an appropriate settlement where higher density development could be appropriate subject to site characteristics.	
		Cooper Property Holdings Ltd		
Jane	Coleman	Maldon Town Council		
c/o Agent	c/o Agent			
kelly	tilley		Design and looking in keeping with existing housing is of great importance.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.

Question 21

First Name	Last Name	Organisation	Question 21. Would you support minimum density standards to uplift the delivery of housing and ensure land in Maldon District was used as efficiently as possible, or do you think design, or other factors should dictate density on housing sites?	COUNCIL RESPONSE
Catherine	Bicknell	Mid and South Essex Health and Care Partnership		
N	Baseley	IBA Planning Ltd		
Sue	White		No, It is a rural district and we need more green and not less. We do not want to become yet another soulless new town. I would prefer building on green field, rather than higher densities.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Greenspace in development is important and will be considered in the review of the LDP.
Sarah	Yates			
Leonard	Lewis		Of course land has to be used efficiently but good design and density must also play its part, I think both can be achieved.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Roy	Martin	Mr Roy Martin	Yes if provision for intermixing with units of differing densities. Some people do not require or wish for their own domestic external space to maintain e.g. town centres etc. See answer to Question 20 - flexible to location and occupant need.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
R	Minney			
Tim	Grant	Evolution Town Planning		
Simon	Butler-Finbow	Pigeon Investment Management	See our response to Question 19.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
ANNE	OSBORN	Purleigh Community Shop		
Stephen	Hodgkinson		Refer to response to Q20 above. Density should be considered on the basis of individual sites. However, where sites are sustainably located or close to existing public transport networks, densities should be increased.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
c/o Agent	c/o Agent	Maldon Wick Limited		
ZOE	HOSTY			
S	Swain			
Kevin	Coleman	Phase 2 Planning		
John	Lawrence		Land should be used as efficiently as possible, however site density will be influenced by the local landscape character and residential developments in larger villages should be designed so as to respect the settlement character and available facilities.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Diane	Wallace			
Jonathan	Aldis	Good life Countryside Services		
sara	doran		If there was more emphasis on good quality well designed smaller houses, with gardens - places that people want to live... that the council could combine this with a plan for a new settlement, and support for self build and I think this would meet the housing need. I think you should consider maximum density standards...make our district a good and healthy place to live. High density housing is worse for your health and just highlights inequalities, which then have a negative impact on health, antisocial behaviour etc.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. There is no evidence that modern well designed higher density housing has a negative impact on health or increases anti social behaviour.
Grace	Godwin			
Sue	Hillman			
michael	carr	NHS		
Colin	Horner	Villageretreat		
Simon	Plater	Plater+Claiborne	This could result in skewing the type of housing development into larger units to provide maximum profit per plot. Good design relates to the contextual location of the site. Plus we know from doing the Neighbourhood Plan in Tollesbury that the big need is for affordable housing for those starting on the housing ladder, and those wanting to downsize or having special needs.	
Mark	Anderson			
Karen	Wellum			
Emma	Wright			
Robert	Scott	Lewis & Scott Retirement Living Ltd	Yes - see point above.	Comments noted
Linda	Coom		It can't be packed in, we need green around us, just not all detached houses with surrounding land.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Green space is an important part of the considerations and should be built into any development design.
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council		
Mary	Hammond			
Rob	Bard			
Ian	Drinkwater			
John	hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council		
Tim	Dixon			
Nicola	Taylor	Elixirr		
Graham	Johnson	graham v Johnson		

Question 21

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Chris	Yates			
Tim	Hann		I don't 1 or 2 factors alone should dictate whether minimum or maximum density standards are followed. As previously stated it is not a "one size fits all" scenario. A multitude of factors need to be considered before decisions on density on housing sites should be made. This should include looking at historical high density sites and the failures that have occurred include economic and social failings.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. There are many factors that are involved in development design.
Burnham	Town Council	Burnham on Crouch Town Council	No minimum density standards.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. There are many factors that are involved in development design.
Sally	Everitt	Community360		
Mark	Garrett		Design and the provision of individual (personal) green space.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Green space is an important part of the considerations and should be built into any development design.
Justin	Barkham	Self employed	In accordance with the NPPF, there should be minimum density standards for town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate. Policies on minimum densities in other areas are appropriate to ensure an effective use of land.	Support noted
Paul	Vidler			
Poppy	Vidler	Crown Consumer Ltd	Yes, as an extension to an existing built area.	Support noted
Victoria	Long			
Victor	Staines			
Jayne	Moore	Essex County Fire and Rescue Service		
Stephen	Sutton			
Kevin	Bennett			
Nicholas	Matthams			
Christian	van Stolk	RAND Europe		
Nicholas	Jepson			
Pamela	Lacey			
Chloe	Soul			
carole	kirk			
Sharon	Jackson			
RICHARD	GROUT			
Tim	Madelin			
Charles	Bishop			
Paul	Jewiss	Self Employed		
Joanna	Jeffery	Althorne Parish Clerk	How would minimum densities uplift the delivery and ensure that land was used as efficiently as possible? Effective designs would be able to tolerate higher densities.	Comments noted, higher densities may not uplift delivery but they would use less land which may have a positive impact on the wider environment.
Deborah	Anderson	NHS		
John	Pilgrim	Self employed	Must vary from site to site because of infrastructure etc.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure is an important consideration and will be assessed in the review of the LDP along with many other factors.
Gloria	Gold	London Design and Engineering UTC		
Linda	Curry			
Lucy	Waterhouse			
Jon	Mayhew			
James	Goody	James Goody refurbishments		
Paul	Coppin			
Johanna	Dale			
Tracy	Kinnane			
Steven	Bardwell	S P Bardwell Ltd		
David	Oxford	Lloyds Banking Group		
Stephen Francis	Dewick	Curry Farm		
Carlos	Rodriguez			
George	Dixon			
Rebecca	Tucker			
Mark	Faraway			
T	Ketteley			
Elizabeth	Weston			
Jacky	Barber			

Question 21

First Name	Last Name	Organisation	Question 21. Would you support minimum density standards to uplift the delivery of housing and ensure land in Maldon District was used as efficiently as possible, or do you think design, or other factors should dictate density on housing sites?	COUNCIL RESPONSE
Douglas	Channer	Private	Design is critical and from my Parish Councillor days and training I am aware that you can refuse an application on design alone. A mix of housing is different to higher densities. Housing estates should be well planned with enough amenity space for each dwelling and green areas. What is built will be a legacy for the future. High density can lead to developments becoming full of parking on streets so you see more cars than you see houses. Too high density can create health and wellbeing issues and can form what some may call the ghettos of tomorrow as social issues may arise. High density is not just the solution to effective use of land and it is not necessarily the right one in all cases.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. There is no evidence that modern well designed higher density housing has a negative impact on health and well being. Green space is one of a number of factors that is taken into account when planning development.
Ursula	Benjafield			
Paul	Mitchell			
Kristian	Tokeley	CTC Construction Ltd		
Lynda	Bugg		May not always be appropriate and if applied should be agreed by the existing residents in the village.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The planning system has mechanisms for consultation in the policy phase and during the determination of planning applications.
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		
James	Campbell	HMPPS	There should be ample space as buildings squeezed in do not appeal to me as a potential first time buyer.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
William	Moss			
Simon	Mackenzie Smith			
Richard	Udall			
Rosalind	Bishop			
Paul	Burgess	None	Define efficiently as possible. Too subjective a criteria.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
John	Symington			
D	Cooper			
C/O Agent	C/O Agent		<p>Paragraph 125 of the NPPF2021 sets out that area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.</p> <p>More importantly, where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances, and as is the case for Maldon District Council, plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport.</p> <p>These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate.</p> <p>Our client is therefore of the opinion that they would support minimum density standards to uplift the delivery of housing as long as they are clearly justified with any policy allowing for the flexible application of these standards to take into account of the different circumstances affecting each site</p>	Support noted.
Zoe	May	East of England Ambulance Service NHS Trust	Any new housing development requires assessment on the suitability of existing stations, with potential to reduce, redevelop or extend and in certain instances relocate to a more suitable location. In addition to reviewing the suitability of premises, EAST, also needs to consider the age, number and type of ambulance response vehicles and provision of latest medical equipment required to manage any increase in population growth. Additional ambulances and ambulance station response posts will be required in the area to support this additional population growth.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Roger	Woodcock			
Michael	Manning			
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates	Minimum density standards, if set correctly, can ensure that development makes the most effective use of land. However, they must be clearly justified with any policy allowing for the flexible application of these standards to take account of the different circumstances affecting each site.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.

Question 21

First Name	Last Name	Organisation	Question 21. Would you support minimum density standards to uplift the delivery of housing and ensure land in Maldon District was used as efficiently as possible, or do you think design, or other factors should dictate density on housing sites?	COUNCIL RESPONSE
Braxted and Blackwater Conservation Grou	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	In accordance with the NPPF, there should be minimum density standards for town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate. Policies on minimum densities in other areas are appropriate to ensure an effective use of land.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park		
raymond	dundas	Householder		
John	Peirson			
Ron	Brown	Corporate		
Roger	HAWES			
Anne	Hull	Elmwood Equestrian Centre		
Matthew	Bloxham	Matt		
Julia	Morris			
Amanda	MacKenzie			
Jenny	Shepherd			
Jack	Ellum			
Bernard	Steeples			
Anna	mccomb	NHS Property Services Ltd		
Natalie	Kermath	Environment Agency		
Peter	Knights			
John	Watson		We regards other factors such as the cumulative effect of a number of instances would have in conjunction appropriate availability of wider services an infrastructure not a post office and a village shop.	Comments noted, though we are not sure what they mean.
Unknown	Unknown	Ministry of Defence		
Josh	Plant	Gladmans		
Duncan	Clark		We would support a significant uplift in density standards for town centres and other areas well supported by public transport. We need an effective use of land.	Support noted.
Patricia	Smith			
Mick	Sargeant		There is a conflict between higher densities and the stated desire for desirable neighbourhoods	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
John	Cockerell	Hatfield Peverell Parish Council		
Catherine	Williams	C/O Savills (Agent)		
Tom	Kelly			
Linda	Gemmill			
Linda	Gemmill			
Mark	Norman	Highways England		
*	*		4.31 Yes, however, see response to Question 19 above.	Comment noted.
*	Willmott		4.25 Yes, however, see response to Question 19 above.	Comment noted.
Thomasin	Foster			
Ivor	Watson			
*	*			
*	*		We do not consider minimum densities to be necessary in Maldon and any development proposal should be site specific.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
*	*		We do not consider minimum densities to be necessary in Maldon. Please see response to Question 19.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
*	*		We do not consider minimum densities to be necessary in Maldon. Please see response to Question 19.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
*	*		We do not consider minimum densities to be necessary in Maldon. Please see response to Question 19.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
*	*		We do not consider minimum densities to be necessary in Maldon. Please see response to Question 19.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
*	*			
*	*			
Alan	Massow			
*	*			
Ian	Butt			
Sarah	Sayer			
*	*			

Question 22

First Name	Last Name	Organisation	Question 22. Would you consider higher density housing appropriate in large, medium and small villages, if the design was to a higher standard and the character of the settlement was still respected?	COUNCIL RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council	This should not be increased to the point that development appears cramped and residents do not feel they have sufficient space to appreciate the benefits of the open nature of Maldon District.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Green space is an important component of design and will be assessed as part of the LDP Review.
Ali	Aldis		I do not agree to any higher density projects in any small village across the country.	Comments noted.
David	Smye	The Maldon Society	Rural areas and Conservation areas would need careful scrutiny of proposed densities. It should not be a blanket requirement over a large area or site - good design should be the guide.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The historic environment is an important aspect of design and will be assessed as part of the LDP Review.
Stewart	Newlands	Fambridge Lake	We need a balance if large and affordable properties, all area also need a supply of housing suitable for tiny sme businesses these need car parking for vans and possibly space for outbuildings. The pandemic has increased working from home and reduced the environmental impact of commuter travel. Development plans should take into account of these factors. Households are more commonly mixed use now domestic and commercial.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Working from home has risen and the Council will be assessing whether we need to build this into our emerging policies.
Paula	Stanbury			
Sonia	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Gavin	Rowsell		Keep that for large towns and cities... not rural towns and villages.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Gareth	Davies	N / A	"Design to higher standards" should not become a racket for developers to produce mainly "executive homes" which local people cannot afford. "The character of the settlement" should not become a pretext for continuing to build unsustainable housing or housing that is not suitable for local people.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
Jackie	Gibbs			
Tim	Aves		The council should allow no more significant housing developments until the district has the schools, GP and dental surgeries, roads sewerage and other vital infrastructure to support all the people who have moved or are moving into the hundreds of homes already built in the past five years! No exceptions. It's time to say enough is enough. I have no problem with building houses per se. We desperately need more homes in this country and they have to go somewhere. However, I do not accept that any planning system worthy of the name should allow so much housing to be built without the infrastructure to support it. Developers should be legally obliged to pay much, much more from the vast profits they rake in from these sites and this should be channeled directly into infrastructure to suppo	The LDP Review process has to take into account future growth. The Housing Requirement is established by using the standard methodology as set out by the Government. The Council does not have any evidence that this figure should be reduced, therefore the Council needs to make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months. The LDP has an Infrastructure Delivery Plan which was approved through its examination, infrastructure is agreed with statutory providers such as the NHS and ECC and should be to mitigate the impact of development. Infrastructure is being provided under the terms of S106 legal agreements and will be assessed further as part of the LDP Review work.
Helen	James		High density housing will ruin the very character we want to preserve in the villages.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Kathy	Day			
Mike	Hayes			
Peter	Wakling			
David	Sismey			

Question 22

First Name	Last Name	Organisation	Question 22. Would you consider higher density housing appropriate in large, medium and small villages, if the design was to a higher standard and the character of the settlement was still respected?	COUNCIL RESPONSE
Stuart	Willsher	Persimmon Homes Essex	Persimmon Homes do not consider that the blanket use of higher density housing would be appropriate unless such a policy was informed by the appropriate evidence base. A 'Place-Making Charter' would be welcomed as an overarching theme to guide all new development in the area during the plan period. Persimmon Homes welcomes the Government's increasingly strong emphasis on design and place making, noting and agreeing with the Government's statement at paragraph 126 of the NPPF that, "high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve." Accordingly, the more guidance on this that Maldon can produce (noting that design is often, subjective and without suitable guidance, decisions can be delayed), would only assist developers in understanding the Council's aspirations in this regard. This would be supported by paragraph 126 of the NPPF, which states that, "being clear about design expectations, and how these will be tested, is essential for achieving this." It would also assist decision making in local residents and members are involving in the creation of place-making charters and other design guidance; to ensure that design is properly considered by members and local residents at an early stage in the process and to ensure their views on design and place making are heard early; rather than such views being made during the application process (such as at Committee) which will delay decision making. This would also identify if the same principles should apply throughout the District, or if certain settlements have specific principles and design, requirements that only apply to their settlement for example. Such an approach would be supported by paragraph 127 of the NPPF ("Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.") As above, the more guidance that can be produced, and the more involvement and agreement with local residents/members, can only guide and aid the decision making process.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The Council will have to consider how density fits into this.
Sara	Howarth			
Anthony	Fitcock		again without an understanding of how the methodology would be tested I think that other factors such as the cumulative effect of a number of instances would have in conjunction appropriate availability of wider services an infrastructure not a post office and a village shop.	Its not clear what this respondent is saying so no further comment can be made.
Eissa	Leo			
Daniel	McAllister	Robert Mulholland And Company Limited	At higher densities it is possible to locate more people closer to the services and facilities in a village where they can walk and cycle. Expansive low density development encourages car use. Design quality and character can be retained through high quality design and implementation. Areas of very high density housing are historically common features in and around the centres of villages and support local facilities and services.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Michele	Williams		We need housing urgently for first time buyers in villages aswell as towns	Comment noted. Housing mix is set out in the Local Housing Needs Assessment and is then translated into policy, this ensures that an appropriate mix of housing is delivered across the District.
Tara	Strydom			
Jenny	Ball		It will depend on the settlement and the proposed building project(s). Its not possible to answer this question in blanket terms for the whole district.	Comments noted.
Cliff	Baron			
Gill	Winsor	Tesco	Leave the villages alone for Gods sake.	The LDP Review process has to take into account future growth. The Housing Requirement is established by using the standard methodology as set out by the Government. The Council does not have any evidence that this figure should be reduced, therefore the Council needs to make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months.
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			
Shaneen	Illanes			
Sarah	Sapsford		As above	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The other policies in the plan will also have to be considered in any development and that includes biodiversity and the environment.
Merryl	Quilter			
Bear	Keen			
Jessica	Cox		No as it would affect the appearance and nature of the more rural settlements.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The other policies in the plan will also have to be considered in any development and that includes biodiversity and the environment.
Robert	Burton		Not in the small villages, Tillingham has about 1000, the proposed houses would significantly increase the number of people in the village totally changing the look, feel and character	Comment noted. The Council cannot comment on individual settlements.
Yvonne	Wade			

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Louise	Bywaters-Smith	Hospitality		
Brooke	Roberts-Morgan			
Patricia	Bunkle			
Stephanie	Ireland			
Marc	Rawinsky	M R Sovereign Services Ltd		
Roger	Tiffn			
Kathryn	Beighton	Publishing		
Roy	Warren	Sport England		
STUART	SOWTER			
Mark	Raffray		That would depend entirely on: (a) whether it was practicable to fully respect the settlement character in such circumstances — which is often problematic to achieve; and (b) integrated planning aspects, i.e. whether local infrastructure and facilities could sustain higher density developments.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure is an important consideration and will be assessed in the review of the LDP.
April	Rowley			
e	e	e	As per Q20. In a small village it could even be MORE appropriate to add a single building that looks like a house, but comprises four flats, than to add four large dwellings to the edge of the settlement.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Kevin	Lagan		No way.	Comment noted.
Bill	Withers			
Joanna	Jeffery			
John	Mitchell			
Bethany	Jones	Colchester Borough Council		
magnus	Magnusson	Parker Planning Services	Yes, in larger settlements (potentially Maldon/Heybridge and Burnham-on-Crouch) subject to design and character considerations, higher density development might be appropriate and in accord with para. 125 of the NPPF2021 (see response to Q21 above).	Support noted.
Nick	Whiteley		As I have previously stated for this, keeping in character of a settlement hinders progression, in some instances this should be ignored (except where a bright pink complex would be built in a field).	Support noted.
Peter	Layley			
Rex	Davenport			
Lesley	Mitchelmore	Danbury Parish Council		
Linda	Flowers	Self Employed	With the exception of appropriately designed terraced cottages for affordable housing, but these must have basic facilities of parking and outside space.	Comment noted, though higher density would have to be considered for more than affordable housing.
Karen	Neath	Tolleshunt Major Parish Council		
N	DA			
Peter	Holmes			
Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			
Colin	Pryke		ALL design should be to a high standard	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Richard	Courtney	University Of East London		
sue	Rawlinson	Evolve		
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed		
John	Hitcham		Density and height are prime determinates of character. No matter the style, this would destroy the character and cause lasting harm	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Richard	Kelly	Croudace Homes	See response to Q.19 – Q.21 above.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Greenspaces are an important consideration in terms of design and this will also be looked at in the review of the LDP.
Lindsey	Squire	North Fambridge Parish Council		
K	Jeffries			
John	Lakin	?		
Andy	Quelch		I would not agree to any housing developments in Althorne. the village needs to remain as it is. if it doesn't support the needs of the younger first time buyers then I see that as apposite thing	The Council cannot comment on individual settlements.
Samantha	Weeks			
Carlie	Mayes			

Question 22

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James	Rushton		It is impossible to answer this question - what does "the character of the settlement was still respected" actually mean? Most medium and small villages are not sustainable, and to make them so, in the context of new higher density housing developments, would presumably be economically challenging, if not untenable. Further, it is most unlikely that higher density housing developments - certainly in the case of the smaller and medium villages - would not be compatible with the aim of retaining the unique characteristics of such settlements.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Richard	Martin	Scott Properties		
Mike	Spurgeon	Phase 2 Planning and Development		
C/O Agent Mike	Spurgeon	Phase 2 Planning & Development		
Catherine	Champion			
Terence	Hughes	Burnham-on-Crouch constituent	A garden is a necessity for a family.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Green infrastructure will be assessed as part of the LDP Review.
Amanda	Mickelsen			
John	Tompkins		High density housing in small villages would be totally out of character and destroy what small amount of rural life remains. The District would lose its identity and become just another urban area as indeed some areas of Maldon are becoming.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Samuel	Newton	Anglo European School		
Mary-Ann	Munford			
Jo	Harvey			
Jeremy	Potter	Chelmsford City Council		
Terry	Fleming			
Daniel	Goodman	Rochford District council		
Chris	Harvey			
Phillip	Davies		In general no, but it would depend upon the sized and sustainability of the proposed development.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Jane	Senior			
Susan	Cumming	not applicable		
Amanda	Clack		Development provision should be undertake and cascaded depending on the Settlement Hierarchy 2021 with larger schemes only being undertaken in the Towns and Large Villages (only). In line with Options for Growth should focus on Options 1, 2, 3, 5 and 6. All/any developments need to encompass good design, placemaking and community provision. Density has driven site utilisation rather than good design and empathy to those residents already living nearby or those entering the development. Greenfield land should be sacrificed only where absolutely necessary, and when released a higher emphasis on design quality, excellent landscaping and minimal height to preserve the beauty of the local landscape needs to be considered. It is important to preserve areas previously identified/designated as a Special Landscape Area and Coastal Protection Belt (i.e. ALT2 - Althorne). The proposal under ALT2 to build 1750 homes in Althorne, is disproportionate in its impact on our village, which currently comprises just 650 homes (thereby effectively increasing the village by 269% making it effectively a small town). We would draw your attention to the fact that the Council's own assessment of the area reads: "This area incorporates the Dengie Peninsula with its rural character, open big skies, tranquillity, marshland and mudflats". The size, scale and very nature of this site, having been identified as a 'yes' in the HELAA Call for Sites 2022, would severely negatively impact on this very landscape, cause noise and light pollution, as well as further increase the volumes of traffic to a road that currently cannot cope with existing traffic volumes. So, whilst not all sites considered in the assessment will ultimately end up as being suitable or acceptable for development, the fact this site has been identified, at this scale, is not sustainable or rational.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth. The Council cannot make comments about individual sites or settlements.
Ronald	Edge	Construction Industry		
Daphne	Scott			
Gordon	Mussett	Little Braxted Parish Council		
Kenny	Alexander	Thomas Gainsborough School	Again, it would be dependent upon local consideration	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
David	Kennedy		This is nothing new, you only need to look at the terraced streets in Maldon and other parts of the district, however it does need to take into account that people these days own cars, often multiple cars per household so sufficient parking should be mandated	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Parking is a consideration which the review of the LDP will also take into account.
Ronnie	Tongue	state school		
Mark	Behrendt	Home Builders Federation	12. As set out in our response to question 19 higher densities may be appropriate in such circumstances but the Council will need to ensure that they are not only in keeping with the character of the area and designed to a high standard but are also viable and respond to the market in that area.	Support noted.
Matthew	Cooper			

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Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None		
Christine	Collins		this is generally too vague a concept and open to different viewpoints	Comment noted.
Stuart	Williams	Ace group		
Reegan	Howles		Higher density housing would not respect the character of small and medium villages, regardless of how much care was taken.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
David	Webb			
Andrew	Marsh	Historic England	<p>Historic England recommend that the density, scale, character and detailed design of new housing be appropriate for its context. The capacity for an area to accommodate new housing development whilst maintaining its historic environment should be a key consideration, so that the quality and character of neighbourhoods, towns and villages is conserved. Integrating consideration of the historic environment into plan making alongside other considerations is a key principle of sustainable development.</p> <p>Allocation of new housing sites should be considered in the most sustainable locations and densities and character should reflect that of the surrounding area. This approach will require a careful and detailed analysis of locations to ensure that distribution of housing is appropriate. The historic environment is a critical factor in this analysis in terms of considering the ability of sites and locations to accommodate new housing without undue harm to heritage assets and their settings.</p>	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The historic environment will be assessed as part of the LDP Review.
Brian	Haydon			
Jasbir	Singh			
Janice	Jackson			
Jenny	Clemon	Langford & Ulting Parish Council	As stated previously, Langford cannot be classed as a medium sized village and Ulting is better referenced as two hamlets.	The Council cannot comment on individual settlements unless there is evidence to support that the facilities in the settlement hierarchy are incorrect.
Hazel	Notley			
Jean	Brown			
Joanne	McGinity			
Stuart	Dedman	Nil		
Roy A	Clare	Charities	I doubt it could be achieved.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Kerry	McKenna			
Penny	McCauley	Tiptree dental		
Jane	Phillips	Solicitors	<p>Greenfield land should be sacrificed only where absolutely necessary.</p> <p>It is important to preserve areas previously identified/designated as a Special Landscape Area and Coastal Protection Belt (i.e. ALT2 - Althorne)</p>	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth. The Council cannot comment on individual sites.
David	Rees		Higher density housing options are difficult to accommodate in particular settings e.g. rural communities with no previous recent history to housing with multiple occupants. Whereas flats etc would be acceptable in towns or large villages where they are relatively common, they would need particular care in smaller villages.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Felicity	Gale			
Lindsey	Wright			
Darren	Weeks			
Phil	Manning			
Peter	Clack		<p>Development provision should be undertaken and cascaded depending on the Settlement Hierarchy 2021 with larger schemes only being undertaken in the Towns and Large Villages (only). In line with Options for Growth focus on Options 1, 2, 3, 5 and 6.</p> <p>All/any developments need to encompass good design, placemaking and community provision. Density has driven site utilisation rather than good design and empathy to those residents already living nearby or those entering the development.</p> <p>Greenfield land should be sacrificed only where absolutely necessary, and when released a higher emphasis on design quality, excellent landscaping and minimal height to preserve the beauty of the local landscape needs to be considered.</p> <p>It is important to preserve areas previously identified/designated as a Special Landscape Area and Coastal Protection Belt (i.e. ALT2 - Althorne)</p>	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth. The Council cannot comment on individual sites.

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Doug	Lockwood	National Grid	but.... It is paramount that our villages with conservation areas are protected from building, and essentially the views and appearance relating to the conservation area. Protecting English Heritage should be a number one priority.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The Historic environment is an important aspect of design and will be assessed as part of the review of the LDP.
Sally	George			
Vara	Szajkowski			
Bob	Calver			
David	Hill	Dandara Ltd	Density will largely be based on the sites and areas on an individual basis. A blanket approach to building at higher densities will not be appropriate, given that greenfield, edge of settlement locations are likely to be required to meet need and the factors set out in paragraph 124 of the NPPF have to be applied. Minimum density standards, if set correctly, can ensure that development makes the most effective use of land. However, they will need to be clearly justified with any policy allowing for the flexible application of these standards to take account of the different circumstances affecting each site.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Tessa	Lambert	Natural England		
Dawn	Howles			
Steven	Potter		All design should be of a high standard and energy efficient, e.g. all new development should have solar panels on the roofs as a planning condition.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Climate change is a key priority for the Council.
natasha	frith		This will negatively impact the identity of our villages which will have a larger negative impact for future generations. By not allowing greener rural areas it will have a detrimental impact on the environment.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Climate change is a key priority for the Council.
Vysian	Banyard	TKPC		
Anthony	Bates		What constitutes higher density housing? in a small village like Althorne it would be considered inappropriate	The Council cannot comment on individual settlements.
Russell	Howles	WSP		
Diane	Carter			
Gillian	Hollamby			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	As set out in its response to Q19, Obsidian Strategic consider that higher densities may be appropriate in specific circumstances. This is subject to ensuring that increased density is reflective of the character of the area and that a development is designed to a high standard. Consideration of viability and responding to the local market are also important considerations. Obsidian Strategic consider that higher densities in the larger settlements is likely to be more appropriate, but considers that a flexible approach will likely be needed.	Support noted.
Brian	Townsend			
Robin	Fanshawe			
Malcolm	Finch		The Updated Settlement Pattern needs furthermore updating, in as much as the village of Purleigh cannot be honestly described as "large"! It has no Post Office (and has not had for quite some time). There is one small shop, kept alive by the tireless efforts of a small band of volunteers. The bus service is minimal, and really only connects to the surrounding villages and Maldon, with no direct service to Chelmsford.	The Council cannot comment on individual settlements
Peter	Taylor	Retired		
Chris	Melbourne			
John	Brown			
Robert	Hollamby			
Chris	Waumsley	Inovo Consulting		
Phil	Jacklin			
Kate	Priest	Purleigh Community Primary School		
Robert	Jones	The University of Reading		
Robert	Stephens	N/A		
Gary	SPICER			
Pete	Butcher		Agree	Support noted.
JO	COOMBES			
Helen	Bridge			
Melanie	Allen	Government		
Adam	Medlycott		In larger settlements	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Jonney	Aldridge		People become used to high density housing but it might not be 'good' for us.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Joanne	Maloney			
Mark	Hurley	Selfridges		
Portia	Roelofs			

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Neil	Burke	Bradwell Power Generation Company Limited	Bradwell B do not have any specific comments to make on this question.	Noted
Lynne	Goodbourn		Use minimum amount of space in our most beautiful areas and limit the number of homes being built	Support noted.
Christopher	Kent			
Lisa	Singh	Direct Call Centres Ltd		
Kevin	Head		Refer to responses to Q20 & Q21 above.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Elizabeth	Sawyer Bayliss			
Michael	Partridge			
Kenneth	Northfield			
Jerry	Petts			
Frederick	McMahon			
Sophie	Pryor		Viability should be a key consideration in considering higher densities. The applied densities should take into account the local housing market and demand for the relevant housing types and mix.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Tracey	Merritt	Dengie Hounds and Horses	But integration, community and quality of living remains a high priority.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home		
Jo	Crump	Servoca Secure Soutions		
Susan	ARCHER			
Phillipa	Griffiths		I dont agree PLUS I very much doubt 'higher standard' properties would happen.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Matthew	Taylor		Only in high PTAL locations, with access to other services, local employment and jobs.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Anne	Bailey		Only in large villages	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Winifred	Sutherland			
Lucien	Taylor			
Chris	clark		Villages are villages for a reason they have small lanes , no paths in many areas, no shop, transport is poor, and as for infrastructure very basic . Do not add more pressure to villages. Leave the rural areas alone. The lanes round many villages are already getting much more traffic down . More pressure on villages will spoil the Maldon District	The LDP Review process has to take into account future growth, the Council has a statutory duty to ensure that the future housing and economic needs of the district are planned for and it will make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months.
David	Baker		see above	Traditional development within urban areas and this does include some villages is normally at quite a high density but because of the way it is laid out and designed its visual appearance gives a view of lower density. Therefore, an import aspect of density is design and achieviing higher density could reduce the amount of land needed to develop within the district.
Jeremy	Richardson			
Glenna	Wilkins		Not in villages.	The LDP Review process has to take into account future growth, the Council has a statutory duty to ensure that the future housing and economic needs of the district are planned for and it will make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months.
Cheryl	Carter	Education		
Susan	Mason			
Melad	Kamlow		Would need to see amended proposals.	Comments noted
Danny	Soul		No, because higher density developments would not be appropriate for many long established small/medium/large villages which do not already have this characteristic.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Dave	Draper	The Hartford Insurance Group	In our 'large' village for decades the planning policy has restricted dwellings to be 1 1/2 height so 1st floor is built into the loft space. The village has just one set of small rise flats so it's not a design issue. In any case higher design means higher cost	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Flats are not the only way high density could be achieved and it may be inappropriate for this type of development in some places.
Fiona	Barkham	Private Individual	Development densities in villages need to have regard to the character of settlements, including settlement morphology, and local infrastructure as well as the mix of homes needed. Appropriate densities may well be influenced by local infrastructure capacity.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.

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Isabel	Adcock		There needs to be an element of nature around people - pandemic bears this out. It increases good mental health which then saves on other facets of provision.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Greenspaces are an important consideration in terms of design.
Kevin	Cooper		High density housing is not good for the people living there or the environment or wildlife.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Katherine	Whitehouse			
Linda	Soul			
Robert	Wilson			
Sarah-Jayne	Hunt	SJ Aesthetics LTD		
Jonathan	Hunt			
Deborah	de Boltz	Farleigh Hospice		
alan	Johnson	sky broadcasting	you can't respect the character of the settlement unless you build similar density to present	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Tim	Murphy			
Claire	McGrane			
Tracey	Munford	NA	In most cases there is no infrastructure to support additional housing near villages. Capacity of current road network, schools, medical facilities and utility infrastructure has to be upgraded and increased before housing developments	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure is an important consideration and will be assessed in the review of the LDP.
Victoria	Cutmore	Endurance Estates		
Jane	Potter	Purleigh Parish Council	It is imperative that all design should be of a high standard and be energy efficient, e.g. all new development should have solar panels on their roofs as a planning condition.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Climate change is a key priority for the Council.
Brian	Haydon	Cold Norton Parish Council	Not appropriate to the rural aspect of Maldon District	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Rowan	Rampersad			
LUKE	MACFARLANE	S A RAVEN	density should be appropriate to local character and provide houses with enough indoor and outdoor space not crammed together.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Anna	Wombwell	Morris Farm		
Lee	Foster		Having Lived in the Maldon district my entire life I am yet to see a high density development respect the previous settlements characteristics. Any developments should be in proportion not high density	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Ronald	Owen	Not applicable		
Elizabeth	Johns		You still don't build high density housing in a village setting regardless of how the housing looks to the eye.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Colin	Day			
Vanessa	Horner		Provided that the infrastructure was provided and the villages could retain character.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure is an important consideration and will be assessed in the review of the LDP.
Natalie	Bradford			
Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company		
Tony	Vanner			
Josie	Vanner		Purleigh is not a large village, it has one shop which does not have a post office, and the one cafe/restaurant is the local pub which is closed on Monday & Tuesday.	The response does not relate to the question so no further comment can be made.
Tracy	Carroll		I think this type of housing is only appropriate in larger villages otherwise it takes away from the identity of the smaller rural areas.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Ian	Roberts	N/A		
Marion	Gunn		In most cases this would not be in keeping with the character of the settlement - you cannot just plank high density housing in a settlement that is low densit	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Tony	Ashton	none		
mandy	SHORT			
BRIAN	COLLINS			

Question 22

First Name	Last Name	Organisation	Question 22. Would you consider higher density housing appropriate in large, medium and small villages, if the design was to a higher standard and the character of the settlement was still respected?	COUNCIL RESPONSE
Kevin	Money	St. Lawrence Parish Council	An acceptable density for urban areas may not work in rural areas. Blocks of flats are an urban solution that do not meet the needs of all sections of the population. Families tend to want a garden for children to use. Proper car parking facilities are essential in the more rural areas given poor public transport. Overall density should vary across the District with higher densities in the urban areas where the transport system can support the developments. Simply increasing density and reducing car parking facilities does not reduce dependence of the private car unless the public transport system is at least adequate to provide for all needs. Currently in most of the District it is not.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Flats are not the only way high density could be achieved and it may be inappropriate in some places. Transport is an issue which is assessed in the LDP review.
Claire	Udall	1	High density housing is inappropriate for small and medium sized villages	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Linda	Raffray			
John	Cooper		I do not support any new building on greenfield sites or open green space	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Peter	Lampard		To a degree.	Support noted.
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council		
Tim	Chilvers			
Ruth	Bull	The Othona Community		
Mark	Jackson	Mark Jackson Planning		
Elliott	George		Yes, subject to the considerations set out in our response to Question 20.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
ann	cutting			
Sharon	Cushen			
Ian	Tooley			
Sally	Tokeley		The standard and character is irrelevant if the wildlife and environment are impacted negatively. Impacts on the environment are a key consideration given the need to reduce carbon emissions and tree planting initiatives run by the council are pointless if you are ripping up parts of the countryside with trees.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The environment and climate change are a key consideration in the review of the LDP.
Kate	Ellis			
Christina	Chan		High density housing would destroy the rural feel of most of the large, medium or small villages in the Maldon district.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Tim.	Holdsworth			
Graham	Snow			
Kevin	Ashman	Estates and Agency Strategic Land	In accordance with the NPPF, there should be minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Sarah	Packard			
Jake	Nugent	Endurance Estates Ltd		
Martin	Cook			
Clifford	Brown			
Steve	Gallant	Crouch Valley Defence Group		
Lesley	Woodley			
John	Buchanan			
Kirsty	Rowell			
Tim	Bradford	leadenhall		
Phillip	Wakeling		Not possible to answer without each proposal being considered on it's merits within the context of the settlement.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Jacky	Bannerman	Woodham Walter Parish Council	High density housing in small villages would be totally out of character and destroy what small amount of rural life remains.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
David	Brock			
Mark	Tentori	Mazdev Limited		
Niki	Halls			
Peter	Ingram			
Jane	Pilgrim			
Judith	Radcliffe		NB effective use of land options not apparently available apart from a short paragraph that refers to another questionnaire??	Noted.
Stewart	Geden			

Question 22

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Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith			
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt		The density of housing in all villages is already to high - you are starting to lose the character of the area, the housing is put in without any additional supporting utilities, health, schools, road maintainence. You have areas of the Dengie that jsut mirror Brookside or Neighbours with the soleless toytown like buildings, no or limited play areas	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Simon	Priest			
Philippa	Marshall		High density housing is not supported by the infrastructure and facilities in and around our villages. Essex as a whole already has significant areas of high density housing and those Ostia in the villages have made a conscious decision to move away from this type of environment and value our rural environments	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure is an important consideration and will be assessed in the review in the LDP.
Lewis	Cook	Form Architecture Ltd.		
EDWARD	GITTINS	Edward Gittins & Associates	There may well be opportunities for higher density in particular cases - especially if this can increase the delivery of affordable housing.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Steve	Williamson		Existing building projects, such as those in North Fambridge, are already higher density than the existing village and are not in keeping with the character of the village. I don't believe that planning committees and developers are able to respect the character of a settlement.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
James	Cowell	E & B R Cowell		
Colin	Hawkes			
Ronald	PIPER			
Alan	Shrimplin	N/A	No this would destroy our area's character and cause lasting damage to our area	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
John	McLarty			
John	McLarty			
Norman	Branch	N/A		
John	McLarty			
Valerie	Coleby	Berrys		
James	Clarke			
David	Stilwell			
Ann	Thomas		Wherever this high density housing takes place, the necessary infrastructure needs to be in place first, whatever the designs may be. No matter what quality the buildings are, the occupants will require access to doctors, schools, shops and leisure facilities.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Infrastructure is an important consideration and will be assessed in the review of the LDP.
michael	harris			
Geoffrey	Cox			
John	McLarty			
Kevin	Bruce		Only if flats type development at no more than 3 stories.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Flats are not the only way high density could be achieved and it may be inappropriate in some places.
Barrington	Thomas			
Richard	Edwards		Implicit in this question is the possibility of design that is not to a high standard and disrespects the character of the settlement.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Robyn	Woloszczuk			
Lesley	Speller			
William	Shepherd			
Nicola	O'Dean	Balgores Motors		
Alexander	Romang			
Hayley	Holgate	ECC		
Eirlys	Parry	N/A		
victoria	newson	Childrens Nursery		
Michael	Unwin	N/A		
Tony	Barber			
Nick	Mason	ECOClassics	High density housing would destroy the rural feel of most of the large, medium or small villages in the Maldon district	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.

Question 22

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David	Banfield		No, it does not fit in these village settings. Some of the high numbers of houses in Bicknacre in Deerhurst chase etc in the late 1980 early 1990s developments are very claustrophobic and poorly designed with parking being a major issue. The close frontage to the roads and opposite houses / garage links to other houses creates an unpleasant claustrophobic Warren like feel with lots of parking problems. The garages are too small for standard modern vehicles. The further you go into the development the worse this feeling is. The Development was reported to originally to be for approximately 40 large houses however over 200 were squeezed in (James development actually had the site and no doubt earned more from the large number of properties). The previous development on one side of the Grove is also not as spacially well arranged or the properties as attractive as the original phase which presumably took place in the 1970s or late 1960s such as Barbrook Way and Hill View. Purleigh has a recent gated development of houses which are all the same and appear to have a what looks like an attempt at a Georgian look to them similar to houses in the heights in Danbury directly behind what appears to be a listed building with traditional boarding. The roof styles don't match and the gravel frontage to all the properties lacks any green relief. For character it would have been better to have a mix of types and possibly a tree left centrally. Callowood croft in Purleigh is a good development as it does not overpower the other bungalows with good parking and gardens. The original Glebe development in Purleigh has some difficulty with parking as the garage area is not used effectively by all residents and in general is a very tight use of the space to fit the high number of properties in. Add in some antisocial behaviour, shouting etc late at night and it is difficult for residents. Please note the size of Purleigh is incorrect it is not a large village. It appears on the ordnance survey to be about the same size as Woodham Walter structure wise which is classed as medium. It is not as large as the other villages in the large category at all. Is the gated development above counted in the latest requests for more housing.	Comments noted, design has evolved since the 1980's. The Council cannot comment on individual settlements.
Melanie	Osborne	Motor Trade		
Stuart	Turner	Essex search and rescue		
Mike	Carpenter	CODE Development Planners Ltd		
ian	wilson	cm36pt		
Phillip	Wright	CALA Homes (North Home Counties) Ltd		
.	.	SN Developments		
.	.	Cooper Property Holdings Ltd		
Jane	Coleman	Maldon Town Council		
c/o Agent	c/o Agent			
kelly	tilley			
Catherine	Bicknell	Mid and South Essex Health and Care Partnership		
N	Baseley	IBA Planning Ltd		
Sue	White		NO!!!!	The LDP Review process has to take into account future growth. The Housing Requirement is established by using the standard methodology as set out by the Government. The Council does not have any evidence that this figure should be reduced, therefore the Council needs to make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months.
Sarah	Yates			
Leonard	Lewis			
Roy	Martin	Mr Roy Martin	Only if within a housing mix and according to demand	Comment noted. Housing mix is set out in the Local Housing Needs Assessment and will be included in the reviewed policies of the LDP.
R	Minney			
Tim	Grant	Evolution Town Planning		
Simon	Bullter-Finbow	Pigeon Investment Management	See our response to Question 19.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
ANNE	OSBORN	Purleigh Community Shop		
Stephen	Hodgkinson		Refer to responses above.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
c/o Agent	c/o Agent	Maldon Wick Limited		
ZOE	HOSTY			
S	Swain			
Kevin	Coleman	Phase 2 Planning		
John	Lawrence			
Diane	Wallace			
Jonathan	Aldis	Good life Countryside Services		

Question 22

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sara	doran			
Grace	Godwin		The character of the villages are not being respected from the housing that has been built so far so why would it be any different going forward?	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Sue	Hillman			
michael	carr	NHS		
Colin	Horner	Villageretreat	Provided the infrastructure was provided and the villages could retain character.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Simon	Plater	Plater+Claiborne		
Mark	Anderson			
Karen	Wellum			
Emma	Wright			
Robert	Scott	Lewis & Scott Retirement Living Ltd	Yes - see point above.	Comments noted.
Linda	Coom		This should always be discussed fully with the existing populations of those villages.	The planning system has mechanisms for consultation including consultation on the LDP and consultation on individual planning applications.
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council		
Mary	Hammond			
Rob	Bard			
Ian	Drinkwater			
John	hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council		
Tim	Dixon		This would very much depend on what what was meant exactly by high density and the specific area under consideration. It is hard to imagine how high density would enhance the rural environment.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Nicola	Taylor	Elixirr		
Graham	Johnson	graham v johnson		
Chris	Yates		Our local villages cannot sustain an inflow of new developments full stop - there is no infrastructure to support the same - roads are inadequate, the school is too small, no local doctors etc, plus the fact that woodham ferrers will be having a huge development which will impact the local roads, infrastructure etc negatively. Quite frankly ridiculous	The LDP Review process has to take into account future growth. The Housing Requirement is established by using the standard methodology as set out by the Government. The Council does not have any evidence that this figure should be reduced, therefore the Council needs to make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months.
Tim	Hann		No for the same reasons outlined earlier. Large , medium and small villages would not be able to cater or cope with the increase in population that high density site would bring. Not to mention visual appeal that small/medium and large villages bring. The clue is in the word Village: Oxford English Dictionary defines Village as: "a group of houses and associated buildings, larger than a hamlet and smaller than a town, situated in a rural area." I think the key word is rural. Over development changes rural to urban which gives a whole new meaning and connotation.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. There are many factors that are involved in development design. Development also comes with if appropriate additional services and facilities for settlements with helps them become more sustainable.
Burnham	Town Council	Burnham on Crouch Town Council		
Sally	Everitt	Community360		
Mark	Garrett			
Justin	Barkham	Self employed	Development densities in villages need to have regard to the character of settlements, including settlement morphology, and local infrastructure as well as the mix of homes needed. Appropriate densities may well be influenced by local infrastructure capacity.	Comments noted. The updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is
Paul	Vidler			
Poppy	Vidler	Crown Consumer Ltd	Yes when it is in keeping with the designs and styles of properties in the local area and enhances the existing residential area overall.	Comments noted. The updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is
Victoria	Long			
Victor	Staines			
Jayne	Moore	Essex County Fire and Rescue Service	All villages are being hit with more development, There is no infrastructure to cope with this and developments are having a negative impact on the wildlife. Hedgehogs are endangered and yet their homes are being removed for more and more houses. I chose to live in a village for reason.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. There are many factors that are involved in development design. Development also comes with if appropriate additional services and facilities for settlements with helps them become more sustainable. Biodiversity is also a key factor in the determination of planning matters.
Stephen	Sutton			
Kevin	Bennett			

Question 22

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Nicholas	Matthams		Each application would need to be assessed on its own merit.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. There are many factors that are involved in development design. Development also comes with if appropriate additional services and facilities for settlements with helps them become more sustainable. Planning applications are determinated on their own merit.
Christian	van Stolk	RAND Europe		
Nicholas	Jepson			
Pamela	Lacey			
Chloe	Soul			
carole	kirk			
Sharon	Jackson			
RICHARD	GR0UT			
Tim	Madelin		Higher densities only appropriate where there is good public transport accessibility	Comment noted. Public transport is a consideration in the LDP review.
Charles	Bishop			
Paul	Jewiss	Self Employed		
Joanna	Jeffery	Althorne Parish Clerk		
Deborah	Anderson	NHS		
John	Pilgrim	Self employed	It wouldn't be.	Comment noted
Gloria	Gold	London Design and Engineering UTC		
Linda	Curry			
Lucy	Waterhouse			
Jon	Mayhew			
James	Goody	James Goody refurbishments		
Paul	Coppin		There is already an over development of our villages	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Johanna	Dale			
Tracy	Kinnane			
Steven	Bardwell	S P Bardwell Ltd		
David	Oxford	Lloyds Banking Group	Although large villages would be the most appropriate if development sites were a last resort	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Stephen Francis	Dewick	Curry Farm		
Carlos	Rodriguez			
George	Dixon		I can foresee no way in which high density housing can be implemented in our villages without significantly affecting character. Almost all villages to the South of the district are one or two storey houses. A block of flats in any of these will be an eyesore irrespective of its design.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. Flats are not the only way high density could be achieved and it may be inappropriate to consider blocks of flats in rural villages.
Rebecca	Tucker			
Mark	Faraway		Villages want too remain as villages if you canvas the local opinion. The council focus should be on new village developments	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
T	Ketteley			
Elizabeth	Weston			
Jacky	Barber			
Douglas	Channer	Private	I cannot agree with this as I can not see any document that really gives detail about Effective Use of land etc.	Noted.
Ursula	Benjafield			
Paul	Mitchell			
Kristian	Tokeley	CTC Construction Ltd		
Lynda	Bugg		Only if it was built to a high standard, designed well and in character with local area, but building to a higher density will always be out of character with the existing local area in most villages. New development being in character with the local area is the most important factor.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The planning system has mechanisms for consultation in the policy phase and during the determination of planning applications.
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		
James	Campbell	HMPPS	Absolutely not, as the character of the settlement would never have been including high density buildings.	Traditional development within urban areas and this does include some villages is normally at quite a high density but because of the way it is laid out and designed its visual appearance gives a view of lower density. Therefore, an import aspect of density is design and the part of the review of the LDP will be to reassess the design policy.
William	Moss			

Question 22

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Simon	Mackenzie Smith			
Richard	Udall			
Rosalind	Bishop			
Paul	Burgess	None	Most smaller communities have developed their own density levels for a good reason.	Traditional development within urban areas and this does include some villages is normally at quite a high density but because of the way it is laid out and designed its visual appearance gives a view of lower density. Therefore, an import aspect of density is design and the part of the review of the LDP will be to reassess the design policy.
John D	Symington Cooper		This is particularly relevant close to existing settlements given their inherently sustainable nature. The more homes that can be provided close to existing settlements, the less pressure there will be on open countryside.	Support noted.
C/O Agent	C/O Agent		The provisions of the NPPF2021 set out that plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. Our client is of the opinion that for the larger, more sustainable settlements, higher density housing beyond that identified in the existing Local Plan would be appropriate to ensure that the Council can meet their identified housing need in the most sustainable settlements. Another option would be to consider varying densities across the hierarchy that reflect the accessibility and potential of different areas rather than a single broad density range i.e. in the medium/smaller sized settlements.	Comments noted.
Zoe	May	East of England Ambulance Service NHS Trust	Any new housing development requires assessment on the suitability of existing stations, with potential to reduce, redevelop or extend and in certain instances relocate to a more suitable location. In addition to reviewing the suitability of premises, EEAST, also needs to consider the age, number and type of ambulance response vehicles and provision of latest medical equipment required to manage any increase in population growth. Additional ambulances and ambulance station response posts will be required in the area to support this additional population growth.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Roger Michael	Woodcock Manning		Because the character respect is a pipe dream.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates		
Braxted and Blackwater Conservation Grou	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	Development densities in villages need to have regard to the character of settlements, including settlement morphology, and local infrastructure as well as the mix of homes needed. Appropriate densities may well be influenced by local infrastructure capacity.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park		
raymond	dundas	Householder		
John	Peirson			
Ron	Brown	Corporate		
Roger	HAWES			
Anne	Hull	Elmwood Equestrian Centre		
Matthew	Bloxham	Matt		
Julia	Morris			
Amanda	MacKenzie			
Jenny	Shepherd			
Jack	Ellum			
Bernard	Steeple			
Anna	mccomb	NHS Property Services Ltd		
Natalie	Kermath	Environment Agency		
Peter	Knights			
John	Watson		Again without an understanding of how the methodology would be tested I think that other factors such as the cumulative effect of a number of instances would have in conjunction appropriate availability of wider services an infrastructure not a post office and a village shop.	Comments noted, though we are not sure what they mean.
Unknown	Unknown	Ministry of Defence		
Josh	Plant	Gladmans	Gladman support an approach which does not set a blanket density requirement across the district. Indeed, an approach which varies across the district, including the provision of minimum density ranges dependant on location enables proposals to respond to site?specific circumstances and constraints including the character of a settlement or local areas.	Support noted.
Duncan	Clark		The character of the locality and local infrastructure provision is the key. Mix of homes is also important: there needs to be a diverse offering. Not just 5 bedroom homes for wealthy families..	Comment noted. Housing mix is set out in the Local Housing Needs Assessment and is then translated into policy, this ensures that an appropriate mix of housing is delivered across the District.
Patricia	Smith			
Mick	Sargeant			

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John	Cockerell	Hatfield Peverell Parish Council		
Catherine	Williams	C/O Savills (Agent)		
Tom	Kelly			
Linda	Gemmill			
Linda	Gemmill			
Mark	Norman	Highways England		
*	*		Yes, see response to Question 19 above.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
*	Willmott		Yes, see response to Question 19 above.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
Thomasin	Foster			
Ivor	Watson			
*	*			
*	*		Again, we do not agree that there is a trade-off between quality and density. An obsessive approach to efficient land allocation may prove detrimental to the quality of rural and other settlements with no great benefit to residents.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
*	*		We do not agree that there should be a trade off between quality and density. Maldon is not short of suitable land and an obsessive approach to land allocation may prove detrimental to the quality of settlements with no great benefit.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
*	*		We do not agree that there is be a trade-off between quality and density and that each site should be determined on its merits and context.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
*	*		We do not agree that there should be a trade-off between quality and density. Maldon is not short of suitable land and an obsessive approach to land allocation may prove detrimental to the quality of settlements with no great benefit.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
*	*		We do not agree that there should be a trade-off between quality and density. Maldon is not short of suitable land and an obsessive approach to land allocation may prove detrimental to the quality of settlements with no great benefit.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is.
*	*			
*	*		BDW Eastern strongly agrees with this question. Higher densities may be appropriate in villages if the character of the settlement is acknowledged. BDW Eastern produces houses to a high standard (as shown in the Riverside Grange site). Therefore, there is the potential to increase the density at the two parcels to the west of North Fambridge, positively responding to the character of the landscape, whilst also creating significant areas for public open space and recreational facilities. The appropriate density for development at the site would be informed by a future masterplanning and capacity exercise, but in locations that are clearly in close proximity of, and well served by public transport, all levels of planning policy support development at higher densities, provided it is in character with the local context.	Support noted.
Alan	Massow		The previous Local Plan limited development within these villages, it is considered that as a result a lack of flexibility is likely to have undermined the Council's five year supply. As such an approach which allows for a more flexible approach to development provision within medium and small villages.	Comments noted, the updated design policy should assist in ensuring that development provides high quality design in line with the character of an area, whichever area that is. The Council is also trying to ensure that any revised policy is flexible.
*	*			
Ian	Butt			
Sarah	Sayer			
*	*			

Question 23

First Name	Last Name	Organisation	Question 23. Is it appropriate to develop land for housing that has been previously used for commercial uses such as employment and retail which is otherwise vacant, underused and derelict?	COUNCIL RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council		
Alli	Aldis		The pandemic has changed business allow their staff to work and with more people working from home I see no problem with developing out of use commercial properties into flats etc.	Support noted
David	Smve	The Maldon Society		
Stewart	Newlands	Fambridge Lake	Some areas need to be protected as industrial / commercial / maritime use. Not only for historic but also environmental considerations water transport may be slow but electric boats and other transport has a place. Maritime business often can not be located anywhere but the historic dock zones.	Employment sites will still be allocated in the LDP Review, this question just relates to windfall brownfield sites.
Paula	Stanbury			
Sonia	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Gavin	Rowell		After careful consideration as to why it is vacant. As a general concept it is acceptable, but the Maldon District has very little that could not be better used by encouraging business back in to those sites.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment and commercial land, this needs to be rectified in the review of the policies.
Gareth	Davies	N / A	Local employment and local commerce are essential to maintaining the character and sustainability of the District.	Employment sites will still be allocated in the LDP Review, this question just relates to windfall brownfield sites.
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
Jackie	Gibbs		Absolutely... makes so much sense	Support noted
Tim	Aves		The council should allow no more significant housing developments until the district has the schools, GP and dental surgeries, roads sewerage and other vital infrastructure to support all the people who have moved or are moving into the hundreds of homes already built in the past five years! No exceptions. It's time to say enough is enough. I have no problem with building houses per se. We desperately need more homes in this country and they have to go somewhere. However, I do not accept that any planning system worthy of the name should allow so much housing to be built without the infrastructure to support it. Developers should be legally obliged to pay much, much more from the vast profits they rake in from these sites and this should be channeled directly into infrastructure to support	The LDP Review process has to take into account future growth. The Housing Requirement is established by using the standard methodology as set out by the Government. The Council does not have any evidence that this figure should be reduced, therefore the Council needs to make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months. The LDP has an Infrastructure Delivery Plan which was approved through its examination, infrastructure is agreed with statutory providers such as the NHS and ECC and should be to mitigate the impact of development. Infrastructure is being provided under the terms of S106 legal agreements and will be assessed further as part of the LDP Review work.
Helen	James			
Kathy	Day			
Mike	Hayes		Yes, so long as a robust marketing exercise has been undertaken to demonstrate they are no longer needed for current use.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment and commercial land, this needs to be rectified in the review of the policies, this could include showing evidence of a robust marketing exercise.
Peter	Waking			
David	Sismey			
Stuart	Willsher	Persimmon Homes Essex	Persimmon Homes would endorse this approach – this would be consistent with the NPPF, particularly paras. 119 and 120 of the NPPF. However, it is important to stress that the Council's evidence base identifies only a small amount of available brownfield sites capable of delivering residential development, and therefore Greenfield sites will need to be allocated for residential development to meet the Council's housing requirements.	Support noted
Sara	Howarth			
Anthony	Fittock		If clearly there is clearly no demand and that there is no demand forecast by a change in policy within the plan.	Support noted, there will be an updated Employment Study which will set out how much employment and commercial land is required in the future.
Eissa	Leo			
Daniel	McAllister	Robert Mulholland And Company Limited	Prioritising brownfield land is an established planning principle. Due to higher existing or alternative use values it is harder to achieve the delivery of planning benefits due to viability constraints. Nonetheless it is better to develop than to leave derelict	Support noted
Michele	Williams		Desirable to re use	Support noted
Tara	Strvdom			
Jenny	Ball		This would seem sensible - but again it may depend on the location and proposed development.	Support and comment noted
Cliff	Baron			
Gill	Winsor	Tesco	If somewhere is derelict then developing on there does not make more development outside existing perimeters.	It is not clear what the consultee means so no further comment can be made.
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			
Shaneen	Illanes			
Sarah	Sapsford		Yes very much so.	Support noted
Merryl	Quilter			
Bear	Keen			
Jessica	Cox			
Robert	Burton		Definitely	Support noted
Yvonne	Wade			
Louise	Bywaters-Smith	Hospitality		
Brooke	Roberts-Morgan			

Question 23

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Patricia	Bunkle			
Stephanie	Ireland			
Marc	Rawinsky	M R Sovereign Services Ltd		
Roger	Tiffin		only if it can sustain future employment and not by just saying that the land is not commercially viable	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment and commercial land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land.
Kathryn	Beighton	Publishing	Generally we need all the employment we can, so only if the area was no longer suitable for business use for some reason	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment and commercial land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land.
Roy	Warren	Sport England		
STUART	SOWTER			
Mark	Raffray			
April	Rowley			
e	e	e	Yes but with caveats: <ul style="list-style-type: none"> • There must be evidence of a genuine, sustained attempt to use the land for its original purpose, or substantial evidence of why it is no suitable for its original purpose; • There should be funding from the developer to enable replacement commercial use elsewhere, to avoid us becoming a dormitory district • The conversion must truly accommodate residential use – eg if commercial use is to continue alongside, then residents must have segregated access, sound barriers, good street lighting etc 	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment and commercial land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land. It is not possible to make a developer replace employment land elsewhere.
Kevin	Lagan		Underused is to be determined but the others , yes.	Support noted
Bill	Withers		Yes - but only if the land has been in such a state for some time.	Support noted
Joanna	Jeffery			
John	Mitchell		Provided that it relates well to existing residential layouts, i.e. not previously used land in the middle of an industrial estate, and there is proven to be no commercial demand.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment and commercial land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land. It is also problematic that the Council would support a residential use in the middle of an industrial estate as there could be a conflict between the two uses.
Bethany	Jones	Colchester Borough Council	In principle yes. However, it will need to be ensured that as a result of redevelopment of this land for housing, there is not an unmet need created for employment and/or retail land as a result. In Colchester, there is a need particularly to consider contamination of previously used land, particularly around the Hythe for example. It will be necessary to ensure reasons for the underuse of the land is fully understood before its reallocation. Response is subject to call in until 15 March.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment and commercial land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land.
magnus	Magnusson	Parker Planning Services	Yes, subject to appropriate evidence that the land is no longer 'viable' and/or there is no demand for it in its current use. Indeed para. 120 of the NPPF2021 is clear insofar as planning policies and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively. Furthermore, para. 122 of the NPPF2021, identifies that planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan, it should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (including housing need).	Support noted. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment and commercial land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land.
Nick	Whiteley		Partially, with the current environment (COVID) more and more people are working from home, reducing some need for empty retail buildings. However, a recovering economy could create some demand for these - so potentially have something as fluid as possible in terms of existing retail - maybe after a specified amount of time empty or derelict. (3 years as an example).	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land.
Peter	Lavley			
Rex	Davenport		But only if there is no demand for it to be developed for commercial purposes	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land.
Lesley	Mitchelmore	Danbury Parish Council		
Linda	Flowers	Self Employed	The workplace is continuously evolving and decisions need to be reflective of current/future work patterns. Case by case.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land.
Karen	Neath	Tolleshunt Major Parish Council		

Question 23

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N	DA			
Peter	Holmes			
Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			
Colin	Pryke		It is ridiculous to leave commercial/business/retail land unused if there is no demand for such use, when there is an obvious demand for residential	Support noted
Richard	Courtney	University Of East London		
sue	Rawlinson	Evolve		
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed		
John	Hitcham		But strategically allocated new employment land must be protected	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment land.
Richard	Kelly	Croudace Homes	Whilst we agree with the principle, the development of vacant commercial premises will seldom deliver the required mix, type and tenures of housing. This could subsequently create problems for the Council and should only be included as part of a comprehensive spatial strategy that includes the delivery of greenfield land adjacent to high order settlements.	Support noted. The location for growth has not been chosen yet, this is part of the work that the Council will be doing on the LDP review in the coming months.
Lindsey	Squire	North Farnbridge Parish Council		
K	Jeffries			
John	Lakin	?		
Andy	Quelch		yes but only if it is not like all the new housing developments I see. i.e small houses with tiny gardens all crammed in with insufficient access and parking	Support noted
Samantha	Weeks		Yes always, as long as the land is no longer commercially viable.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment land.
Carlie	Mayer			
James	Rushton		Yes - so long as this does not create new developments outside the settlement boundaries of small and medium villages, and so long as there is truly no reasonable potential for the land to continue to be used commercially.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land. Brownfield land adjacent to settlements may be suitable for development and could assist in providing some housing supply.
Richard	Martin	Scott Properties		
Mike	Spurgeon	Phase 2 Planning and Development		
C/O Agent Mike	Spurgeon	Phase 2 Planning & Development		
Catherine	Champion			
Terence	Hughes	Burnham-on-Crouch constituent	With the increased population it will be necessary to bring these areas back in use. Once change of use is agreed it would be almost impossible to find areas that would get planning permissions.	Comment noted.
Amanda	Mickelsen			
John	Tompkins		The policy of brownfield sites first is sound but it should not preclude the development of brownfield land for housing. As in all cases a measured approach would be effective for existing residents. Loss of land capable of sustaining employment will mean greater commuting and by definition more extensive infrastructure. This will result in a greater urban sprawl and a loss of District identity that will be detrimental to the community as a whole. Villages subsumed into the New Towns are a classic example.	It is very unlikely that this scenario will play out in the District given the small amount of brownfield land that is available for development.
Samuel	Newton	Anglo European School		
Mary-Ann	Munford			
Jo	Harvey			
Jeremy	Potter	Chelmsford City Council		
Terry	Fleming			
Daniel	Goodman	Rochford District council		
Chris	Harvey		In most cases yes.	Support noted
Philip	Davies		Only if there is adequate provision of land for new business and employment.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment land.
Jane	Senior			
Susan	Cumming	not applicable		

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Amanda	Clack		Good repurposing can work well and be highly effective in provision, particularly in larger settlements.	Support noted
Ronald	Edge	Construction Industry	This could be a way of getting around future planning applications.	It is not clear what the consultee means so no further comment can be made.
Daphne	Scott		Not if we want more people to be able to work locally. Employers should be encouraged to take the opportunity to develop these sites.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment land.
Gordon	Mussett	Little Braxted Parish Council	Only where it is adjacent to an existing settlement.	The NPPF does not support housing in the open countryside so any site would have to be in or adjacent to an existing settlement.
Kenny	Alexander	Thomas Gainsborough School		
David	Kennedy		reusing or repurposing existing land is better than developing on greenfield sites	Support noted
Ronnie	Tongue	state school		
Mark	Behrendt	Home Builders Federation	In considering such opportunities the Council will need to have the necessary evidence to show that such sites are deliverable or developable within the plan period and that they are surplus to the development needs of the Borough in relation to those particular uses.	It is necessary to ensure that all sites are deliverable and developable. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment land.
Matthew	Cooper			
Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None	Provided demonstrable efforts are made to continue to provide employment opportunities. We should not trade jobs for houses as it will result in greater need to travel further for employment.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment land.
christine	collins		there should be more consideration given to disused brownfield sites	Support noted
Stuart	Williams	Ace group		
Reegan	Howles		YES! Vacant, underused and derelict sites should be the first priority, in order to protect our unique landscape and natural habitats.	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
David	Webb			
Andrew	Marsh	Historic England		
Brian	Haydon			
Jasbir	Singh			
Janice	Jackson			
Jenny	Clemo	Langford & Utting Parish Council	With levels of housing proposed, employment sites should be retained to provide jobs for the increasing population of the District.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment land.
Hazel	Notley			
Jean	Brown			
Joanne	McGinity			
Stuart	Dedman	Nil		
Roy A	Clare	Charities	Yes, especially where economic factors have led to changes in patterns of use - for example high street shopping is now relatively less important to many consumers.	Support noted
Kerry	McKenna			
Penny	McCauley	Tiptree dental		
Jane	Phillips	Solicitors		
David	Rees			
Felicity	Gale		The new retail park in Maldon surely could have been used for housing.	The retail park provides retail need and employment, at the time there would have been evidence for this employment need.
Lindsey	Wright			
Darren	Weeks			
Phil	Manning			
Peter	Clack		Good repurposing can work well and be highly effective in provision, particularly in larger settlements.	Support noted
Doug	Lockwood	National Grid		
Sally	George			
Vara	Szajkowski			
Bob	Calver			
David	Hill	Dandara Ltd		
Tessa	Lambert	Natural England	Subject to prior consideration of its ecological value.	Most sites have to have some kind of ecological consideration prior to being given planning permission.
Dawn	Howles			

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Steven	Potter		Only if the previous industrial / commercial use is entirely redundant and removing it from that designation wouldn't lead to the creation of new industrial sites in less appropriate locations at a later date.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment land.
natasha	frith			
Vysian	Banyard	TKPC	But not without limits appropriate to the settlement.	Brownfield sites would have to go through the same process as every application in that they would have to conform to national and local planning policy.
Anthony	Bates			
Russell	Howles	WSP		
Diane	Carter			
Gillian	Hollamby			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	Do not wish to comment.	N/A
Brian	Townsend			
Robin	Fanshawe			
Malcolm	Finch			
Peter	Taylor	Retired		
Chris	Melbourne		Only where this is justifiably sustainable	Support noted
John	Brown			
Robert	Hollamby			
Chris	Waumsley	Inovo Consulting		
Phil	Jacklin			
Kate	Priest	Purleigh Community Primary School		
Robert	Jones	The University of Reading		
Robert	Stephens	N/A		
Gary	SPICER			
Pete	Butcher		This should take priority over any greenfield sites	Support noted
JO	COOMBES		This is a much better solution than building poor-quality houses on green land and farm land. But developers wont like it as a returns lower profits margins	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Helen	Bridge		Not if it is in a parade of shops and would change the character of the main street.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Melanie	Allen	Government		
Adam	Medlycott			
Jonney	Aldridge		Each site will have merits, it must be sensitive.	Support noted
Joanne	Maloney			
Mark	Hurley	Selfridges	Per my main pont about consideration not to overload existing facilities.	Comment noted.
Portia	Roelofs			
Neil	Burke	Bradwell Power Generation Company Limited	Bradwell B do not have any specific comments to make on this question.	N/A
Lynne	Goodbourn			
Christopher	Kent		This should be done first.	Support noted
Lisa	Singh	Direct Call Centres Ltd		
Kevin	Head		The redevelopment of brownfield land should be supported, however this is in limited supply in the district and the redevelopment of brownfield sites will not deliver near enough homes as needed. The development of edge-of-settlement greenfield sites should also be supported if they are located in sustainable locations. Notably, the Large Villages, have been identified as being the most sustainable settlements in the district (apart from the Main Towns) in the Updated Rural Facilities Study 2021 and greenfield sites adjacent to these villages should be given great consideration for their ability to deliver much needed new homes in sustainable locations.	Agreed that the district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Elizabeth	Sawyer Bayliss			
Michael	Partridge			
Kenneth	Northfield			
Jerry	Petts			
Frederick	McMahon			
Sophie	Pryor		Yes the Council should be exploring how to utilise sites which have been demonstrated to be surplus to employment needs.	Support noted
Tracey	Merritt	Dengie Hounds and Horses	With the greater allocation of housing comes a greater need for commercial and retail land, therefore such land should be revitalised and brought back into productive use to provide future retail and commercial opportunities.	Agreed but sometimes the land is no longer required for commercial or retail use, the LDP should clearly set out the terms under which the Council will support such changes of use.
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home		
Jo	Crump	Servoca Secure Soutions		
Susan	ARCHER			
Phillipa	Griffiths		It's better than building on our green & pleasant land!	Support noted

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Matthew	Taylor		Not without an assessment of each site, it's impact on the surrounding area, and how sustainable it would be for housing. Existing employment sites that are considered sustainable in terms of their location should be retained and protected. Those that have poor access to Public Transport, local housing and services, are likely to become unattractive to businesses over time and the Council therefore needs to very carefully consider its employment policy and any future allocations, to ensure that employment growth is only supported and encouraged in those locations that are sustainable.	Each site needs to conform to national and local planning policy. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Anne	Bailey			
Winifred	Sutherland			
Lucien	Taylor			
Chris	Clark		Build on any brown site or disused buildings but not on green open spaces.	Support noted
David	Baker		Priority should be given to this and the council should look at empty properties to ensure that they are reused or occupied before new development is proposed.	Support noted
Jeremy	Richardson			
Glenna	Wilkins			
Cheryl	Carter	Education		
Susan	Mason			
Melad	Kamlow			
Danny	Soul		As per question 18 - This depends entirely on the definition of vacant/disused buildings. What guarantees would there be that disused buildings would not be used as an "excuse" for planners to over-develop the surrounding area outside of the immediate vicinity of the buildings?	Each site needs to conform to national and local planning policy. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Dave	Draper	The Hartford Insurance Group		
Fiona	Barkham	Private Individual		
Isabel	Adcock		This needs to be looked at individually and with an open mind. It will depend on what is around, likelihood of reuse in the near future, and possibility of vandalism. A poorly un-kept area will only demoralise the people and the area.	Each site needs to conform to national and local planning policy. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Kevin	Cooper			
Katherine	Whitehouse			
Linda	Soul			
Robert	Wilson			
Sarah-Jayne	Hunt	SJ Aesthetics LTD		
Jonathan	Hunt			
Deborah	de Boltz	Farleigh Hospice		
alan	Johnson	sky broadcasting		
Tim	Murphy			
Claire	McGrane			
Tracey	Munford	NA	If there is the required infrastructure in place	Support noted
Victoria	Cutmore	Endurance Estates	Land previously used for commercial purposes has in many parts of England formed a significant proportion of brownfield land and made a substantial contribution to meeting housing requirements. We note what the Council says about the relative lack of such opportunities in the District. However, we also note what the Council says about the balance in the District between available employment and the numbers of economically active residents. Vacant, underused and derelict land may not always be suitable for housing, and the delays and difficulties in bringing schemes forward on such land may have a significant adverse effect on delivery; indeed we consider this more likely than the reasons advanced by the Council in the first bullet point of 12.2.	Comment noted.
Jane	Potter	Purleigh Parish Council	Purleigh Parish Council believes that it would only be appropriate to develop land for housing that has been previously used for commercial use if the previous industrial/commercial use is entirely redundant and removing it from that designation would not lead to the creation of new industrial sites in less appropriate locations at a later date.	Each site needs to conform to national and local planning policy. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Brian	Haydon	Cold Norton Parish Council	With due concern for a realistic assessment of the likelihood of revitalising a source of employment.	Each site needs to conform to national and local planning policy. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Rowan	Rampersad			
LUKE	MACFARLANE	S A RAVEN		
Anna	Wombwell	Morris Farm		
Lee	Foster			
Ronald	Owen	Not applicable		
Elizabeth	Johns			

Question 23

First Name	Last Name	Organisation	Question 23. Is it appropriate to develop land for housing that has been previously used for commercial uses such as employment and retail which is otherwise vacant, underused and derelict?	COUNCIL RESPONSE
Colin	Day			
Vanessa	Horner		Should be first call for land not green belt	Maldon District does not have any designated green belt
Natalie	Bradford			
Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company		
Tony	Vanner			
Josie	Vanner		As long as there was a good infrastructure already in place	Each site needs to conform to national and local planning policy. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Tracy	Carroll		If there are unused sites which have previously been built upon, it makes sense to repurpose the area into housing, rather than leaving them derelict and building on the countryside.	Support noted
Ian	Roberts	N/A		
Marion	Gunn			
Tony	Ashton	none		
mandy	SHORT			
BRIAN	COLLINS			
Kevin	Money	St. Lawrence Parish Council		
Claire	Udall	1	Depends on the land, what its use was and where it is, there is no answer to this blanket question	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Linda	Raffray			
John	Cooper			
Peter	Lampard		This should be the first choice of action for development.	Support noted
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council	Not at the expense of employment areas.	Comment noted.
Tim	Chilvers		Yes, however there is little available within the District as acknowledged in this consultation.	Support noted
Ruth	Bull	The Othona Community		
Mark	Jackson	Mark Jackson Planning	Re use of PDL in accordance with Government Policy and if it is demonstrated to be in a sustainable location should be supported.	Support noted
Elliott	George			
ann	cutting			
Sharon	Cushen		Its derelict for a reason, be it location, viability etc perhaps a combination of housing and commercial/retail/industrial could deliver a more rounded LDP ?	Support noted
Ian	Tooley			
Sally	Tokeley			
Kate	Ellis		if done sensitively to the areas.	Support noted
Christina	Chan			
Tim	Holdsworth			
Graham	Snow			
Kevin	Ashman	Estates and Agency Strategic Land	Alternative uses on previously developed commercial sites should be considered acceptable if there is evidence to justify the loss of employment. The development control process will be able to assess matters relating to transport, amenity and appropriateness of the development. Local planning policies should not seek to replicate that contained within the NPPF.	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Sarah	Packard			
Jake	Nugent	Endurance Estates Ltd		
Martin	Cook			
Clifford	Brown			
Steve	Gallant	Crouch Valley Defence Group		
Lesley	Woodley			
John	Buchanan		Absolutely. It probably is easier/ quicker for developers to operate from a cleanslate so to speak and use greenfield land rather than have to make good brownfield sites however it is better for towns/ villages to have old commercial sites re-used.	Support noted
Kirsty	Rowsell			
Tim	Bradford	leadenhall		
Philip	Wakeling		Not possible to answer without each proposal being considered on it's merits within the context of the settlement.	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Jacky	Bannerman	Woodham Walter Parish Council	The policy of brownfield sites first is sound but it should not preclude the development of brownfield land for housing. As in all cases a measured approach would be effective for existing residents. Loss of land capable of sustaining employment will mean greater commuting and by definition more extensive infrastructure. This will result in a greater urban sprawl and a loss of District identity that will be detrimental to the community as a whole. Villages subsumed into the New Towns are a classic example	Support noted. There are no plans to subsume any villages into the two towns.
David	Brock			

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Mark	Tentori	Mazdev Limited	It is important to retain appropriate safeguards and tests to ensure that commercial sites are not lost to residential, resulting in an undersupply of job opportunities within the District. A loss of too much employment would result in further out commuting, which would in turn mean a loss of economic benefits and harmful sustainability impacts, with residents travelling further.	Each site needs to conform to national and local planning policy. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Niki	Halls			
Peter	Ingram		Definitely	Support noted
Jane	Pilgrim			
Judith	Radcliffe		All existing structures of traditional build to be sensitively reused for housing where at all possible .	Support noted
Stewart	Geden			
Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith			
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt		Absolutely - and it protects the natural habitat	Support noted though the amount of brownfield land available in the District is quite small.
Simon	Priest			
Philippa	Marshall			
Lewis	Cook	Form Architecture Ltd.		
EDWARD	GITTINS	Edward Gittins & Associates	There should be a presumption in favour of retaining employment land - whether allocated or not - but where such sites are derelict or vacant for a lengthy period, and especially if they give rise to environmental problems, redevelopment for housing should be actively considered.	Each site needs to conform to national and local planning policy. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Steve	Williamson		unless it is viable to return to commercial	Support noted
James	Cowell	E & B R Cowell	Redevelopment of employment land may result in job losses and a decline in employment sites; development of greenfield sites on the edge of settlements/larger villages may be more appropriate in these cases.	Each site needs to conform to national and local planning policy. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Colin	Hawkes			
Ronald	PIPER			
Alan	Shrimplin	N/A	In some cases	Comment noted.
John	McLarty			
John	McLarty		Previously developed land should be considered appropriate and allow greater flexibility for landowners across the district.	Support noted
Norman	Branch	N/A		
John	McLarty			
Valerie	Coleby	Berrys		
James	Clarke			
David	Stilwell			
Ann	Thomas			
michael	harris			
Geoffrey	Cox			
John	McLarty			
Kevin	Bruce			
Barrington	Thomas			
Richard	Edwards			
Robyn	Woloszczuk			
Lesley	Speller			
William	Shepherd			
Nicola	O'Dean	Balgores Motors		
Alexander	Romang			
Hayley	Holgate	ECC		
Eirlvs	Parry	N/A		
victoria	newson	Childrens Nursery		
Michael	Unwin	N/A		
Tony	Barber			
Nick	Mason	ECOClassics		
David	Banfield			
Melanie	Osborne	Motor Trade		
Stuart	Turner	Essex search and rescue		
Mike	Carpenter	CODE Development Planners Ltd		
ian	wilson	cm36pt		
Phillip	Wright	CALA Homes (North Home Counties) Ltd		
		SN Developments		

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		Cooper Property Holdings Ltd	<p>Paragraph 119 of NPPF expects planning policies to promote the effective use of land to meet the need for housing, and make as much possible use of previously developed land. Paragraph 120 expects planning policies to support opportunities to use suitable previously developed land for housing and to remediate derelict and contaminated land (criteria c) and to promote and support development of under-utilised land and buildings (criteria d). Paragraph 174 expects planning policies to contribute to and enhance the natural and local environment by remediating and mitigating derelict and contaminated land (criteria f). Therefore, it is entirely appropriate for previously developed land to be redeveloped for housing.</p> <p>Cooper Property Holdings Ltd is promoting land at Down Hall Yard in Bradwell on Sea. The site was assessed in the HELAA – Site Ref. BR1. The permitted use of the site is for storage and distribution, and it was previously occupied by an LPG gas business but is now redundant. Given the previous use, the site contains buildings and areas of hardstanding and has a vehicular access on to the High Street and is adjacent to dwellings and a care home. The site is previously developed and is suitable for redevelopment to provide housing including affordable. It is requested that the site is allocated in the emerging MLP for residential development for approximately 15 dwellings.</p>	Support noted. The Council cannot respond on site specifics at this stage of LDP Review. Work on site allocations will be undertaken in the coming months with a Preferred Options consultation being carried out at the end of this period.
Jane	Coleman	Maldon Town Council		
c/o Agent	c/o Agent			
kelly	tilley			
Catherine	Bicknell	Mid and South Essex Health and Care Partnership		
N	Baseley	IBA Planning Ltd		
Sue	White		I am hesitant on this, as some landlords are deliberately not maintaining properties and are making rents unaffordable. This is resulting in businesses relocating or closing, which destroys town centres. If genuinely in such a state of disrepair I would cautiously support. I accept that this is government policy, but we need to be careful on the criteria that is used in our LDP.	Each site needs to conform to national and local planning policy. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Sarah	Yates			
Leonard	Lewis			
Roy	Martin	Mr Roy Martin	This must take priority over development of green field and open or valuable landscape. Patterns of retail are changing so switch in many cases from commercial/industrial to residential is logical and unavoidable.	Support noted.
R	Minney			
Tim	Grant	Evolution Town Planning	The Local Plan should maximise the use of under used land in settlements.	Support noted
Simon	Butler-Finbow	Pigeon Investment Management	If a policy of this nature is to come forward, it is important for MDC to follow and apply the stance of the NPPF, and not seek to retain employment land that is disused or which has not been taken up when there is a good reason for this and an alternative use could be more appropriate. A balance is needed to ensure that the employment offer remains strong and thus supports the growth of the local economy, but that sustainable sites in sustainable locations that are either not or are no longer required for a previous or previously-allocated use are not put to good and efficient use.	Each site needs to conform to national and local planning policy. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
ANNE	OSBORN	Purleigh Community Shop		
Stephen	Hodgkinson		The redevelopment of brownfield land should be supported, however this is in limited supply in the district and the redevelopment of brownfield sites will not deliver near enough homes as needed. The development of infill edge-of-settlement greenfield sites should also be supported if they are located in sustainable locations. Notably, the Large Villages, have been identified as being the most sustainable settlements in the district (apart from the Main Towns) in the Updated Rural Facilities Study 2021 and greenfield sites adjacent to these villages should be given great consideration for their ability to deliver much needed new homes in sustainable locations.	Support noted though the amount of brownfield land available in the District is quite small and strategic allocations will inevitably be required on greenfield sites. The location of these has yet to be determined.

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c/o Agent	C/o Agent	Maldon Wick Limited	Principle - The re-use of previously developed land should be a key focus for the draft Local Plan. This includes suitable land previously developed for infrastructure such as disused railway land, for example the Land Adjacent to Tintagel Way, Limebrook Way, Maldon (MAL/HY8). Land Adjacent to Tintagel Way, Limebrook Way, Maldon - This Site is a sustainable, available and deliverable former section of railway that represents an opportunity for residential development to the north of Maldon Garden Suburb, that could make a contribution towards meeting MDC's housing targets (approx. 30 dwellings). The 0.96ha Site lies on the north side of Limebrook Way. To the west lies a Morrisons Store and car park. To the north is an industrial estate. To the east of the site lies dwelling houses of Clayson Close and Meeson Meadows. Opposite the Site, to the south, lies the strategic allocation S2 for the South Maldon Garden Suburb. The existing Maldon District Local Plan (2017) Policies Map shows the Site as neither within the Countryside or within the Settlement Boundary and with no other designations being applied to it. The Inspector examining the now adopted Local Plan acknowledged that this 'was something of an anomaly' and appeared to contemplate that the Site might come forward for development either as a 'windfall site' on application or potentially as a site allocation through future reviews of the Local Plan and the defined Settlement Boundary (LPE Inspector's report, June 2017). Call for Sites Initial Assessment - The Site was promoted for development in response to the Council's Call for Sites exercise (which closed in June 2021) to inform the publication of the 'Maldon District Housing and Economic Land Availability Assessment' (HELAA) 2021+. An initial assessment response on the Site (New ID MAL/HY8) was received from MDC on 8 October 2021. This acknowledged that the Site was available and in a sustainable location in terms of its access to services and facilities including that these can be accessed on foot. It identified that the Site could provide 28 homes (applying a 30 dph typology). Your initial assessment also questioned the suitability of residential development on the Site due to concerns regarding vehicular access, the loss of trees and the potential interface with adjacent residential and retail sites. The concerns raised can all be addressed through the development management process, appropriate assessment and mitigation. In particular, concerns raised about vehicular access and egress via Limebrook Way are unfounded. Transport consultants have advised MWL that there is sufficient space for a new Left-in, Left-out facility via Limebrook Way (in accordance with the Design Manual for Roads and Bridges), including adequate visibility splays, and that a development providing up to 30 new dwellings would not have a detrimental impact on the local road network in terms of traffic levels. Limebrook Way provides an existing footpath leading both east and west from the Site that would provide pedestrian access to nearby shops, services and other residential developments, including to the adjacent Morrisons food store and the Wycke Hill Business Park to the west, the adjacent residential	The Council cannot respond on site specifics at this stage of LDP Review. Work on site allocations will be undertaken in the coming months with a Preferred Options consultation being carried out at the end of this period.
ZOE	HOSTY			
S	Swain			
Kevin	Coleman	Phase 2 Planning		
John	Lawrence		The site east of Spar Lane has previous commercial uses, but these have ceased and it is now brownfield previously-developed land available for residential development.	The Council cannot respond on site specifics at this stage of LDP Review. Work on site allocations will be undertaken in the coming months with a Preferred Options consultation being carried out at the end of this period.
Diane	Wallace			
Jonathan	Aldis	Good life Countryside Services		
sara	doran		Yes in certain circumstances, but for the urban areas there needs to be real caution in terms of removing the retail premises from the future, and indeed, also in more rural areas, the closing of retail premises may have happened in the past, but there is a move to shop local, buy local, make local - and this all fits with a green vision of the future - so I would not want to encourage this - unless eg its been vacant for eg 5 years or 10 years+ I am very concerned that commercial development opportunities may be granted permissions, and used for commercial purposes, but that they may become underused or vacant which might be deliberate - with a plan to move to residential housing. This needs to be planned for and there needs to be a long period of vacancy eg 10 years prior to allowing development into residential	Each site needs to conform to national and local planning policy. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Grace	Godwin			
Sue	Hillman			
michael	carr	NHS		
Colin	Horner	Villageretreat	Should be the first call for land rather than green belt	Support noted but the District does not have any designated greenbelt.
Simon	Plater	Plater+Claiborne		
Mark	Anderson			
Karen	Wellum			
Emma	Wright			
Robert	Scott	Lewis & Scott Retirement Living Ltd	Yes - but it should be acknowledged that as these sites often carry remediation costs, they cannot be relied upon to deliver affordable / specialist accommodation, given viability issues.	Agreed, a brownfield site may not be expected to deliver specialist housing or affordable housing because it may not be viable to do so, it would be for the developer to evidence this.
Linda	Coom		Yes, but...if you do this, please ensure it's an appropriate development. People will buy a house at a reasonable cost near a commercial area then, after having moved in, they start to complain about the noise/nuisance from that area and want businesses moved, closed or restricted. I live opposite a pub, next to a chip shop - that's my choice and I never complain, no matter what. If people move near to an existing site, they shouldn't be able to force changes upon it after they've moved in. We much have jobs here in Maldon/Heybridge.	Agreed, compatibility of uses is an issue which is taken into consideration when determining a planning application.
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council		
Mary	Hammond			
Rob	Bard			

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Ian	Drinkwater			
John	Hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council		
Tim	Dixon		Since this land is normally within or adjacent to town centres, it is likely to be land close to existing road networks so therefore an ideal location for future housing development.	Support noted
Nicola	Taylor	Elixirr		
Graham	Johnson	graham v johnson		
Chris	Yates			
Tim	Hann			
Burnham	Town Council	Burnham on Crouch Town Council	Unless there is no alternative and it is definitely not going to be returned to employment or retail use.	Comment noted.
Sally	Everitt	Community360		
Mark	Garrett		Only where it is adjacent to an existing settlement.	Support noted
Justin	Barkham	Self employed		
Paul	Vidler			
Poppy	Vidler	Crown Consumer Ltd	Yes when close to existing settlements.	Support noted
Victoria	Long			
Victor	Staines			
Jayne	Moore	Essex County Fire and Rescue Service		
Stephen	Sutton			
Kevin	Bennett			
Nicholas	Matthams		Only when it is no longer viable for its original intended use as each time this is undertaken another employment area is gone.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Christian	van Stolk	RAND Europe		
Nicholas	Jepson			
Pamela	Lacey		If we take away commercial land and build houses, where are the people in those houses going to work!!!	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Chloe	Soul			
carole	kirk			
Sharon	Jackson			
RICHARD	GROUT			
Tim	Madelin		May be appropriate for retail but not other commercial uses	Comment noted.
Charles	Bishop			
Paul	Jewiss	Self Employed		
Joanna	Jeffery	Althorne Parish Clerk	Provided demonstrable efforts are made to continue to provide employment opportunities. We should not trade jobs for houses as it will result in greater need to travel further for employment.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Deborah	Anderson	NHS		
John	Pilgrim	Self employed	A no brainer.	Support noted
Gloria	Gold	London Design and Engineering UTC		
Linda	Curry		Where possible shouldn't employment, retail and commercial uses that support the local community be encouraged? As long as the commercial uses are in keeping with the areas and community needs.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Lucy	Waterhouse			
Jon	Mayhew			
James	Goody	James Goody refurbishments		
Paul	Coppin		Consideration must be given to loss of employment by changing the use of the land and its impact on environment and local communities	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Johanna	Dale			
Tracy	Kinnane			
Steven	Bardwell	S P Bardwell Ltd		
David	Oxford	Lloyds Banking Group		

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Stephen Francis	Dewick	Curry Farm	Each case should be decided on its own merit	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Carlos George	Rodriguez Dixon		This should certainly be encouraged as opposed to building on green field land. This also limits the size of each individual development, which disperses the effect of additional road users and customers across the district more evenly.	Support noted, though it does not limit the size of each site.
Rebecca	Tucker			
Mark	Faraway			
T	Kettleley			
Elizabeth	Weston			
Jacky	Barber			
Douglas	Channer	Private	I say don't know because I thought that there had to be evidence that such areas such as employment and retail whether vacant, underused and derelict had to show that they had done market research and also tried to market the land properly for employment land etc with no takers coming forward. if the evidence was not forthcoming or sufficient then that would mean a refusal. I know this from my Parish Council experience etc,	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Ursula	Benjafield			
Paul	Mitchell			
Kristian	Toekey	CTC Construction Ltd		
Lynda	Bugg		It's not always appropriate, as derelict employment sites may not be in suitable locations for residential development. It would be better to encourage re-use as a commercial location: as once it's gone, it's gone.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment and commercial land, this needs to be rectified in the review of the policies. Employment land does need to be protected except if it can be demonstrated that it is no longer required.
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		
James	Campbell	HMPPS		
William	Moss		use should remain as originally planned	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment and commercial land, this needs to be rectified in the review of the policies. Employment land does need to be protected except if it can be demonstrated that it is no longer required.
Simon	Mackenzie Smith			
Richard	Udall			
Rosalind	Bishop			
Paul	Burgess	None	A review of the characteristics for contemporary employment sites should be undertaken. Broad band connection may now be critical for SME so industrial estates may not be appropriate to generate service based growth.	The Council is having an update done of the Employment Study and this will demonstrate how much employment land is needed for future planning in the District.
John	Symington			
D	Cooper			
C/O Agent	C/O Agent			
Zoe	May	East of England Ambulance Service NHS Trust	Any new housing development requires assessment on the suitability of existing stations, with potential to reduce, redevelop or extend and in certain instances relocate to a more suitable location. In addition to reviewing the suitability of premises, EEASt, also needs to consider the age, number and type of ambulance response vehicles and provision of latest medical equipment required to manage any increase in population growth. Additional ambulances and ambulance station response posts will be required in the area to support this additional population growth.	Comment noted.
Roger	Woodcock			
Michael	Manning			
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates		
Braxted and Blackwater Conservation Group	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	Alternative uses on previously developed commercial sites should be considered acceptable if there is evidence to justify the loss of employment. The development control process will be able to assess matters relating to transport, amenity and appropriateness of the development. Local planning policies should not seek to replicate that contained within the NPPF.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment and commercial land, this needs to be rectified in the review of the policies. Employment land does need to be protected except if it can be demonstrated that it is no longer required.
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park		
Raymond	dundas	Householder	Absolutely	Support noted
John	Peirson			
Ron	Brown	Corporate		
Roger	HAWES			
Anne	Hull	Elmwood Equestrian Centre		
Matthew	Bloxham	Matt		
Julia	Morris			
Amanda	MacKenzie			
Jenny	Shepherd			
Jack	Ellum		There is significant demand for commercial premises of almost all types (with office use demand still a little unclear owing to covid). Accordingly commercial land should not be developed for housing without a robust rationale	Agreed, comment noted. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment and commercial land, this needs to be rectified in the review of the policies. Employment land does need to be protected except if it can be demonstrated that it is no longer required.

Question 23

First Name	Last Name	Organisation	Question 23. Is it appropriate to develop land for housing that has been previously used for commercial uses such as employment and retail which is otherwise vacant, underused and derelict?	COUNCIL RESPONSE
Bernard	Steeple			
Anna	mccomb	NHS Property Services Ltd		
Natalie	Kermath	Environment Agency		
Peter	Knights			
John	Watson		If clearly there is clearly no demand and that there is no demand forecast by a change in policy within the plan.	Support noted
Unknown	Unknown	Ministry of Defence		
Josh	Plant	Gladmans		
Duncan	Clark		Yes if there is infrastructure to support.	Comment noted.
Patricia	Smith			
Mick	Sargeant		All re-development (especially shops and offices) should require full planning applications and ensure the highest Building Regs requirements are applied	The planning system allows for certain development to be carried out under permitted development rights and not all works require building regulations, unfortunately this means that some development does not have any level of control over it.
John	Cockerell	Hatfield Peverell Parish Council		
Catherine	Williams	C/O Savills (Agent)		
Tom	Kelly			
Linda	Gemmill			
Linda	Gemmill			
Mark	Norman	Highways England		
*	*		Yes, however there is little available within the District as acknowledged in this consultation.	Support noted
*	Willmott		Yes, however there is little available within the District as acknowledged in this consultation.	Support noted
Thomasin	Foster			
Ivor	Watson			
*	*			
*	*			
*	*			
*	*			
*	*			
*	*			
*	*			
Alan	Massow			
*	*			
Ian	Butt			
Sarah	Sayer			
*	*			

Question 24

First Name	Last Name	Organisation	Question 24. It is difficult for Maldon District to have a policy that states that brownfield land should be developed first for housing because of the lack of brownfield land sites in the District. This could also inadvertently lead to the redevelopment of active employment land to residential the consequences of this could lead to job losses and a decline in employment sites. Therefore, instead of 'brownfield land first', should the Council instead place a greater emphasis on encouraging the development of brownfield land for housing? This may mean less affordable housing and other benefits comes forward, but it could redevelop sites which are an eyesore and blight on settlements and residents.	COUNCIL RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council	Development on brownfield land should be given priority	Support noted, in site allocations brownfield land if put forward should be considered first.
Ali	Aldis		As per my comment above, lots of employers have now planned for employees to continue working from home so to say that it would lead to job losses I do not agree with in all cases.	Comment noted
David	Smye	The Maldon Society		
Stewart	Newlands	Fambridge Lake	Similar to 23 maritime areas are near impossible to recreate so should be protected for industrial and commercial use. Unless new zones are allocated. Otherwise inland brownfield sites might be appropriate for housing.	Support noted
Paula	Stanbury			
Sonia	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Gavin	Rowsell		The question is badly worded, but if it is asking 'should the council reduce its emphasis on 'brownfield land first', then yes, as all sites should be equally viewed, and any policy shouldn't be so prescriptive as to what is used for what etc.	National Planning Policy supports the use of brownfield land first and in the site allocation process the Council will look to allocate these sites if they are appropriate.
Gareth	Davies	N / A	Only if there will also be sufficient greenfield sites for businesses to use.	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
Jackie	Gibbs			
Tim	Aves		The council should allow no more significant housing developments until the district has the schools, GP and dental surgeries, roads sewerage and other vital infrastructure to support all the people who have moved or are moving into the hundreds of homes already built in the past five years! No exceptions. It's time to say enough is enough. I have no problem with building houses per se. We desperately need more homes in this country and they have to go somewhere. However, I do not accept that any planning system worthy of the name should allow so much housing to be built without the infrastructure to support it. Developers should be legally obliged to pay much, much more from the vast profits they rake in from these sites and this should be channeled directly into infrastructure to suppo	The LDP Review process has to take into account future growth. The Housing Requirement is established by using the standard methodology as set out by the Government. The Council does not have any evidence that this figure should be reduced, therefore the Council needs to make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months. The LDP has an Infrastructure Delivery Plan which was approved through its examination, infrastructure is agreed with statutory providers such as the NHS and ECC and should be to mitigate the impact of development. Infrastructure is being provided under the terms of S106 legal agreements and will be assessed further as part of the LDP Review work.
Helen	James			
Kathy	Day			
Mike	Hayes		It is undeniable that the District must develop greenfield sites in sustainable locations to avoid falling below a 5YHLS yet again. Sites such as LD2 in Latchingdon are ideally suited for this type of housing boost.	The Council cannot respond on site specifics at this stage of LDP Review. Work on site allocations will be undertaken in the coming months with a Preferred Options consultation being carried out at the end of this period.
Peter	Wakling			
David	Sismey		There is brownfield land - eg along canal in Heybridge behind Bentalls. This should be used first before Greenfield sites	The Council cannot respond on site specifics at this stage of LDP Review. Work on site allocations will be undertaken in the coming months with a Preferred Options consultation being carried out at the end of this period.

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Stuart	Willsher	Persimmon Homes Essex	<p>Persimmon Homes understands the Council's reasons for looking to prioritise previously developed land first. However, it is acknowledged that previously developed land will not be able to meet the Council's housing targets in full; therefore there is no justification in prioritising previously developed land first. In many cases, greenfield sites are able to be brought forward quicker than previously developed land, particularly in the case of previously developed land having existing uses that need to be relocated first, or contaminated land that requires remediation.</p> <p>The Local Authorities latest 'Brownfield Land Register' only identifies 229 dwellings available on brownfield sites (i.e. less than a years supply); therefore there is an expectation that brownfield sites will only be able to play a small part in ensuring a robust supply of housing during the plan period.</p> <p>Therefore, a policy that states that applications for the redevelopment of vacant/underused brownfield sites would be supported in principle, as a means of further boosting housing supply in addition to site allocations on greenfield sites, would be supported by Persimmon Homes.</p>	It is important that no matter how small the amount of brownfield land an area has that it is considered first prior to greenfield development. The Council acknowledges that there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Sara	Howarth			
Anthony	Fittock		It very much depends upon the definition of brownfield land and what it currently is able to be used for. Clearly if there is no demand and that there is no demand forecast by a change in policy within the plan then its beneficial.	Support noted, there will be an updated Employment Study which will set out how much employment and commercial land is required in the future.
Eissa	Leo			
Daniel	McAllister	Robert Mulholland And Company Limited	It is likely to be viability constraints that limit the contribution Brownfield sites will make to housing delivery. The proposed emphasis would not change viability issues but may act as a constraint to the delivery of other sites.	In reality this would only effect a few sites in the district because of the low amount of brownfield land available so it is unlikely to have a knock on effect on other sites.
Michele	Williams		Many people can now work from home reducing the need for employment sites and online shopping has reduced the need for retail. It is a changing world and policy must reflect this	Support noted. The need for both employment and retail development will need to be evidenced especially if it involves additional or a reduction in site allocations.
Tara	Strydom			
Jenny	Ball		Have there been any examples of land currently used for active employment being closed down so that the site can be developed for residential housing with the loss of jobs? Seems an unlikely scenario?	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment and commercial land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land.
Cliff	Baron			
Gill	Winsor	Tesco	If places are derelict and looks a mess then a bit of 'tasteful' development isn't too bad. Once again not overdevelopment though and as long as infra was in place and amenities to accommodate extra people.	Support noted.
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			
Shaneen	Illanes			
Sarah	Sapsford		Why can't you encourage affordable and brownfield? Some of the houses could be affordable or starter homes. I don't think we will see large job losses. Land will only be developed if a business is struggling. Farms are businesses but that is built on as a preference	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment and commercial land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, the Council would also support affordable housing on brownfield sites though sometimes viability of this type of site makes this difficult.
Merryl	Quilter			
Bear	Keen			
Jessica	Cox		This should be completed in consultation with residents and business owners in each area identified.	The LDP Review process has set consultations and is subject to a public examination.
Robert	Burton		Brown field first	Support noted
Yvonne	Wade			
Louise	Bywaters-Smith	Hospitality		
Brooke	Roberts-Morgan			
Patricia	Bunkle			

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Stephanie	Ireland		Not sure why using brownfield land should mean less affordable housing.	Brownfield land sometimes costs more to develop, the key tenant of national planning policy is that policies should not make development unviable, therefore in some cases brownfield land may not be able to provide affordable housing.
Marc	Rawinsky	M R Sovereign Services Ltd		
Roger	Tiffn			
Kathryn	Beighton	Publishing		
Roy	Warren	Sport England		
STUART	SOWTER			
Mark	Raffray			
April	Rowley			
e	e	e		
Kevin	Lagan		BF first.	Support noted
Bill	Withers			
Joanna	Jeffery		Employment in the district should be encouraged, employment land should not be built on. With the additional volume of residents, removal of employment land will impact traffic and unemployment.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment and commercial land, this needs to be rectified in the review of the policies, this could include showing evidence of a robust marketing exercise.
John	Mitchell		See response to 23	Noted
Bethany	Jones	Colchester Borough Council	The NPPF is clear that strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land. The Local Plan should accord with this requirement. Response is subject to call in until 15 March.	Support noted
magnus	Magnusson	Parker Planning Services	Yes, again, subject to the existing use not being viable. Para. 120 of the NPPF2021 identifies that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land	Support noted
Nick	Whiteley		Affordable housing, I would think, is key to growing a local economy.	Affordable housing is an important element to the housing supply.
Peter	Layley			
Rex	Davenport			
Lesley	Mitchelmore	Danbury Parish Council		
Linda	Flowers	Self Employed	Paras 1 and 2 seem contradictory. There should be a thorough analysis of brownfield sites and all of them properly identified and prioritised first for housing or employment. This could be extended to include 'derelict' land and buildings and smaller redundant agricultural sites/outbuildings. These sites could be suitable for self build projects? Building on fields profits very few and should be the last resort. The Council could consider a call for brownfield/derelict/agricultural sites or even infill as the current brownfield list is so small? The current HELAA concentrates too heavily on large landowners putting forward substantial green sites for life changing wealth. Only the most sustainable of these sites should be chosen and design should be driven by the Council not developers. This wouldn't make them unviable but may reduce profits.	The call for sites did not discriminate between brownfield and greenfield land and there was no emphasis placed on landowners of greenfield sites to come forward. The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth but it does have to be land that is available for development.
Karen	Neath	Tolleshunt Major Parish Council		
N	DA			
Peter	Holmes			
Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			
Colin	Pryke			
Richard	Courtney	University Of East London		
sue	Rawlinson	Evolve		
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed		
John	Hitcham			

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Richard	Kelly	Croudace Homes	It is concerning that the Council acknowledges that encouraging the development of brownfield land for housing will be to the detriment of affordable housing and other benefits. We therefore consider that such a strategy should not be considered – not least as it will not deliver upon the objectives of the Council.	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land which is available should be prioritised in the settlements chosen for growth. With brownfield land, its development is generally more costly and therefore the infrastructure funding that the Council can ask for would be lower.
Lindsey	Squire	North Farnbridge Parish Council		
K	Jeffries			
John	Lakin	?		
Andy	Quelch		I like the fact that it may mean less affordable housing	The cost of housing is very high in Maldon District compared to wages and affordable housing is essential for those who cannot access the open housing market.
Samantha	Weeks		Totally agree	Support noted
Carlie	Mayes			
James	Rushton			
Richard	Martin	Scott Properties		
Mike	Spurgeon	Phase 2 Planning and Development		
C/O Agent Mike	Spurgeon	Phase 2 Planning & Development		
Catherine	Champion			
Terence	Hughes	Burnham-on-Crouch constituent	The council should be thinking of a policy to bring commercial usage back to these areas to give employment and reduce footfall, transport and pollution.	The policies in the LDP need to be flexible and supportive of employment uses, these are going to be reviewed and amended if necessary to ensure that this is the case.
Amanda	Mickelsen			
John	Tompkins		The policy of brownfield sites first is sound but it should not preclude the development of brownfield land for housing. As in all cases a measured approach would be effective for existing residents.	Support noted
Samuel	Newton	Anglo European School		
Mary-Ann	Munford			
Jo	Harvey			
Jeremy	Potter	Chelmsford City Council		
Terry	Fleming			
Daniel	Goodman	Rochford District council		
Chris	Harvey			
Philip	Davies			
Jane	Senior			
Susan	Cumming	not applicable		
Amanda	Clack		Noting this is in line with The National Planning Policy Framework 2012: • Paragraph 17: Core principles focusing on effective use of land that has been previously developed (brownfield land) provided not of high environmental quality. The role and character of different areas should be taken into account including the intrinsic character and beauty of the countryside. Local authorities should aim to conserve and enhance biodiversity. • Paragraph 109: Planning system should contribute to and enhance the natural and local environment by protecting and enhancing local landscapes.	Noted
Ronald	Edge	Construction Industry		
Daphne	Scott			
Gordon	Mussett	Little Braxted Parish Council	Perhaps the Council's earlier policies on where employment land should be created are the issue here ?	Comment noted
Kenny	Alexander	Thomas Gainsborough School	Less impact on the environment and ensuring that the area remains a green space	Comment noted
David	Kennedy		It does not need to be an either / or situation. The emphasis should be on developing high density, 2/3 bedroom properties on brownfield sites	Support noted for the brownfield land development
Ronnie	Tongue	state school		

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Mark	Behrendt	Home Builders Federation	Whilst national policy encourages the redevelopment of brownfield land it does not require such sites to be developed before greenfield land where it is evident that there is insufficient brownfield land to meet the development needs of the area. The consideration of brownfield land first is a concept to be made at the plan making stage and not through the development management process. Whilst it would appear from the Council's evidence that it will need to allocate a wide range of greenfield sites it is essential that the Council carefully consider the amount of development that is either deliverable or developable on previously developed land before considering the greenfield sites it requires to ensure needs are met in full.	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Matthew	Cooper		The policy should remain that brownfield land is developed first, resorting to greenfield when that supply has been exhausted.	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None	We should stay with the current policy, but stipulate that the site should have been disused for five years, and give local parish councils power to decide if the development should go ahead. Derelict houses should be given permission to rebuild as dwellings subject to planning approval, without having to provide proof that he house has been occupied as a dwelling within the recent past, whether within or outside a development boundary.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment land. The normal period of disuse in plans is 12 months, five years is a long time for a site to lie empty and very possibly being a blight on the local area.
christine	collins		Providing that the brownfield site is not used for employment. Derelict properties should be allowed to be build as housing	Support noted
Stuart	Williams	Ace group		
Reegan	Howles		No. It should always be brownfield land first. There is a shift in where and how people are employed in recent years, caused in part to due the coronavirus pandemic and also because of increased virtual connectivity as technology improves. There is a reason why commercial sites are becoming vacant, derelict and underused - because many communities no longer rely on physical sites for their commercial needs. In addition, any residential developments to brownfield sites have the option of being converted back to commercial sites if that need arose. Whereas developments in greenfield areas ensure that the area will never become green again and the habitat will be destroyed forever.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment land.
David	Webb			
Andrew	Marsh	Historic England		
Brian	Haydon			
Jasbir	Singh		There are many areas with MDC which are of natural beauty and environmental importance. These should never been developed upon as they would be an eyesore on the landscape	Comment noted
Janice	Jackson			
Jenny	Clemo	Langford & Ulting Parish Council	But if there is a lack of brownfield sites in the District and it could inadvertently lead to the redevelopment of active employment land to residential with the subsequent loss of jobs and a decline in employment sites this question does not make sense.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment land.
Hazel	Notley		The large brownfield site in Fullbridge seems to have been given over to multiple large retail shops, carparking , coffee shops and hotel. I'm sure there were good reasons for this but it must a) encourage car use b) detract from characterful high Street shops c) use land that could have accommodated many houses. Any similar land in the district should not be used for out of town shopping developments.	Any major out of town centre retail development does have to comply with national planning policy and does have to demonstrate that it is required and that it would not cause material harm to the centre.
Jean	Brown			
Joanne	McGinity			
Stuart	Dedman	Nil		
Roy A	Clare	Charities	Stick to a priority for affordable housing. No excuse-me strategies!	Affordable housing is an important element to the housing supply given the high cost of housing.
Kerry	McKenna			
Penny	McCauley	Tiptree dental		

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Jane	Phillips	Solicitors		
David	Rees			
Felicity	Gale			
Lindsey	Wright			
Darren	Weeks			
Phil	Manning			
Peter	Clack			
Doug	Lockwood	National Grid		
Sally	George			
Vara	Szajkowski			
Bob	Calver			
David	Hill	Dandara Ltd		
Tessa	Lambert	Natural England		
Dawn	Howles			
Steven	Potter			
nataasha	frith			
Vysian	Banyard	TKPC		
Anthony	Bates			
Russell	Howles	WSP		
Diane	Carter			
Gillian	Hollamby			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	Obsidian Strategic recognises that the redevelopment of previously developed land is encouraged in national policy. However, national policy is clear that previously developed land should not be prioritised over and above greenfield land where it is evident that there is insufficient previously developed land to meet the development needs of an area. The District Council's own evidence is clear that a wide range of greenfield sites will be needed if it is to meet its housing requirements, and therefore it is considered that the prioritisation of previously developed land should be applied flexibly having regard to a range of considerations.	Agreed that the district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Brian	Townsend			
Robin	Fanshawe		possibly	Comment noted
Malcolm	Finch			
Peter	Taylor	Retired		
Chris	Melbourne			
John	Brown			
Robert	Hollamby			
Chris	Waumsley	Inovo Consulting		
Phil	Jacklin			
Kate	Priest	Purleigh Community Primary School		
Robert	Jones	The University of Reading		
Robert	Stephens	N/A	If possible brown field land first priority should be for commercial development and then residential	Support noted
Gary	SPICER			
Pete	Butcher		Agreed	Support noted
JO	COOMBES		It must be brownfield land FIRST	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Helen	Bridge			
Melanie	Allen	Government		
Adam	Medlycott			
Jonney	Aldridge		Yes rural means not many brownfield sites. The problem is to keep the rural character and development.	All sites will still have to conform to national and local planning policy.
Joanne	Maloney		There aren't any eyesores in the district	It could be that in the future sites will become eyesores and the LDP needs to plan for that eventuality.
Mark	Hurley	Selfridges	It's just wording, but as it reads it's so open different interpretations that it's a worthless paragraph.	Comment noted
Portia	Roelofs			
Neil	Burke	Bradwell Power Generation Company Limited	Bradwell B do not have any specific comments to make on this question.	N/A

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Lynne	Goodbourn		Brownfield sites should always be considered first	Support noted
Christopher	Kent			
Lisa	Singh	Direct Call Centres Ltd	This is preferable as it will also mean less environmental impact especially in coastal areas.	Support noted
Kevin	Head		Brownfield land should only be developed for housing if it is unused or redundant as to not hinder any economic growth or employment opportunities in the district. Edge-of-settlement greenfield sites should be prioritised for development if they are located in sustainable locations in order to meet housing needs.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Elizabeth	Sawyer Bayliss			
Michael	Partridge			
Kenneth	Northfield			
Jerry	Petts			
Frederick	McMahon		Facelift for Maldon high street in keeping with historical value	Comment noted
Sophie	Pryor		Where a site has been demonstrated to be surplus to employment needs and is now vacant the Council should explore how these sites can be enabled to come forward and where appropriate which can be done to improve the viability when compared to greenfield sites. This could be through reduced affordable housing or planning contributions.	Support noted
Tracey	Merritt	Dengie Hounds and Horses		
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home		
Jo	Crump	Servoca Secure Soutions	Brownfield sites should be looked at first	Support noted
Susan	ARCHER			
Phillipa	Griffiths		Why would it lead to 'less affordable' properties?	Brownfield land invariably is more costly and therefore to ensure a site remains viable it could be necessary to cut back on matters such as affordable housing. A key tenant of national policy is development should be viable.
Matthew	Taylor		Yes, it is appropriate to amend the policy framework to place greater emphasis on encouraging brownfield development. I support a policy position which seeks to protect employment land in sustainable locations.	Support noted
Anne	Bailey		In large villages	Comment noted
Winifred	Sutherland			
Lucien	Taylor			
Chris	clark		Effective use of land is needed i am sure there are buildings that could be turned into housing down the high streets , old factories that have stood empty for a couple of years, places like Quests near Morrisons. Less people use the high streets so empty places. Please leave our green areas alone wildlife and health need it. Do not build on Green Open spaces.	Support noted. The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
David	Baker		Maldon District has plenty of brownfield land that realistically will not be redeveloped for its original purpose. National needs have moved on and any council that ignores this and sticks to old planning thinking will get things badly wrong.	The district does not have a history of industrial land use so there is limited brownfield land opportunities.
Jeremy	Richardson			
Glenna	Wilkins		All large housing developments shall also consider to include businesses to as not loose employment .	The Council does and will consider additional employment land on strategic site allocations providing there is an evidenced need for this type of land allocation.
Cheryl	Carter	Education		
Susan	Mason			
Melad	Kamlow			
Danny	Soul			
Dave	Draper	The Hartford Insurance Group		
Fiona	Barkham	Private Individual	Brownfield development should be preferentially approved	Support noted

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Isabel	Adcock		Brownfield sites if going to be left vacant and become run down need something done with them. If business is a possibility then definitely use for that but if not either residential or maybe better mixed	Each site needs to conform to national and local planning policy. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Kevin	Cooper			
Katherine	Whitehouse			
Linda	Soul			
Robert	Wilson			
Sarah-Jayne	Hunt	SJ Aesthetics LTD		
Jonathan	Hunt			
Deborah	de Boltz	Farleigh Hospice		
alan	Johnson	sky broadcasting	brownfield sites should be developed first	Support noted
Tim	Murphy			
Claire	McGrane		I don't believe that houses built on greenfield land will be affordable anyway. I'd like to understand the cost difference to the buyer.	Comment noted, though dwellings built on greenfield land should be the same sale cost as those built on brownfield land.
Tracey	Munford	NA		
Victoria	Cutmore	Endurance Estates	Section 13 says virtually nothing about the scope in practice for residential development on brownfield land. In the circumstances, a brownfield first policy would most likely inhibit housing provision and should be avoided.	Each site needs to conform to national and local planning policy. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Jane	Potter	Purleigh Parish Council		
Brian	Haydon	Cold Norton Parish Council		
Rowan	Rampersad			
LUKE	MACFARLANE	S A RAVEN		
Anna	Wombwell	Morris Farm	There shouldn't be any housing being built on good agricultural land. As doing this is will reduce the districts ability to bring down its carbon footprint, as less food will be produced in the district.	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Lee	Foster			
Ronald	Owen	Not applicable		
Elizabeth	Johns			
Colin	Day			
Vanessa	Horner			
Natalie	Bradford			
Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company	I think there needs to be a wider conversation in the U.K government which sets the expectations for increased development about controlling migration to the U.K and making the inner cities (which have already lost most of their wildlife) a better place to live. There are plenty of brown field sites, across Essex and London, just left redundant that could be developed. This way nature and the wildlife would be preserved Presently, it's quite clear to me, many people are leaving London / bigger / inner cities as they and their families don't feel safe.	Comment noted
Tony	Vanner			

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Josie	Vanner		Purleigh is not a large village, it has one shop which does not have a post office, and the one cafe/restaurant is the local pub which is closed on Monday & Tuesday.	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Tracy	Carroll			
Ian	Roberts	N/A		
Marion	Gunn			
Tony	Ashton	none		
mandy	SHORT			
BRIAN	COLLINS			
Kevin	Money	St. Lawrence Parish Council	We note the comment that the Council is dependent upon land being offered by landowners to development to happen but re-use of land (brownfield sites) should be a priority.	Support noted
Claire	Udall	1		
Linda	Raffray			
John	Cooper			
Peter	Lampard			
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council	There does not appear to be sufficient brownfield sites and it should not reduce the affordable housing percentage to below 35% as per the NPPF.	This would not impact on the overall % target for affordable housing.
Tim	Chilvers			
Ruth	Bull	The Othona Community		
Mark	Jackson	Mark Jackson Planning	There are very few PDL sites in the District which would be appropriate.	Comment noted
Elliott	George		Yes. The NPPF does not just deal with housing and makes clear that strategic policies should set out an overall strategy for the pattern and scale of employment, retail, leisure and other commercial development (paragraph 20a). Accordingly, housing needs will need to be balanced against the requirements for non-residential uses and their associated locational requirements. In any event, it is demonstrable and the Council accept that insufficient brownfield land exist to meet identified development needs.	Comment noted
ann	cutting			
Sharon	Cushen		Only unused commercial brownfield sites should be considered for housing as this means no job losses....just no job gains either.	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Ian	Tooley			
Sally	Tokeley			
Kate	Elliis			
Christina	Chan			
Tim.	Holdsworth			
Graham	Snow			
Kevin	Ashman	Estates and Agency Strategic Land	The Issues and Options consultation document advises that the previous plan has been unsuccessful insofar as it placed an over-reliance on a limited number of brownfield sites. As a consequence, the Local Planning Authority currently only has a 3.26 year housing land supply. EASL consider that is appropriate to amend the emphasis of the policy from "brownfield land first" to "greater emphasis" for the reasons set out in Question 24.	Support noted
Sarah	Packard			
Jake	Nugent	Endurance Estates Ltd	Yes, the Council acknowledge a lack of brownfield land and given the extant affordability issues within the District the 'brownfield land first' approach would not be able to deliver sufficient affordable housing. But a policy that places a "greater emphasis" on brownfield land for housing would still not in itself be a means of delivering MDC's strategic housing requirements. Release of greenfield land is required in addition to this.	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Martin	Cook			

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Clifford	Brown			
Steve	Gallant	Crouch Valley Defence Group		
Lesley	Woodley			
John	Buchanan			
Kirsty	Rowell			
Tim	Bradford	leadenhall		
Philip	Wakeling			
Jacky	Bannerman	Woodham Walter Parish Council	The policy of brownfield sites first is sound but it should not preclude the development of brownfield land for housing. As in all cases a measured approach would be effective for existing residents.	Support noted
David	Brock			
Mark	Tentori	Mazdev Limited		
Niki	Halls			
Peter	Ingram			
Jane	Pilgrim			
Judith	Radcliffe			
Stewart	Geden			
Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith			
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt		Yes and work with developers to ensure affordable housing is what is contracted for.	Support noted
Simon	Priest			
Philippa	Marshall			
Lewis	Cook	Form Architecture Ltd.		
EDWARD	GITTINS	Edward Gittins & Associates	We consider this is best covered by a policy which affords considerable weight to environmental benefits when brownfield or already developed sites are proposed for development/redevelopment.	Each site needs to conform to national and local planning policy.
Steve	Williamson			
James	Cowell	E & B R Cowell		
Colin	Hawkes			
Ronald	PIPER			
Alan	Shrimplin	N/A	Yes as meets many of the criteria of not using all green field sites, even on green field site many of the new houses are not affordable, the policy of 40% affordable is not being followed by developers, and what is the criteria used to be listed as affordable, should some calculation on the value of the house be in place to make sure a house is truly affordable.	The affordable housing policy in the present LDP is being followed, the only time a developer would not have deliver the appropriate amount of affordable housing was if they could prove it was not viable. In the District the % affordable housing target is in the main viable. The threshold for affordable housing is set in national planning policy.
John	McLarty			
John	McLarty			
Norman	Branch	N/A		
John	McLarty			
Valerie	Coleby	Berrys	As required in the NPPF plans should be prepared positively but must be deliverable and must address housing needs. The Council is already falling short in its housing supply so creating and obstacles to delivery of housing sites would render the plan ineffective.	Comment noted
James	Clarke			
David	Stilwell			
Ann	Thomas			
michael	harris			
Geoffrey	Cox			
John	McLarty			
Kevin	Bruce			
Barrington	Thomas			
Richard	Edwards			
Robyn	Woloszczuk			
Lesley	Speller			
William	Shepherd			
Nicola	O'Dean	Balgores Motors		
Alexander	Romang			
Hayley	Holgate	ECC		
Eirlys	Parry	N/A		
Victoria	newson	Childrens Nursery		
Michael	Unwin	N/A		

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Tony	Barber			
Nick	Mason	ECOClassics		
David	Banfield			
Melanie	Osborne	Motor Trade		
Stuart	Turner	Essex search and rescue		
Mike	Carpenter	CODE Development Planners Ltd	So long as the policy does not restrict or delay the delivery of homes on appropriate green field sites.	Noted and given the small amount of brownfield land available in the district it is inevitable that greenfield sites will have to come forward in order to meet the housing requirement.
ian	wilson	cm36pt		
Phillip	Wright	CALA Homes (North Home Counties) Ltd		
.	.	SN Developments		
.	.	Cooper Property Holdings Ltd	It is acknowledged that there may be a limited supply of previously developed land opportunities in Maldon District that can be reused for housing. However, it is considered that all available opportunities to redevelop previously developed land and vacant or derelict sites for housing that are deliverable should be pursued through emerging MLP. As set out in the response to Qu.23, Cooper Property Holdings Ltd is promoting land at Down Hall Yard in Bradwell on Sea for residential development. The site is previously developed land and is suitable for housing including affordable and should be allocated in the emerging MLP.	Support noted. The Council cannot respond on site specifics at this stage of LDP Review. Work on site allocations will be undertaken in the coming months with a Preferred Options consultation being carried out at the end of this period.
Jane	Coleman	Maldon Town Council		
c/o Agent	c/o Agent			
kelly	tillvey			
Catherine	Bicknell	Mid and South Essex Health and Care Partnership		
N	Baseley	IBA Planning Ltd		
Sue	White			
Sarah	Yates			
Leonard	Lewis			
Roy	Martin	Mr Roy Martin	Brownfield sites first and eyesore sites in inappropriate areas should be replaced with housing and any displaced industry encouraged/incentivised towards identified commercial/industrial sites	Support noted
R	Minney			
Tim	Grant	Evolution Town Planning		
Simon	Butler-Finbow	Pigeon Investment Management	MDC's approach to brownfield land should not conflict with the NPPF, notably Paragraph 119 which is clear that strategic policies "should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land". Evidently, when it is expected that much of the development needs of the District cannot be met on previously-developed land, a higher percentage of greenfield land will need to be identified and allocated in order to ensure that housing and other needs are met. Importantly, NPPF Paragraph 120 part c recognises the need for policies to "give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land:". This does not encourage the redevelopment of existing, usable and active employment sites for housing, but it does mean that vacant, unused brownfield sites can and should be brought forward for alternative uses to meet a variety of identified needs, be that housing or other needs.	Each site needs to conform to national and local planning policy. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
ANNE	OSBORN	Purleigh Community Shop		
Stephen	Hodgkinson		Brownfield land should only be developed if it is unused or redundant as to not hinder any economic growth or employment opportunities in the district. Infill and edge-of-settlement greenfield sites should be prioritised for development if they are located in sustainable locations in order to meet housing needs.	Support noted though the amount of brownfield land available in the District is quite small and strategic allocations will inevitably be required on greenfield sites. The location of these has yet to be determined.
c/o Agent	c/o Agent	Maldon Wick Limited		
ZOE	HOSTY			
S	Swain			
Kevin	Coleman	Phase 2 Planning		
John	Lawrence		The landowners encourage a greater emphasis on the redevelopment of brownfield land for housing.	Support noted
Diane	Wallace			
Jonathan	Aldis	Good life Countryside Services		

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sara	doran		it is really necessary to understand that commercial development and opportunities for employment are vital for our district, and the redevelopment of active employment land to residential should be actively discouraged. The only opportunity to consider a change of use would be if the application included the option of holiday/tourism accommodation - and this should then be required to be maintained as holiday accommodation for eg 20 years and should only be moved to full residential with a change of planning (if this is possible)	Each site needs to conform to national and local planning policy. The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land. It is not possible to put a time such as 20 years where a use cannot change as within that period the circumstances of that use may change so that it is not viable anymore.
Grace	Godwin			
Sue	Hillman			
michael	carr	NHS		
Colin	Horner	Villageretreat		
Simon	Plater	Plater+Claiborne	You've asked two questions here. I prefer the second option of a greater emphasis, but it would need a strong housing policy to ensure affordable housing does not miss out.	Agreed and support noted
Mark	Anderson			
Karen	Wellum			
Emma	Wright			
Robert	Scott	Lewis & Scott Retirement Living Ltd	The majority of the objectives cited point to an increase in affordable housing within the District, and so prioritising brownfield sites - no matter how loosely - would be at odds with the identified needs of the district.	A brownfield site may not be expected to deliver specialist housing or affordable housing because it may not be viable to do so, it would be for the developer to evidence this.
Linda	Coom		This sounds sensible, but I don't have enough knowledge to comment.	Comment noted
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council		
Mary	Hammond			
Rob	Bard			
Ian	Drinkwater		The villages and parish councils should be allowed to decide what would work for their villages.	Parish Councils can do a neighbourhood plan but it would have to conform with national and local planning policy.
John	hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council		
Tim	Dixon			
Nicola	Taylor	Elixirr	Fully agree with protecting employment land in sustainable areas	Comment noted
Graham	Johnson	graham v johnson		
Chris	Yates			
Tim	Hann			
Burnham	Town Council	Burnham on Crouch Town Council	Question is too ambiguous and therefore difficult to answer.	Comment noted
Sally	Everitt	Community360		
Mark	Garrett		Perhaps the Council's earlier policies on where employment land should be created are the issue here	Comment noted
Justin	Barkham	Self employed		
Paul	Vidler		It is right to amend the policy framework to place greater emphasis on encouraging brownfield development. As long as it protects employment land in the right locations	Support noted
Poppy	Vidler	Crown Consumer Ltd	Yes to brownfield land for housing.	Support noted
Victoria	Long		Yes in sustainable locations.	Support noted
Victor	Staines			
Jayne	Moore	Essex County Fire and Rescue Service		
Stephen	Sutton			
Kevin	Bennett			
Nicholas	Matthams			
Christian	van Stolk	RAND Europe	Of course, we support brownfield development. However, it is important that such locations connect to local infrastructure and existing services. That is where the maximum economic effect will be seen. This should be strategically led rather than by the fragmented desires of developers.	Support noted

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Nicholas	Jepson		Needs to also have in the plan the prioritisation and protection of existing employment land.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Pamela	Lacey			
Chloe	Soul			
carole	kirk			
Sharon	Jackson			
RICHARD	GROUT			
Tim	Madelin		Perhaps should be 'vacant unused brownfield land first'	Any proposed change of use of brownfield land would have to consider its use status and it would have to be proved that the land was no longer required for commercial or retail purposes.
Charles	Bishop			
Paul	Jewiss	Self Employed		
Joanna	Jeffery	Althorne Parish Clerk	We should stay with the current policy, but stipulate that the site should have been disused for five years, and give local parish councils power to decide if the development should go ahead. Derelict houses should be given permission to rebuild as dwellings subject to planning approval, without having to provide proof that he house has been occupied as a dwelling within the recent past, whether within or outside a development boundary.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land. The normal time for demonstrating disuse would be 12 months.
Deborah	Anderson	NHS		
John	Pilgrim	Self employed	Brownfield sites should be considered first.	Support noted
Gloria	Gold	London Design and Engineering UTC		
Linda	Curry			
Lucy	Waterhouse			
Jon	Mayhew			
James	Goody	James Goody refurbishments		
Paul	Coppin			
Johanna	Dale			
Tracy	Kinnane			
Steven	Bardwell	S P Bardwell Ltd		
David	Oxford	Lloyds Banking Group		
Stephen Francis	Dewick	Curry Farm		
Carlos	Rodriguez		Yes, it is appropriate to amend the policy framework to place greater emphasis on encouraging brownfield development. We support a policy position which seeks to protect employment land in sustainable locations.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
George	Dixon		Please see answer to the above question. brownfield land may be limited but is preferential to develop this as opposed to ever decreasing green field land.	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Rebecca	Tucker			
Mark	Faraway			
T	Ketteley			
Elizabeth	Weston			

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Jacky	Barber		Yes, it is appropriate to amend the policy framework to place greater emphasis on encouraging brownfield development. We support a policy position which seeks to protect employment land in sustainable locations.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
Douglas	Channer	Private	I am going with this purely because I do consider it should be brown field first as the Government have indicated. I am not clear I know what sites have been detailed as being brownfield anywhere with what I have seen to date. I do agree that sites which are an eyesore and blight on settlements and residents may be considered for redevelopment. however would not want to see this abused so that sites are allowed to become eyesores or a blight. Essentially to achieve the means of having housing permitted.	Support noted
Ursula	Benjafield			
Paul	Mitchell			
Kristian	Tokeley	CTC Construction Ltd		
Lynda	Bugg		It's not always appropriate, as employment sites may not in be in suitable locations for residential development. It would be better to encourage re-use as a commercial location: as once it's gone, it's gone.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment and commercial land, this needs to be rectified in the review of the policies. Employment land does need to be protected except if it can be demonstrated that it is no longer required.
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		
James	Campbell	HMPPS		
William	Moss			
Simon	Mackenzie Smith		Definitely in favour of more brownfield development	Support noted
Richard	Udall			
Rosalind	Bishop			
Paul	Burgess	None		
John	Symington			
D	Cooper			
C/O Agent	C/O Agent			
Zoe	May	East of England Ambulance Service NHS Trust	Any new housing development requires assessment on the suitability of existing stations, with potential to reduce, redevelop or extend and in certain instances relocate to a more suitable location. In addition to reviewing the suitability of premises, EEASt, also needs to consider the age, number and type of ambulance response vehicles and provision of latest medical equipment required to manage any increase in population growth. Additional ambulances and ambulance station response posts will be required in the area to support this additional population growth.	Comment noted
Roger	Woodcock			
Michael	Manning			
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates		
Braxted and Blackwater Conservation Grou	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	Yes, it is appropriate to amend the policy framework to place greater emphasis on encouraging brownfield development. We support a policy position which seeks to protect employment land in sustainable locations.	Support noted
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park	Yes, it is appropriate to amend the policy framework to place greater emphasis on encouraging brownfield development. We support a policy position which seeks to protect employment land in sustainable locations.	The present LDP does not set out clearly what needs to be demonstrated for a change of use to take place of employment, commercial and retail land, this needs to be rectified in the review of the policies. It is unlikely that the Council would support such a change with a loss of jobs without clear evidence that there is no requirement for the use of the land, this would include protected allocated employment and retail land.
raymond	dundas	Householder		
John	Peirson			
Ron	Brown	Corporate		
Roger	HAWES			
Anne	Hull	Elmwood Equestrian Centre		

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Alan	Massow			
*	*			
Ian	Butt			
Sarah	Sayer			
*	*			

Question 25

First Name	Last Name	Organisation	Question 25. Should the medium and small settlements retain some form of a settlement boundary, albeit more flexibly drawn?	COUNCILS RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council	There could be policies that cater for very small development but current settlement boundaries should be maintained unless there is clear agreement from the parish concerned that adjustments are acceptable	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists in ensuring that settlements still retain their key important characteristics, this relates to smaller settlements in particular
Ali	Aldis			
David	Smye	The Maldon Society	Yes, but extremities need to be revised.	Comment noted
Stewart	Newlands	Fambridge Lake	We need a more flexible approach to development and to let local people find local affordable housing and business premises.	Support noted
Paula	Stanbury			
Sonia	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Gavin	Rowsell		Flexibility and individual assessment is the way forward.	Support noted
Gareth	Davies	N / A	The settlement boundaries are essential to preserve the character of the District and to ensure that development takes place where it is best located.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists in ensuring that settlements still retain their key important characteristics, this relates to smaller settlements in particular
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
Jackie	Gibbs			
Tim	Aves		The council should allow no more significant housing developments until the district has the schools, GP and dental surgeries, roads sewerage and other vital infrastructure to support all the people who have moved or are moving into the hundreds of homes already built in the past five years! No exceptions. It's time to say enough is enough. I have no problem with building houses per se. We desperately need more homes in this country and they have to go somewhere. However, I do not accept that any planning system worthy of the name should allow so much housing to be built without the infrastructure to support it. Developers should be legally obliged to pay much, much more from the vast profits they rake in from these sites and this should be channeled directly into infrastructure to suppo	The LDP Review process has to take into account future growth. The Housing Requirement is established by using the standard methodology as set out by the Government. The Council does not have any evidence that this figure should be reduced, therefore the Council needs to make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months. The LDP has an Infrastructure Delivery Plan which was approved through its examination, infrastructure is agreed with statutory providers such as the NHS and ECC and should be to mitigate the impact of development. Infrastructure is being provided under the terms of S106 legal agreements and will be assessed further as part of the LDP Review work.
Helen	James			
Kathy	Day			
Mike	Hayes		Retaining settlement boundaries is important, but policies must not prohibit development from taking place to sites adjoining these defined boundaries. High-quality development in sustainable locations should be encouraged.	Support noted.
Peter	Wakling			
David	Sismey			
Stuart	Willsher	Persimmon Homes Essex	In most cases, development plans support the principle of development at sites located within a Settlement Boundary as they are generally viewed as being sustainable locations. Stricter policy criteria are often applied for new development outside Settlement Boundaries (and therefore deemed to be in the 'countryside') and there may be a preference for certain types of development over others. However, more flexible settlement boundaries around more sustainable settlements would help to boost investment and development in these settlements, particularly offering suitable opportunities for small and medium sized developers (as the Issues and Options document is keen to encourage suitable opportunities for). In those cases, the onus would fall to applicants to demonstrate that a particular form of development is appropriate, with reference to relevant national and local policies and other material considerations. Within these settlements, it would be appropriate for the LPA to work with Local Parish Councils and residents in redrawing settlement boundaries where appropriate.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists in ensuring that settlements still retain their key important characteristics, this relates to smaller settlements in particular. It would be very difficult to make these assessments with individual parish councils and residents because no-one wants growth near their property, however the LDP does consult at its important stages of plan making.
Sara	Howarth			
Anthony	Fittock		Failure to do so will create a spread that would be potentially unmanageable . If this concept were to be considered to be more flexible should be restricted to safe walking locations ie pavement locations	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular.
Eissa	Leo			
Daniel	McAllister	Robert Mulholland And Company Limited		
Michele	Williams		They are irrational and used as an excuse to refuse development	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular.
Tara	Strydom			

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Jenny	Ball		It should also be remembered that people who live in villages value them for their character or how they feel - its not just about looks or footprint.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular.
Cliff Gill	Baron Winsor	Tesco	We already have settlement boundaries but MDC seem to forget that when passing planning permissions !!!!	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular.
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			
Shaneen	Illanes			
Sarah	Sapsford			
Merryl	Quilter			
Bear	Keen			
Jessica	Cox		Small and medium sized settlements should retain their current settlement boundaries.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular.
Robert	Burton		Yes but not flexible as this is ambiguous and can be abused	It is difficult to just expand the boundaries, because effectively all the land within them could then be considered as potentially suitable for development. It would be more appropriate to remove them and have a windfall policy with criteria for supporting development coming forward.
Yvonne	Wade			
Louise	Bywaters-Smith	Hospitality		
Brooke	Roberts-Morgan			
Patricia	Bunkle			
Stephanie	Ireland			
Marc	Rawinsky	M R Sovereign Services Ltd		
Roger	Tiffin			
Kathryn	Beighton	Publishing	Ribbon development and sprawl should be avoided - let villages choose their boundaries	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Roy	Warren	Sport England		
STUART	SOWTER			
Mark	Raffray		Settlement boundaries make a vital contribution to the continued protection of the countryside, i.e. the preservation of the landscape's ecological value, natural resources, and its intrinsic character and beauty. Such boundaries prevent poorly regulated encroachment of development from the fringes of settlements. Furthermore, these boundaries contribute to maintenance of the character of small to medium size villages, particularly in rural locations. This is an aspect of which is of particular importance to their local communities; many residents having made a deliberate lifestyle choice to remain or relocate to the countryside. Settlement boundaries also help to regulate excessive linear development. Whilst noting the rather brief argumentation set out in 12.3 and 14.1, there is a presumption in Question 25 that settlement boundaries must be more flexibly drawn, i.e. it is a leading question. With due regard for transparency and fairness, this specific point should be tested by further consultation, with fuller argumentation (pros and cons) and an evidence base first being set out.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. In regard to the spread of linear development a local plan can put a "stop line" in so that development does not go beyond that line.
April	Rowley			
e	e	e	I think a settlement's boundaries could be expanded but not removed, and not "flexible". That sounds like they are elastic and can stretch to the next village over decades to come. I think any development should be adjacent to the existing settlement, not leaving a gap for infill.	It is difficult to just expand the boundaries, because effectively all the land within them could then be considered as potentially suitable for development. It would be more appropriate to remove them and have a windfall policy with criteria for supporting development coming forward.
Kevin	Lagan			
Bill	Withers			
Ioanna	Jeffery			

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John	Mitchell		It is important to retain the rural character where possible	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular.
Bethany magnus	Jones Magnusson	Colchester Borough Council Parker Planning Services	Yes, settlement boundaries ought to be retained although they could be more flexibly drawn recognising that, in accord with para. 79 of the NPPF2021, planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards would be every piece of land within them could then be considered suitable for development, it is clear residents would not be content with this.
Nick	Whiteley		For now, though inevitably, this may not always be the case if housing needs require a change in this view.	Comment noted
Peter	Layley			
Rex	Davenport			
Lesley	Mitchelmore	Danbury Parish Council		
Linda	Flowers	Self Employed	All settlements including large villages should have boundaries BUT they need to be amended to reflect the current needs and be more flexible. They are too old and need updating with Local consultation. This could be an easier way of facilitating local plans/quotas and smoothing the eventual planning process. Completely removing them is risky to the village's proper planning and evolution. Just drawing a line around the existing doesn't work. Existing and potential could be proposed at a local level first. Currently too many refusals are based on settlement boundaries so this alone should not prevent approval if there are no other factors.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards would be every piece of land within them could then be considered suitable for development, it is clear residents would not be content with this.
Karen	Neath	Tolleshunt Major Parish Council		
N	DA			
Peter	Holmes			
Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			
Colin	Pryke			
Richard	Courtney	University Of East London	There will inevitably be conurbation but I don't think that is a bad thing!	Comment noted
sue	Rawlinson	Evolve		
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed		
John	Hitcham		A boundary should be fixed, not flexible ... Otherwise it won't be a boundary	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Richard	Kelly	Croudace Homes	This approach would provide more flexibility for long-term development in the District and reduce instances of speculative applications from developers ensuring a sound and robust spatial strategy. In such circumstances, land could be safeguarded subject to a planning application being submitted according with the relevant policies.	Support noted
Lindsey	Squire	North Farnbridge Parish Council	It is difficult to understand the meaning of more flexibly drawn, that contradicts the retainment of settlement boundaries which we support.	It is difficult to just expand the boundaries, because effectively all the land within them could then be considered as potentially suitable for development. It would be more appropriate to remove them and have a windfall policy with criteria for supporting development coming forward.
K	Jeffries			
John	Lakin	?		
Andy	Quelch			

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Samantha	Weeks		Settlement boundaries of villages are so, so important - without giving that consideration they would quickly become sprawling and larger and develop into rural housing estates and destroy the natural beauty of the area.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Carlie	Mayes			
James	Rushon		Yes, definitely the existing settlement boundaries should definitely continue to be applied for Medium and Small Villages. These villages are unique, often ancient and Arcadian settlements whose individual character should not be allowed to be compromised.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Richard	Martin	Scott Properties		
Mike	Spurgeon	Phase 2 Planning and Development		
C/O Agent Mike	Spurgeon	Phase 2 Planning & Development		
Catherine	Champion			
Terence	Hughes	Burnham-on-Crouch constituent	Boundaries should be set in stone to stop the ruination of the idyllic rural village life. So many beautiful villages are now soulless rundown towns.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Amanda	Mickelsen			
John	Tompkins		Absolutely essential to retain character. Once it is gone, it will never be regained. Settlement boundaries for small settlements should be retained and secured as they are absolutely essential to retain the character of individual settlements. Once it is gone, it will never be regained. A windfall policy for all or specific settlements, potentially capping the number of units for each site coming forward and ensuring the protection for key views, green infrastructure gaps and the historic environment in each village would provide a measure of flexibility. It is far more beneficial than a 'free for all' and would provide a level of consistency. Capping is fine providing the site is suitable in the first instance based upon accurate survey information. If the survey information is incorrect, the process is flawed to the detriment of the villages and the environment.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Samuel	Newton	Anglo European School		
Mary-Ann	Munford			
Jo	Harvey			
Jeremy	Potter	Chelmsford City Council		
Terry	Fleming			
Daniel	Goodman	Rochford District council		
Chris	Harvey			
Phillip	Davies		Althorne	No further comment
Jane	Senior			
Susan	Cumming	not applicable		
Amanda	Clack		The Local Plans have been approved in conjunction with the local communities. "The character of many of these settlements is very important to local people".	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Ronald	Edge	Construction Industry		

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Daphne	Scott		It is essential that villages have a defined settlement boundary in order to avoid urban sprawl and to retain the beauty of these villages that are needed to attract visitors to the area.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Gordon	Mussett	Little Braxted Parish Council	Yes, but there should always be (existing or created as part of any new development) a pedestrian link to the existing settlement centre.	Agreed, suitable and safe access to a settlement core is a key consideration.
Kenny	Alexander	Thomas Gainsborough School		
David	Kennedy		without boundaries there is the risk that villages and towns will simple merge into one and other and loose their individuality which is part of the identity of the district	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this. There are no plans to merge settlements in the LDP Review.
Ronnie	Tongue	state school		
Mark	Behrendt	Home Builders Federation	It is essential that those development opportunities on the edges of small and medium sized towns are clearly defined either through the allocation of sites in the local plan or through a more loosely defined settlement boundary that indicates where development would be appropriate. However, we would question whether settlement boundaries are necessary where the Council has policies that clearly set out how development on the edge of such settlements are to be considered. Clear development management policies would allow every planning application to be considered on its merits rather than dictated by the settlement boundary. Such an approach would be more supportive of windfall development and in particular smaller sites that are attractive to small developers and self-builders.	Support noted
Matthew	Cooper		Yes. More flexibility around settlement boundaries is required.	Support noted
Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None	Without settlement boundaries small villages would be the target for opportunistic windfall applications.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
christine	collins			
Stuart	Williams	Ace group		
Reegan	Howles		Yes, settlement boundaries are important. The notion that 'squeezing' an area for development opportunities is somehow worse than developing on beautiful greenfield sites and natural habitats is nonsense.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
David	Webb			
Andrew	Marsh	Historic England	If the Plan is to include settlement boundaries, we would still expect site allocations to be clearly demarcated in the Plan (even if they lie within settlement boundaries) to provide transparency and clarity on the Plan. In determining settlement boundaries, it is important that careful consideration is given to the need to prevent erosion of the countryside, prevent encroachment and coalescence of communities in order to maintain their distinct historic settlement pattern and identity.	There will still be site allocations, the removal of settlement boundaries would be accompanied by a windfall policy setting out how this type of development would be supported.
Brian	Haydon			
Jasbir	Singh			
Janice	Jackson			
Jenny	Clemo	Langford & Ulting Parish Council	Any change in the settlement boundary for Langford would need to take into account the flood risk.	This would be a matter for consideration if settlement boundaries were kept.
Hazel	Notley			

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Jean	Brown		Absolutely otherwise the villages will eventually just join up and become towns that have no proper infrastructure	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this. There are no plans to merge settlement in the LDP Review.
Joanne	McGinity			
Stuart	Dedman	Nil		
Roy A	Clare	Charities	Avoid creeping sprawl at all costs. Take 20 year view, so as to head it off.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Kerry	McKenna			
Penny	McCauley	Tiptree dental		
Jane	Phillips	Solicitors		
David	Rees		This is of paramount importance. Under no circumstance should village communities be swamped by building large numbers of houses as proposed in some of the options under consideration. The character of villages exists in both their built environment but also in their landscape settings. This is particularly apparent in some of the villages. Some of the finest panoramic views in Essex are under threat in one particular option. To build over them would be a grotesque and unforgivable act of environmental vandalism.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Felicity	Gale		Your classifications for village size are ridiculous - my village Althorne for example is now classed as a medium village.	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth.The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Lindsey	Wright			
Darren	Weeks			
Phil	Manning			
Peter	Clack		The Local Plans have been approved in conjunction with the local communities. "The character of many of these settlements is very important to local people". We do not understand why Althorne village is now considered a Medium Village. It has 650 homes and NO facilities (the local shop is now closed!). It should be a small village and no development of the scale proposed by ALT2 (or ALT3) should ever be considered, let alone permitted.	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth.The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Doug	Lockwood	National Grid		
Sally	George			
Vara	Szajkowski			
Bob	Calver			
David	Hill	Dandara Ltd		
Tessa	Lambert	Natural England		
Dawn	Howles			
Steven	Potter		All villages should retain settlement boundaries (not just medium and small ones) which can be expanded to accommodate new development when necessary, and which will therefore ensure that new settlement occurs alongside the existing and is not isolated in the open countryside and remote from services and facilities, rendering it unsustainable. Not all windfall development falls within settlement boundaries. Settlement boundaries are vitally important in protecting villages from spurious and inappropriate development, especially when the district council fails to maintain its five-year land supply.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.

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natasha	Frith		Medium and smaller settlements should retain the same boundaries not increase them.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Vysian	Banyard	TKPC		
Anthony	Bates		It still begs the question what constitutes a Large, medium and small village and as a resident would want to be actively involved in decision making	The LDP has a series of consultations for residents in it.
Russell	Howles	WSP		
Diane	Carter			
Gillian	Hollamby			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	Do not wish to comment on the basis of Tollesbury being a 'larger village'.	Noted
Brian	Townsend		The proposed development site would be cheek by jowl with an existing development in South Woodham Ferrers and would either add Stow Maries to the town or vice versa.	The Council cannot discuss individual sites or settlements.
Robin	Fanshawe			
Malcolm	Finch		The proposal to build outside settlement boundaries needs very careful consideration, particularly in rural village areas, otherwise they will cease to be rural villages and spread to link up into greater built-up areas. For example, the iconic view of Purleigh village with the church on top of the hill, surrounded by trees and fields would be severely damaged if houses were to be built in the adjacent fields. Any housing development on this area would also destroy the views around the village pond at the bottom of the hill, opposite the old buildings which incorporate the village shop (which incidentally does NOT include a Post Office).	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Peter	Taylor	Retired		
Chris	Melbourne		Flexibility is one thing, but changing the criteria for development to suit your housing needs is fraudulent..	The Council has a statutory requirement to review its local plan every 5 years and part of that process is to review the evidence and alter the policies as required.
John	Brown			
Robert	Hollamby			
Chris	Waumsley	Inovo Consulting		
Phil	Jacklin			
Kate	Priest	Purleigh Community Primary School		
Robert	Jones	The University of Reading		
Robert	Stephens	N/A		
Gary	SPICER			
Pete	Butcher		If there are no defined boundaries there there is a real danger of urban creep into greenfield sites. If there is to be development in these areas it should be in defined areas, preferable decided by local neighbourhood plans. As previously stated. I think it is very important villages retain their village identity and are not allowed to accidentally evolve into towns (or much larger conurbations), unless it is the express wishes of the majority of the inhabitants	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
JO	COOMBES			
Helen	Bridge			
Melanie	Allen	Government		
Adam	Medlycott			
Jonney	Aldridge			
Joanne	Maloney			
Mark	Hurley	Selfridges	This gives people who live there a sense of belonging and helps society.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Portia	Roelofs			
Neil	Burke	Bradwell Power Generation Company Limited	Bradwell B do not have any specific comments to make on this question.	Noted

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Lynne	Goodbourn		The boundaries should be drawn and then not changed. I lived on the village boundary with open field views but new development has put me inside the village with my views spoiled by looking directly at new build front doors. Also impacting negatively on my property value. This is not positive progress.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this. Property values are not a matter which can be taken into consideration in planning decisions.
Christopher	Kent		As long as there is the appropriate control.	Support noted
Lisa	Singh	Direct Call Centres Ltd	Please note I disagree that Althorne is a medium sized village. There are only 620 homes in the village and MDC have reclassified the village as medium recently incorrectly as it lack and infrastructure nearby.	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Kevin	Head		This is an interesting question and it is a fact that existing defined settlement boundaries have not allowed for enough flexibility in housing delivery and resulted in a failure to demonstrate a 5YHLS. An alternative approach could be the drafting of a suitable criteria-based policy that sets out a number of requirements to be met, e.g. distance/accessibility to services/facilities, public transport, design and environmental criteria etc.	There will still be site allocations, the removal of settlement boundaries would be accompanied by a windfall policy setting out how this type of development would be supported.
Elizabeth	Sawyer Bayliss			
Michael	Partridge		Perhaps local residents should have more say in this through the parish councils.	The LDP has a series of consultations in it for both parish councils and residents to take part in.
Kenneth	Northfield			
Jerry	Petts			
Frederick	McMahon			
Sophie	Pryor		There is a need for clarity in how sites on the edge of settlements are dealt with and a more flexible settlement boundary could assist with the delivery of smaller schemes in medium and small settlements. Overlapping of policy relating to the edge of settlements should be avoided and larger sites should be defined through allocation policies.	There will still be site allocations, the removal of settlement boundaries would be accompanied by a windfall policy setting out how this type of development would be supported.
Tracey	Merritt	Dengie Hounds and Horses	The inflexibility of hard defined boundaries do not allow for a considered approach of the particular needs of individual settlements and should not be used.	Support noted for removal of boundaries. This would be accompanied by a windfall policy setting out how this type of development would be supported.
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home		
Jo	Crump	Servoca Secure Solutions		
Susan	ARCHER			
Phillipa	Griffiths			
Matthew	Taylor		Yes, it is appropriate that settlement boundaries are retained as a tool to direct development to appropriate locations and to protect the countryside. Consideration should be given to the identification of settlement boundaries for smaller settlements such as Great Braxted.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Anne	Bailey		No increase should be made on medium and small settlements.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Winifred	Sutherland			
Lucien	Taylor		A boundary is what gives small to medium settlements their uniqueness.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.

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Chris	Clark		Villages should stay the same and not be merged with towns. WE have our village boundaries leave them alone	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
David	Baker		Provided that greenbelt land can be protected	The council is not a greenbelt authority.
Jeremy	Richardson		We must protect the countryside from urban sprawl! If there are no settlement boundaries pockets of houses will pop up everywhere and ruin the countryside	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this. Housing will not be supported in the open countryside this is contrary to national planning policy.
Glenna	Wilkins			
Cheryl	Carter	Education		
Susan	Mason			
Melad	Kamiow		An appropriate settlement boundary is vital to maintain the quality of life and identity for residents in these villages.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Danny	Soul		If settlement boundaries were ignored/removed, then any definition of medium and small size settlements would become untenable - a small village could be become medium etc. Settlement boundaries are vital to retain village definition and any flexibility if absolutely necessary should be kept to a minimum.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this. Settlement boundaries have nothing to do with the designation of a settlement in the Settlement Pattern.
Dave	Draper	The Hartford Insurance Group		
Fiona	Barkham	Private Individual	yes smaller settlements should be protected from developments that are of a scale out of proportion to the settlement, their employment needs and their services Site GB1 should therefore not be deemed suitable	Support noted for flexibility. This would be accompanied by a windfall policy setting out how this type of development would be supported. The Council cannot comment on specific sites at the present time.
Isabel	Adcock		Many of the villages of what ever size are mixed and really working. They mustn't be allowed to become dormitories but be more self-sufficient. Encouraging small businesses will encourage a wider variety of residents.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Kevin	Cooper		Keep existing settlement boundaries.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.

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Katherine	Whitehouse		Purleigh is a MEDIUM village, not large. Also disagree with building on green open space, outside the settlement boundary.	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Linda	Soul			
Robert	Wilson			
Sarah-Jayne	Hunt	SJ Aesthetics LTD		
Jonathan	Hunt			
Deborah	de Boltz	Farleigh Hospice		
alan	Johnson	sky broadcasting	don't know what you mean by this, try getting the settlements in the right classifications 1st then come back to it	Comment noted
Tim	Murphy			
Claire	McGrane			
Tracey	Munford	NA		
Victoria	Cutmore	Endurance Estates	Endurance Estates considers that the medium and small settlements should retain some form of settlement boundary, however they should all be reviewed to ensure that sufficient sites are allocated in sustainable locations, particularly those which can deliver in the short-medium term of the plan period.	Support noted for retention of some kind of boundary. This would be accompanied by site allocations and a windfall policy setting out how this type of development would be supported.
Jane	Potter	Purleigh Parish Council	All villages should retain settlement boundaries (not just medium and small ones) which can be expanded to accommodate new development, when necessary, in consultation with residents and Parish Councils. Settlement boundaries are essential in ensuring that new development occurs alongside the existing and is not isolated in the open countryside, remote from services and facilities and therefore unsustainable. Not all windfall development falls within settlement boundaries. Settlement boundaries are vitally important in protecting villages from sprawling and inappropriate development, especially when the District Council fails to maintain its five-year land supply.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Brian	Haydon	Cold Norton Parish Council		
Rowan	Rampersad			
LUKE	MACFARLANE	S A RAVEN		
Anna	Wombwell	Morris Farm		
Lee	Foster		existing settlements should not be spoilt or over developed with new housing to meet LDP	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Ronald	Owen	Not applicable		
Elizabeth	Johns			
Colin	Day		I dispute the grading of Purleigh as a large village. At best it is a medium sized village	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Vanessa	Horner			
Natalie	Bradford			
Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company		
Tony	Vanner			
Josie	Vanner		Purleigh is not a large village, it has one shop which does not have a post office, and the one cafe/restaurant is the local pub which is closed on Monday & Tuesday.	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Tracy	Carroll			
Ian	Roberts	N/A		
Marion	Sunn			
Tony	Ashton	none	Purleigh is classified as a large village - I believe that it a medium sized village!	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.

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mandy	SHORT			
BRIAN	COLLINS			
Kevin	Money	St. Lawrence Parish Council	We believe that the current settlement boundaries should be maintained. These communities simply cannot support additional development given the lack of amenities.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Claire	Udall	1	no need for flexibly drawn boundaries - keep settlement boundaries as they are	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Linda	Raffray			
John	Cooper		I disagree that Purleigh is a large village	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Peter	Lampard		But a strictly drawn boundary otherwise it could lead to sprawl.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council		
Tim	Chilvers			
Ruth	Bull	The Othona Community		
Mark	Jackson	Mark Jackson Planning	The use of settlement boundaries is effectively an 'exceptional circumstances test'. Except for paragraph 80 of the NPPF, which is a policy for preventing development other than in exceptional circumstance, this blanket approach is inconsistent with the Framework, which favours a more balanced approach to decision-making.	Support noted for removal of boundaries.
Elliott	George			
ann	cutting			
Sharon	Cushen			
Ian	Tooley			
Sally	Tokeley			
Kate	Ellis			
Christina	Chan		Yes there should be boundaries and green belt otherwise villages become towns.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this. It is not possible to create greenbelt this is not now supported nationally.
Tim.	Holdsworth			
Graham	Snow			
Kevin	Ashman	Estates and Agency Strategic Land	EASL do not consider this a binary yes / no question. Each settlement has its own set of circumstances. In determining whether settlement boundaries should be amended / retained there needs to first be an assessment as to whether the location has the services and facilities to enable growth. Thereafter, consideration should be given to matters such as visual impact, which will provide a sense of the development envelope until 2038. It should also set out those areas where the settlement boundary should be respected and retained.	The Council will make an assessment of which settlements could or could not have their boundaries removed once the option for growth has been selected.
Sarah	Packard			

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Jake	Nugent	Endurance Estates Ltd	Yes, the retention of settlement boundaries is required in order to protect the character of the District, however sufficient sites should be allocated around and in close proximity to the settlements which are sustainable or could be made more sustainable through additional growth, such as Althorne. We therefore confirm that the Local Plan process is the mechanism by which to re-draw settlement boundaries to include new greenfield site allocations; this means that, once adopted, the settlement boundaries would be robust for the next Plan period.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Martin	Cook			
Clifford	Brown			
Steve	Gallant	Crouch Valley Defence Group		
Lesley	Woodley			
John	Buchanan			
Kirsty	Rowsell			
Tim	Bradford	leadenhall		
Philip	Wakeling		Yes, the village development boundary is the first point of protecting settlements against sprawl	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Jacky	Bannerman	Woodham Walter Parish Council	Settlement boundaries for small settlements should be retained and secured as they are absolutely essential to retain the character of individual settlements. Once it is gone, it will never be regained. A windfall policy for all or specific settlements, potentially capping the number of units for each site coming forward and ensuring the protection for key views, green infrastructure gaps and the historic environment in each village would provide a measure of flexibility. It is far more beneficial than a 'free for all' and would provide a level of consistency. Capping is fine providing the site is suitable in the first instance based upon accurate survey information. If the survey information is incorrect, the process is flawed to the detriment of the villages and the environment.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this. The removal of settlement boundaries would mean the Council having a windfall policy setting out how unplanned development would be supported.
David	Brock			
Mark	Tentori	Mazdev Limited		
Niki	Halls			
Peter	Ingram		Definitely. The last thing that anyone wants is an urban sprawl.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Jane	Pilgrim			
Judith	Radcliffe			
Stewart	Geden		Purleigh IS NOT a large village, that's a ridiculous classification, Purleigh is a medium size village.	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith			
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt		The settlement boundaries from the original policy were more than generous and should be adhered to additional building need should consider a settlement closer to the A12 corridor, closer to transport links, shopping outlets and health services. I perceive this to be a cheaper option in the long run with less broken promises of additional services i.e. shops, sports facilities, GP surgeries, road infrastructure etc	It is not clear what the original policy was.
Simon	Priest			

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Philippa	Marshall		Residents who have chosen village life value the relative isolation this offers. Merging into larger settlements would destroy this lifestyle choice and have a huge detriment on quality of life and mental health	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Lewis	Cook	Form Architecture Ltd.		
EDWARD	GITTINS	Edward Gittins & Associates	In addition to the release of sites via the easing of existing Settlement Boundaries, we consider there is merit in formulating a policy which enables housing to come forward adjoining Settlement Boundaries if associated with the delivery of appropriate community benefits. An example of such a policy (MT04) features in the draft Marks Tey Neighbourhood Plan (in Colchester Borough).	Support noted for what amounts to a windfall policy, this would include land adjacent to existing settlements.
Steve	Williamson		People living in the villages want to retain a sense of identity and don't want a sprawling expansion of the village.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
James	Cowell	E & B R Cowell	Larger villages should take more growth than small and medium villages.	Agreed, unless the Council choose a particular settlement to take strategic growth.
Colin	Hawkes			
Ronald	PIPER			
Alan	Shrimplin	N/A	Yes and this should also be applied to the 2 main towns, Settlements must not be allowed to expand to the point that they join up to form a village, as this then detracts from the intent to keep them small settlements.	The Council has no plans to join settlements up to form larger settlements.
John	McLarty		Smaller settlements such as Great Braxted should have appropriate yet flexible settlement boundaries.	Comment noted
John	McLarty		Medium and small settlements have an important role to play particularly adjoining existing larger employers.	Agreed, these type of settlements provide the housing for some of the employees for the economy of the district and also smaller businesses which help support the economy.
Norman	Branch	N/A		
John	McLarty		Smaller settlements such as Bradwell-on-Sea should have appropriate yet flexible settlement boundaries.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Valerie	Coleby	Berrys		
James	Clarke			
David	Stilwell			
Ann	Thomas			
michael	harris			
Geoffrey	Cox			
John	McLarty		Smaller settlements such as Latchingdon should have appropriate yet flexible settlement boundaries.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Kevin	Bruce		Fill appropriate gaps etc, but not cramped up with existing development	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.

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Barrington	Thomas			
Richard	Edwards		I see no justification why settlement boundaries need to be more flexibly drawn. They serve to ensure that settlements are not expand by stealth and prevent the linear development of settlements	It is difficult to just expand the boundaries, because effectively all the land within them could then be considered as potentially suitable for development. It would be more appropriate to remove them and have a windfall policy with criteria for supporting development coming forward.
Robyn	Woloszczuk			
Lesley	Speller			
William	Shepherd		The existing boundries should be maintained to sustain the character of the villages in the surrounding area	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Nicola	O'Dean	Balqores Motors		
Alexander	Romanq			
Havley	Holgate	ECC		
Eirlys	Parry	N/A	I dispute the grading of Purleigh as a large village, we are a medium sized village , NOT large	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth.The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Victoria	newson	Childrens Nursery		
Michael	Unwin	N/A		
Tony	Barber		I dispute the grading of Purleigh as a large village. It is a medium sized village.	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth.The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Nick	Mason	ECOClassics	Yes there should be boundaries and green belt otherwise villages become towns.	The Council is not a greenbelt authority. Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
David	Banfield		Otherwise there is no point having the once effective greenbelt and planning laws.	The Council is not a greenbelt authority. Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Melanie	Osborne	Motor Trade		
Stuart	Turner	Essex search and rescue	Do not agree with the flexibly drawn comment as this is open to abuse. Need to has befined boundary to prevent urban sprawl and villages merging	Comment noted
Mike	Carpenter	CODE Development Planners Ltd		
ian	wilson	cm36pt	Purleigh is a small village and not a medium it is not acceptable to use agric lands for housing	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth.The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Phillip	Wright	CALA Homes (North Home Counties) Ltd		
		SN Developments		

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		Cooper Property Holdings Ltd	<p>Cooper Property Holdings Ltd is promoting a previously developed site in Bradwell on Sea, and these comments relate to the settlement boundaries at this village. Bradwell on Sea is classified as a medium village has numerous services as set out above. However, while the defined settlement boundary includes land at Bradwell on Sea and Bradwell Waterside, it excludes some existing areas of built development. The site at Downs Hall Yard, owned by Cooper Property Holdings Ltd, is outside the settlement boundary and is assumed to be in the open countryside, despite being located adjacent to dwellings and a care home and containing built form. The site contains redundant buildings and is suitable for reuse for residential development. However, the currently defined settlement boundary prevents the redevelopment of the site because it is considered to be in the open countryside. It is therefore contended that the settlement boundary is redrawn around the site including the adjacent dwellings and care home. This would then allow the site to be within the village boundary and provide a logical site for development.</p> <p>Whilst the settlement boundary could be redrawn, there is merit in deleting settlement boundaries around the small and medium villages. This strategy allows a more flexible approach to development and provides the ability to allocate sites which offer logical development opportunities (like sites which are previously developed and adjacent to built form). However, those development plans without settlement boundaries also clearly explain the circumstances where development would be permitted, and typically define for example infill development, development frontages, and development well related to the built-up areas of a settlement.</p> <p>It is requested that either the settlement boundary is redrawn, a revised windfall policy that permits infill development is incorporated (for sites outside of a settlement boundary subject to certain criteria), or the site is allocated in the emerging MLP for approximately 15 dwellings. An allocation is the preferred option.</p>	The Council cannot respond on site specifics at this stage of LDP Review. Work on site allocations will be undertaken in the coming months with a Preferred Options consultation being carried out at the end of this period. If settlement boundaries are deleted then there would be a windfall policy setting out how development would be supported.
Jane	Coleman	Maldon Town Council		
c/o Agent	c/o Agent			
kelly	tilley			
Catherine	Bicknell	Mid and South Essex Health and Care Partnership		
N	Baselev	IBA Planning Ltd		
Sue	White		<p>I think that a lot of the medium and smaller villages (and larger villages) are over full within their boundaries.</p> <p>I would prefer to see re drawn boundaries, rather than the constant demolition of lovely houses, to allow for 2 or 3 smaller ones (garden grabbing) as it means that a lot of villages are losing any rural character than they might have had, due to the density from garden grabbing.</p>	Agreed. Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular.
Sarah	Yates			
Leonard	Lewis		But not too flexible.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Roy	Martin	Mr Roy Martin	The position regarding 'Hamlets' is confused between the 'Settlement Map' and text within the Questionnaire guidance. In Hamlets (as opposed to villages) there has always been a presumption against development which has greatly hampered some sensible and appropriate growth ever taking place and possible areas for some housing being brought forward. Inflexibility on boundaries in the past has prevented development of appropriate sites.	The housing policy will set out clearly what housing development is supported in broad terms in which tier of the settlement pattern, there may be exceptions but this will also be set out in policy.
R	Minney			
Tim	Grant	Evolution Town Planning		
Simon	Butler-Finbow	Pigeon Investment Management	We have no comments at this stage but may do so in relation to subsequent consultations when more detail is provided. We therefore reserve the right to comment on this issue at later stages of the LDPR process.	Noted
ANNE	OSBORN	Purleigh Community Shop		
Stephen	Hodgkinson		This is an interesting question and it is a fact that existing defined settlement boundaries have not allowed for enough flexibility in housing delivery and resulted in a failure to demonstrate a 5YHLS. An alternative approach could be the drafting of a suitable criteria-based policy that sets out a number of requirements to be met, e.g. distance/accessibility to services/facilities, public transport, design and environment criteria etc.	There will still be site allocations, the removal of settlement boundaries would be accompanied by a windfall policy setting out how this type of development would be supported.
c/o Agent	c/o Agent	Maldon Wick Limited		
ZOE	HOSTY			
S	Swain			
Kevin	Coleman	Phase 2 Planning		
John	Lawrence		Larger villages should take more growth than small and medium villages.	It is very likely that this will be the case unless there are exceptions as identified in the option for growth.
Diane	Wallace			
Jonathan	Aldis	Good life Countryside Services		

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sara	doran		especially smaller settlements so that they can maintain their character and the character of the district and not be subsumed into a larger unrelated settlement	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Grace	Godwin		They should retain a HARD boundary, this should not be 'more flexible'. The more houses that go down, the more these boundaries are being blurred and I DO NOT agree with this. There should not be so many houses built that the towns merge into one giant metropolis which seems to be the way that the district wants to go.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Sue	Hillman			
michael	carr	NHS		
Colin	Horner	Villageretreat		
Simon	Plater	Plater+Claiborne		
Mark	Anderson			
Karen	Wellum			
Emma	Wright		No flexibility.	It is not clear what the consultee means, no flexibility needed or that policy needs to be flexible.
Robert	Scott	Lewis & Scott Retirement Living Ltd	No - rather than create arbitrary distinctions, we suggest that boundaries should be defined according to base growth and need (where justified in demographic/affordability terms).	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Linda	Coom		I think this should be discussed with those that live there. I suspect everyone living in a village would like to keep settlement boundaries and I'd support them in that.	The LDP Review has consultation built into it when residents can make comments on proposals.
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council		
Mary	Hammond			
Rob	Bard			
Ian	Drinkwater			
John	hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council	Bradwell on Sea is a village with rural characteristics. Housing developments of this size (BRS2 and BRS4) would surround the original village, more than trebling the existing population. (BRS3) would extend right up to, and beyond, the Tillingham boundary creating a satellite settlement. The proposed sites in question are farmland, some of which is along- side the Tillingham Brook which floods regularly every year; totally unsuitable for building. This area also borders private nature reserve land. These developments would be inconsistent with the current village envelope, not falling within any previous boundaries.	The Council cannot respond on site specifics at this stage of LDP Review. Work on site allocations will be undertaken in the coming months with a Preferred Options consultation being carried out at the end of this period.
Tim	Dixon			
Nicola	Taylor	Elixirr	Yes we need to protect our boundaries, villages and countryside!	Comment noted
Graham	Johnson	graham v johnson	Tollesbury should not be developed into a town. Already its streets are congested with traffic. Overcrowding gives the village a suburban feel, it loses its character. Facilities have steadily declined in Tollesbury as the village has grown. This is not sustainable.	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Chris	Yates			
Tim	Hann			
Burnham	Town Council	Burnham on Crouch Town Council		
Sally	Everritt	Community360		
Mark	Garrett		Yes, but there should always be (existing or created as part of any new development) a pedestrian link to the existing settlement centre.	Agreed, that any development should be able to safely access the settlement centre.

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Justin	Barkham	Self employed	yes smaller settlements should be protected from developments that are of a scale out of proportion to the settlement, their employment needs and their services Site GB1 should therefore not be deemed suitable	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Paul	Vidler		It is appropriate that settlement boundaries direct development to appropriate locations and to protect the countryside such as Great Braxted.	Settlement boundaries do not really direct development because it would also require policy to set out how development would be supported within those boundaries.
Poppy	Vidler	Crown Consumer Ltd		
Victoria	Long		Particularly for smaller settlements.	Comment noted
Victor	Staines			
Jayne	Moore	Essex County Fire and Rescue Service		
Stephen	Sutton			
Kevin	Bennett			
Nicholas	Matthams			
Christian	van Stolk	RAND Europe	If we lose the identity and character of small settlements in the District, then we will lose a lot across the District. Smaller settlements like Great Braxted should have clear boundaries.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Nicholas	Jepson		Settlement boundaries should remain in place and should be drawn if they are not already in place for Great Braxted and Little Braxted.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Pamela	Lacey			
Chloe	Soul			
carole	kirk			
Sharon	Jackson			
RICHARD	GROUT			
Tim	Madelin			
Charles	Bishop			
Paul	Jewiss	Self Employed		
Joanna	Jeffery	Althorne Parish Clerk		
Deborah	Anderson	NHS		
John	Pilgrim	Self employed		
Gloria	Gold	London Design and Engineering UTC		
Linda	Curry			
Lucy	Waterhouse			
Jon	Mayhew			
James	Goody	James Goody refurbishments		
Paul	Coppin		To protect the countryside consideration should be given to settlement boundaries	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Johanna	Dale			
Tracy	Kinnane			
Steven	Bardwell	S P Bardwell Ltd		
David	Oxford	Lloyds Banking Group		
Stephen Francis	Dewick	Curry Farm		

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Carlos	Rodriguez		Yes, it is appropriate that settlement boundaries are retained as a tool to direct development to appropriate locations and to protect the countryside. Consideration should be given to the identification of settlement boundaries for smaller settlements such as Great Braxted.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
George	Dixon			
Rebecca	Tucker			
Mark	Faraway		The existing settlement boundaries were drawn to ensure villages remain that villages and should remain that way	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
T	Kettleley			
Elizabeth	Weston		Purleigh is designated large village. Wrong! Purleigh is a medium village	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Jacky	Barber		Yes, it is appropriate that settlement boundaries are retained as a tool to direct development to appropriate locations and to protect the countryside. Consideration should be given to the identification of settlement boundaries for smaller settlements such as Great Braxted.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Douglas	Channer	Private	Most definitely . It gives the communities an 'insurance policy ' and helps prevent inappropriate sprawl coming forward in applications that may result in unsightly incursions in to the countryside. I think exceptions policy for sensible small scale proportional schemes of affordable housing may be sensible to retain.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Ursula	Benjafield			
Paul	Mitchell			
Kristian	Tokeley	CTC Construction Ltd		
Lynda	Bugg		Still need to have settlement boundaries, or villages will lose their identify and join together.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this. There are no plans to join settlements together.
Zlyad	Thomas	Churchill Retirement Living / McCarthy Stone		

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James	Campbell	HMPPS	I do not believe settlement boundaries need to be redrawn.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
William	Moss		essential for medium and small villages	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Simon	Mackenzie Smith		yes definitely appropriate to protect the rural countryside and need more of them to protect small villages such as Great Braxted	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Richard	Udall			
Rosalind	Bishop			
Paul	Burgess	None	There will be plenty of local anomalies which inhibit sensible development.	Comment noted
John	Symington			
D	Cooper		Settlement boundaries must be more flexible across the board in Large, Medium and Small Villages. It is important to note that the phrase "settlement boundary" (or derivatives) are not found at all in the NPPF. It is our view that settlement boundaries are a blunt instrument when considering whether development is sustainable or not. Being on the wrong side of such a line does not make a site any less sustainable or spatially problematic, especially where sites or existing built form lie directly adjacent to said boundaries. Utilising walking distances from key services is a more precise, flexible, and inherently sustainable approach. It must be noted that if settlement boundaries are to be used, then it is essential that the boundaries be logical, easily identifiable and follow property boundaries and permanent features as well as encompassing suitable undeveloped sites and updated regularly to reflect new edge of settlement development. In the majority of cases, the settlement boundaries are tightly drawn around existing built form. In many cases, the line bisects land associated with a property inside the line, or omits properties/buildings or land which is 'built up' i.e. car parks at the rear of properties, dwellings set back from the traditional building line or frontage. This stifles the future potential for small scale development on infill sites, those which are surrounded by existing development or would logically round off the settlement. A wider assessment must be made regarding the distance of a site from key services and facilities and its landscape value rather than being dictated by an subjectively and tightly drawn line focussing on a central area. A settlement boundary which truly reflects the built up area of a village on the ground, is highly likely to result in inclusion of small sites suitable for residential development 'straight off the bat' to contribute to housing supply. There is a real opportunity to encompass sites within a settlement which would negate the need for a debate over whether being on the wrong side of a line means that a site is not sustainable. A proactive approach from the LPA at this stage could make available many small sites to stimulate economic growth and allow identified organic settlement growth in a positive and comprehensively assessed manner.	Support for removal noted
C/O Agent	C/O Agent			
Zoe	May	East of England Ambulance Service NHS Trust	Any CIL/S106 legal agreement should support all aspects of health - acute, community, mental health and emergency ambulance services.	Comment noted
Roger	Woodcock			
Michael	Manning			
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates		

Question 25

First Name	Last Name	Organisation	Question 25. Should the medium and small settlements retain some form of a settlement boundary, albeit more flexibly drawn?	COUNCILS RESPONSE
Braxted and Blackwater Conservation Grou	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	Yes, it is appropriate that settlement boundaries are retained as a tool to direct development to appropriate locations and to protect the countryside. Consideration should be given to the identification of settlement boundaries for smaller settlements such as Great Braxted.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park	Yes, it is appropriate that settlement boundaries are retained as a tool to direct development to appropriate locations and to protect the countryside. Consideration should be given to the identification of settlement boundaries for smaller settlements such as Great Braxted.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
raymond	dundas	Householder		
John	Peirson			
Ron	Brown	Corporate		
Roger	HAWES		Also those categorised as large.	If and where settlement boundaries are going to go is yet to be determined
Anne	Hull	Elmwood Equestrian Centre		
Matthew	Bloxham	Matt		
Julia	Morris			
Amanda	MacKenzie			
Jenny	Shepherd			
Jack	Ellum			
Bernard	Steeples			
Anna	mccomb	NHS Property Services Ltd		
Natalie	Kermath	Environment Agency		
Peter	Knights		We must maintain current settlement boundaries to protect against inappropriate development.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
John	Watson		Failure to do so will create a spread that would be potentially unmanageable. If this concept were to be considered to be more flexible should be restricted to safe walking locations ie pavement locations	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Unknown	Unknown	Ministry of Defence		
Josh	Plant	Gladmans	If the Council is minded to employ settlement boundaries for medium and small settlements, then the policy must ensure that sufficient flexibility is provided to ensure that sustainable development adjacent settlements is not arbitrarily restricted from coming forward in accordance with the positive approach to growth required by the Framework. Flexible settlement boundary policies will also allow the Council to positively respond and adapt to situations where additional housing development is needed, for instance if the Council cannot demonstrate a five-year supply of housing. The Council should not seek to cap or limit the number of houses coming forward on a site or settlement. A proactive approach to the delivery of development needs would be for the Council to allocate or direct a minimum number of dwellings to sites and settlements while providing design guides for allocations and settlements which consider constraints and local circumstances.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.

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Duncan	Clark		Yes, it is appropriate that settlement boundaries are retained as a tool to direct development to appropriate locations and to protect the countryside. Consideration should be given to the identification of settlement boundaries for smaller settlements such as Great Braxted.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Patricia	Smith			
Mick	Sargeant		To prevent urban sprawl	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
John	Cockerell	Hatfield Peverell Parish Council		
Catherine	Williams	C/O Savills (Agent)		
Tom	Kelly			
Linda	Gemmill			
Linda	Gemmill			
Mark	Norman	Highways England		
*	*		It is unclear why this question does not include large villages, however, it is assumed that the intention is to retain settlement boundaries for them and the towns. Settlement boundaries provide a degree of certainty to both developers and local communities and are a useful planning tool providing that sufficient sites are identified as allocations to meet the local growth requirements. Exception policies can be included to allow affordable housing development which could also potentially include small-scale windfall sites.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
*	Willmott		Settlement boundaries provide a degree of certainty to both developers and local communities and are a useful planning tool providing that sufficient sites are identified as allocations to meet the local growth requirements.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this.
Thomasin	Foster			
Ivor	Watson			
*	*			
*	*			
*	*		Settlement boundaries provide a degree of certainty to both developers and local communities and are a useful planning tool providing that sufficient sites are identified as allocations to meet the local growth requirements. Exception policies can be included to allow affordable housing development which could also potentially include small-scale windfall sites.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this. The removal of settlement boundaries would include a windfall policy to set how these types of development would be supported.

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*	*		Settlement boundaries provide a degree of certainty to both developers and local communities and are a useful planning tool providing that sufficient sites are identified as allocations to meet the local growth requirements. Exception policies can be included to allow affordable housing development which could also potentially include small-scale windfall sites.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this. The removal of settlement boundaries would include a windfall policy to set how these types of development would be supported.
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*	*		Settlement boundaries provide a degree of certainty to both developers and local communities and are a useful planning tool providing that sufficient sites are identified as allocations to meet the local growth requirements. Exception policies can be included to allow affordable housing development which could also potentially include small-scale windfall sites.	Current settlement boundaries have constrained development and the amount of land available within them finite and is running out. This is leading to a squeeze on settlements and is leading to a loss of green gaps, larger gardens and eventually will erode the very characteristics that residents cherish. Settlements have not grown in this way historically, they have expanded organically and having clear planning policies to support this assists, including access to a settlements core this helps to ensure that settlements still retain their key important characteristics, this relates to smaller settlements in particular. The problem with retaining them and moving them outwards could be that every piece of land within them could then be considered suitable for development, it is clear from the consultation that residents would not be content with this. The removal of settlement boundaries would include a windfall policy to set how these types of development would be supported.
*	*		f individual allocations are not provided, we strongly advocate making settlement boundaries more flexible, so as to enable growth in locations that has been identified to be sustainable, should housing delivery fail. However, by allocating the two parcels of land to the west of North Fambridge, it would prevent such a need for flexibility over the future settlement boundary for North Fambridge itself. Indeed, it would allow for planned comprehensive growth infilling land that wraps around the edges of the existing settlement boundary and preventing the need for a further alteration of the settlement boundary in the future.	Support noted, though the Council cannot make comments on specific settlements.
Alan	Massow			
*	*			
Ian	Butt			
Sarah	Sayer			
*	*			

Question 26

First Name	Last Name	Organisation	Question 26. Should the Council develop a windfall policy for all or specific settlements, potentially capping the number of units for each site coming forward and ensuring the protection for key views, green infrastructure gaps and the historic environment in each village.	COUNCIL RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council		
All	Aldis		No. 1 think smaller villages need to be protected from any development. Option 1 was my preferred choice with no windfall options.	Comments noted
David	Smye	The Maldon Society		
Stewart	Newlands	Fambridge Lake	Some protection should occur but development is also required.	A windfall is a site that is not planned so it would not be an allocated site. A windfall policy would set out the how the Council would support such sites if they come forward and where in terms of the settlement pattern. It could also place some limited caveats on that development to assist in keeping key green infrastructure gaps and views in the smaller villages.
Paula	Stanbury			
Sonia	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Gavin	Rowse		Flexibility and individual assessment is the way forward.	A windfall allows for greater flexibility with regard to development coming forward.
Gareth	Davies	N / A		
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
Jackie	Gibbs			
Tim	Aves		The council should allow no more significant housing developments until the district has the schools, GP and dental surgeries, roads sewerage and other vital infrastructure to support all the people who have moved or are moving into the hundreds of homes already built in the past five years! No exceptions. It's time to say enough is enough. I have no problem with building houses per se. We desperately need more homes in this country and they have to go somewhere. However, I do not accept that any planning system worthy of the name should allow so much housing to be built without the infrastructure to support it. Developers should be legally obliged to pay much, much more from the vast profits they rake in from these sites and this should be channeled directly into infrastructure to suppo	The LDP Review process has to take into account future growth. The Housing Requirement is established by using the standard methodology as set out by the Government. The Council does not have any evidence that this figure should be reduced, therefore the Council needs to make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months. The LDP has an Infrastructure Delivery Plan which was approved through its examination, infrastructure is agreed with statutory providers such as the NHS and ECC and should be to mitigate the impact of development. Infrastructure is being provided under the terms of S106 legal agreements and will be assessed further as part of the LDP Review work.
Helen	James			
Kathy	Day			
Mike	Hayes		Yes, but as mentioned, I consider the largest villages should fall into a new category 'Local Service Centres' to reflect their size and services.	The local plan needs to be as simple as possible and that includes its language by using the terminology large, medium and small villages this keeps it straightforward.
Peter	Wakling			
David	Sismey			
Stuart	Willsher	Persimmon Homes Essex	Such a policy would tie in to our response to the above; potentially capping the number to a percentage of growth for each suitable settlement. Such an approach would be endorsed by paragraph 69 of the NPPF; though paragraph 71 does warn that such a policy needs to be supported by evidence, and availability of sites; therefore such an approach would need to be informed by the Council's SHLAA and other evidence.	For the larger settlements a percentage may work but it is very arbitrary and a % could for the smaller villages actually mean quite a lot of growth. It would be more appropriate for them perhaps to have an amount per site limit. Further work would be required on the settlements prior to any decision being made.
Sara	Howarth			
Anthony	Fittock		From an infrastructure perspective windfall /non strategic creates problems from a planning for perspective. ie using ECC guidance 300 windfall creates the need for 0.2 x 300 secondary places 60 and 0.3 x 300 primary school places 90 which then become secondary. Extra windfall /non straeagic growth has created the problems that currently exist in the east of the district	Windfall development happens with or without infrastructure and smaller dwelling sites have always come forward during the plan period. The approved plan does not however set out how the Council should support these and this is important in terms of consistent decision making.
Eissa	Leo			
Daniel	McAllister	Robert Mulholland And Company Limited		
Michele	Williams		Each application should be judged on merit	All planning applications are judged on their own merits but should be in conformity with local and national planning policy. The approved plan does not set out how the Council should support windfall development even though it has and will come forward and this is important in terms of consistent decision making.
Tara	Strydom			
Jenny	Ball			
Cliff	Baron			
Gill	Winsor	Tesco		
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			
Shaneen	Illanes			
Sarah	Sapsford		I think it should be for the district and agree with the rest stated	Comments noted
Merryl	Quilter			
Bear	Keen			
Jessica	Cox		This is a key priority. Capping unit numbers on more rural sites ensures that settlements do not become unsustainably over-developed.	Support noted
Robert	Burton		Definitely	Support noted
Yvonne	Wade			
Louise	Bywaters-Smith	Hospitality		
Brooke	Roberts-Morgan			
Patricia	Bunkle			
Stephanie	Ireland			
Marc	Rawinsky	M R Sovereign Services Ltd		
Roger	Tiffr			

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Kathryn	Beighton	Publishing		
Roy	Warren	Sport England		
STUART	SOWTER		small/medium villages such as althorne should be capped at the current level. circa 600 houses at the moment by adding another 1750 beggars belief.	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Mark	Raffray			
April	Rowley			
e	e	e		
Kevin	Lagan			
Bill	Withers			
Joanna	Jeffery			
John	Mitchell			
Bethany	Jones	Colchester Borough Council		
magnus	Magnusson	Parker Planning Services	Yes, this would be reflective of national planning policy. Settlement boundaries ought to be retained although they could be more flexibly drawn recognising that, in accord with para. 79 of the NPPF2021, planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.	Support noted
Nick	Whiteley			
Peter	Layley			
Rex	Davenport			
Lesley	Mitchelmore	Danbury Parish Council		
Linda	Flowers	Self Employed	BUT windfall seems to be changing meaning over time. However from correspondence with the Council it seems to be proposing a form of site specific windfall? But this sort of defies the meaning. Do you mean back up sites? Or will they just be numbers? Neither of the proposed sites on the HELAA noted by the Council as 'suitable' in their current numbers or form in Purleigh adhere to the need to preserve the above factors. So in theory it sounds perfectly reasonable to maybe keep them as back up if sufficient sites don't progress elsewhere but in practice they just don't adhere to constraints noted by the Council above. Therefore many windfall sites, if they are listed as such, may fail or obtain approval at drastically reduced capacity at planning due to policy breach. This could be costly to everyone concerned. Publishing specific windfall sites would promote the idea that planning is likely when it may not be? More local involvement required. True windfall individual house applications/small developments often fail due to settlement boundary issues, so boundaries have to be more flexible. Often these dispersed developments harm very little, are deliverable and meet local needs but they are too often refused. See self build comments.	A windfall is a site that is not planned so it would not be an allocated site. A windfall policy would set out the how the Council would support such sites if they come forward and where in terms of the settlement pattern.
Karen	Neath	Tolleshunt Major Parish Council		
N	DA			
Peter	Holmes			
Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			
Colin	Pryke			
Richard	Courtney	University Of East London		
sue	Rawlinson	Evolve		
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed		
John	Hitcham		This should also be incorporated in each appropriate NDP	If it was a policy in the LDP it would not be required in a neighbourhood plan.
Richard	Kelly	Croudate Homes	If specific deliverable sites are allocated, such a policy is not required.	A windfall is a site that is not planned so it would not be an allocated site. These types of site come forward during the plan period because not all sites can be allocated and this is most relevant to much smaller sites. A windfall policy would set out the how the Council would support such sites if they come forward and where in terms of the settlement pattern. It could also place some limited caveats on that development to assist in keeping key green infrastructure gaps and views in the smaller villages.
Lindsey	Squire	North Fambridge Parish Council	Windfall developments are outside the agreed planning policy and cause unforeseen consequences on e.g the provision of services.	A windfall is a site that is not planned so it would not be an allocated site. These types of site come forward during the plan period because not all sites can be allocated and this is most relevant to much smaller sites. A windfall policy would set out the how the Council would support such sites if they come forward and where in terms of the settlement pattern. It could also place some limited caveats on that development to assist in keeping key green infrastructure gaps and views in the smaller villages.
K	Jeffries			
John	Lakin	?		
Andy	Quelch			
Samantha	Weeks			
Carlie	Mays			

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James	Rushton		Yes, but the detail on this is so important - ie in order to ensure that "the protection of key views, green infrastructure gaps and the historic environment" is protected as intended. Capping would be important, ie at levels appropriate to the context and location of the proposed development. The devil is in the detail here. And, as mentioned in response to Q13, the accuracy of the data defining the status of villages in the Medium and Small categories is, at best, questionable and misleading, with the result that the detail of this proposal can only be established once this data has been re-examined.	The Rural Facilities Study is an up to date piece of work and information from this consultation will be fed into it.
Richard	Martin	Scott Properties		
Mike	Spurgeon	Phase 2 Planning and Development		
C/O Agent Mike	Spurgeon	Phase 2 Planning & Development		
Catherine	Champion			
Terence	Hughes	Burnham-on-Crouch constituent		
Amanda	Mickelsen			
John	Tompkins		A windfall policy for all or specific settlements, potentially capping the number of units for each site coming forward and ensuring the protection for key views, green infrastructure gaps and the historic environment in each village would provide a measure of flexibility. It is far more beneficial than a 'free for all' and would provide a level of consistency. Capping is fine providing the site is suitable in the first instance based upon accurate survey information. If the survey information is incorrect, the process is flawed to the detriment of the villages and the environment.	A windfall is a site that is not planned so it would not be an allocated site. These types of site come forward during the plan period because not all sites can be allocated and this is most relevant to much smaller sites. A windfall policy would set out the how the Council would support such sites if they come forward and where in terms of the settlement pattern. It could also place some limited caveats on that development to assist in keeping key green infrastructure gaps and views in the smaller villages.
Samuel	Newton	Anglo European School		
Mary-Ann	Munford			
Jo	Harvey			
Jeremy	Potter	Chelmsford City Council		
Terry	Fleming			
Daniel	Goodman	Rochford District council		
Chris	Harvey			
Philip	Davies		Althorne	N/A
Jane	Senior			
Susan	Cumming	not applicable		
Amanda	Clack		It is imperative that the Council develop a windfall policy for all or specific settlements, capping the number of units for each site coming forward. This is particularly key in Medium and Small Villages as well as Open Countryside. Primary importance has to be ensuring the protection for key views, green infrastructure gaps and the historic environment in each village. Development expansion should therefore be concentrated on Towns and Large Villages.	A windfall is a site that is not planned so it would not be an allocated site. These types of site come forward during the plan period because not all sites can be allocated and this is most relevant to much smaller sites. Housing development in the open countryside unless for exceptional circumstances would not be supported it is already contrary to national planning policy. A windfall policy would set out the how the Council would support such sites if they come forward and where in terms of the settlement pattern. It could also place some limited caveats on that development to assist in keeping key green infrastructure gaps and views in the smaller villages.
Ronald	Edge	Construction Industry		
Daphne	Scott			
Gordon	Mussett	Little Braxted Parish Council	that's the role of Neighbourhood Plans	If it was a policy in the LDP it would not be required in a neighbourhood plan.
Kenny	Alexander	Thomas Gainsborough School		
David	Kennedy		The key views, green infrastructure gaps and the historic environment in each village is part of what makes the district what it is and their loss would be unacceptable turning the district into just another sprawling urban conurbation. In addition smaller developments can create a greater feeling of community.	Agree with the comments.
Ronnie	Tongue	state school		
Mark	Behrendt	Home Builders Federation	The Council should establish clear policies for managing windfall development that will take account of character of that settlement and its environment. However, there is no justification for the Council to set a cap on the amount of development that can come forward in such areas in relational the issues set out in the question.	The council believes that there could be a justification, especially in the smaller settlements to ensure that they are not overwhelmed with development.
Matthew	Cooper		It is very difficult, nay impossible, for a District council to capture what is special about a settlement/village/community and set rules around what is/should be allowed for in advance. Better would be to rely on Parish councils and residents to inform the District council on what is appropriate and least damaging for their specific areas.	The Council has a duty to produce an up to date LDP and consultation assists with this process. Each individual parish can produce a neighbourhood plan if they choose which could have its own design codes in it.
Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None	It would provide too much freedom for speculative builders and developers.	A windfall is a site that is not planned so it would not be an allocated site. These types of site come forward during the plan period because not all sites can be allocated and this is most relevant to much smaller sites. A windfall policy would set out the how the Council would support such sites if they come forward and where in terms of the settlement pattern. It could also place some limited caveats on that development to assist in keeping key green infrastructure gaps and views in the smaller villages.
christine	collins		The definition of wind fall sites is not clear and open to abuse by developers	A windfall is a site that is not planned so it would not be an allocated site. These types of site come forward during the plan period because not all sites can be allocated and this is most relevant to much smaller sites. A windfall policy would set out the how the Council would support such sites if they come forward and where in terms of the settlement pattern. It could also place some limited caveats on that development to assist in keeping key green infrastructure gaps and views in the smaller villages.

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Stuart	Williams	Ace group		
Reegan	Howles		Key views are particularly significant in areas along the river crouch, where the natural landscape is dominated by the gently undulating alluvial plain along the River Crouch. Any large developments in areas such as around Althorne station would not be able to protect these key views.	A windfall is a site that is not planned so it would not be an allocated site. These types of site come forward during the plan period because not all sites can be allocated and this is most relevant to much smaller sites. A windfall policy would set out the how the Council would support such sites if they come forward and where in terms of the settlement pattern. It could also place some limited caveats on that development to assist in keeping key green infrastructure gaps and views in the smaller villages.
David	Webb			
Andrew	Marsh	Historic England		
Brian	Haydon			
Jasbir	Singh			
Janice	Jackson			
Jenny	Clemo	Langford & Ulting Parish Council	Windfall policy for large villages only.	The Council has yet to determine the level of growth across the settlements. A windfall policy would set out the how the Council would support such sites if they come forward and where in terms of the settlement pattern. It could also place some limited caveats on that development to assist in keeping key green infrastructure gaps and views in the smaller villages.
Hazel	Notley			
Jean	Brown			
Joanne	McGinity			
Stuart	Dedman	Nil		
Roy A	Clare	Charities	Once again, Option 5 - if done well - would reduce the need for ad-hoc 'solutions' of the kind that merely bring new challenges of their own.	A windfall is a site that is not planned so it would not be an allocated site. These types of site come forward during the plan period because not all sites can be allocated and this is most relevant to much smaller sites. A windfall policy would set out the how the Council would support such sites if they come forward and where in terms of the settlement pattern. It could also place some limited caveats on that development to assist in keeping key green infrastructure gaps and views in the smaller villages.
Kerry	McKenna			
Penny	McCauley	Tiptree dental		
Jane	Phillips	Solicitors	It is imperative that the Council develop a windfall policy for all or specific settlements, but capping the number of units for each site coming forward.	Support noted
David	Rees		This is undoubtedly a sound policy worthy of support	Support noted
Felicity	Gale		Your call for sites exercise has resulted in 1750 houses being classed as suitable for Althorne. You are destroying a key view/landscapel	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth.The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Lindsey	Wright			
Darren	Weeks			
Phil	Manning			
Peter	Clack		We do not understand why Althorne village is now considered a Medium Village. It has 650 homes and NO facilities (the local shop is now closed!). It should be a small village and no development of the scale proposed by ALT2 (or ALT3) should ever be considered, let alone permitted. It is imperative that the Council develop a windfall policy for all or specific settlements, capping the number of units for each site coming forward. This is particularly key in Medium and Small Villages as well as Open Countryside. Primary importance has to be ensuring the protection for key views, green infrastructure gaps and the historic environment in each village.	Support noted for a windfall policy. At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth.The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Doug	Lockwood	National Grid		
Sally	George			
Vara	Szajkowski			
Bob	Calver			
David	Hill	Dandara Ltd	Establishing a policy framework for windfall development will be important, taking account of the character of a settlement and its environment. However, as has been an issue in the past, it is inappropriate for the Council to set a cap on the amount of development that can come forward in such areas. The plan should seek to meet need through allocations, rather than relying on windfalls as this is not considered deliverable.	A windfall is a site that is not planned so it would not be an allocated site. These types of site come forward during the plan period because not all sites can be allocated and this is most relevant to much smaller sites. A windfall policy would set out the how the Council would support such sites if they come forward and where in terms of the settlement pattern. It could also place some limited caveats on that development to assist in keeping key green infrastructure gaps and views in the smaller villages. A cap on numbers on site may be appropriate in the smaller settlements to ensure that they do not get overwhelmed with development and because they have limited services and facilities.
Tessa	Lambert	Natural England		
Dawn	Howles			
Steven	Potter		Yes, in full consultation with parish councils.	Support noted
natasha	Irith		This will ensure that we retain the identity of our villages.	Support noted
Vyslan	Banyard	TKPC		
Anthony	Bates		Vitally important.	Support noted
Russell	Howles	WSP		
Diane	Carter			
Gillian	Hollamby			

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Luke	Garrett	Obsidian Strategic Asset Management Ltd	Do not wish to comment on the basis of Tollesbury being a 'larger village',	Noted
Brian	Townsend			
Robin	Fanshawe			
Malcolm	Finch			
Peter	Taylor	Retired		
Chris	Melbourne		As well as regard to specific amenity available in the relevant village	Noted
John	Brown			
Robert	Hollamby			
Chris	Waumsley	Inovo Consulting		
Phil	Jacklin			
Kate	Priest	Purleigh Community Primary School		
Robert	Jones	The University of Reading		
Robert	Stephens	N/A		
Gary	SPICER			
Pete	Butcher		If there is a loosening of planning permission I think there has to be controls in place to avoid uncontrolled development into scenic area's countryside or coastal. By capping numbers it might provide a more equal distribution of windfall sites... assuming that capping is pro rata to the size of the existing development.	Support noted, housing development in the open countryside would not be supported except in exceptional circumstances.
JO	COOMBES			
Helen	Bridge			
Melanie	Allen	Government		
Adam	Medlycott			
Jonney	Aldridge			
Joanne	Maloney			
Mark	Hurley	Selfridges		
Portia	Roelofs			
Neil	Burke	Bradwell Power Generation Company Limited	Bradwell B do not have any specific comments to make on this question.	Noted
Lynne	Goodbourn		Absolutely	Support noted
Christopher	Kent		We must protect the Environment.	There will be policies in the LDP review to do this and national planning policy also supports and protects the environment.
Lisa	Singh	Direct Call Centres Ltd	Most definitely the Council should be protecting green spaces, especially in areas of historic and beauty such as around the river crouch. These sites should not even be given consideration.	It is not clear which sites should not be given consideration as the Council has yet to propose any site allocations at this stage of plan making.
Kevin	Head		Capping new housing at specific settlements could block new housing being built in logical and sustainable locations where new housing is needed. There needs to be a continuous supply of new homes across the district to ensure enough housing is being delivered in order to reduce affordability pressures. Each case should be considered on its individual merits.	Site allocations will still take place but a windfall is a site that is not planned so it would not be an allocated site. These types of site come forward during the plan period because not all sites can be allocated and this is most relevant to much smaller sites. A windfall policy would set out the how the Council would support such sites if they come forward and where in terms of the settlement pattern. It could also place some limited caveats on that development to assist in keeping key green infrastructure gaps and views in the smaller villages.
Elizabeth	Sawyer Bayliss			
Michael	Partridge			
Kenneth	Northfield			
Jerry	Petts			
Frederick	McMahon		Sustainability for food and energy: vertical farms	Comment noted
Sophie	Pryor		There is a need for clarity in how this would relate to the Council's proposals on higher density development. Policies which address key views, green infrastructure gaps and the historic environment across all villages would be more effective than a cap on the headline numbers as these would address the necessary level of detail required to provide protection.	Site allocations will still take place but a windfall is a site that is not planned so it would not be an allocated site. These types of site come forward during the plan period because not all sites can be allocated and this is most relevant to much smaller sites. A windfall policy would set out the how the Council would support such sites if they come forward and where in terms of the settlement pattern. It could also place some limited caveats on that development to assist in keeping key green infrastructure gaps and views in the smaller villages.
Tracey	Merritt	Dengie Hounds and Horses	Again a flexible approach based on the settlement and what is appropriate should be adopted. This will maximise the control of meeting 5 year supply.	Support noted
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home		
Jo	Crump	Servoca Secure Soutions		
Susan	ARCHER			
Phillipa	Griffiths			
Matthew	Taylor		Any windfall policy would very much need to protect key views, green infrastructure gaps, landscape and heritage, ecology and bio-diversity each village; windfall sites should not be relied upon to deliver housing numbers and should only ever be allowed to come forward in sustainable locations that are not dependent upon car transport, and have high PTAL ratings with access to services and amenities.	A windfall policy would not be relied upon to deliver the housing requirement. These types of site come forward during the plan period because not all sites can be allocated and this is most relevant to much smaller sites. A windfall policy would set out the how the Council would support such sites if they come forward and where in terms of the settlement pattern. It could also place some limited caveats on that development to assist in keeping key green infrastructure gaps and views in the smaller villages.

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Anne	Bailey		On large villages only where schools and Surgeries, be it Dental or Medical, only	A windfall policy would not be relied upon to deliver the housing requirement. These types of site come forward during the plan period because not all sites can be allocated and this is most relevant to much smaller sites. A windfall policy would set out the how the Council would support such sites if they come forward and where in terms of the settlement pattern. It could also place some limited caveats on that development to assist in keeping key green infrastructure gaps and views in the smaller villages. Windfall sites cannot be factored into infrastructure requirements because they are not planned and the Council cannot predict where they will go.
Winifred	Sutherland			
Lucien	Taylor		This should apply particularly to sensitive areas e.g. coast of Dengie Peninsula and Crouch Valley.	Comment noted
Chris	clark		Any building on green area is wrong. Leave the villages alone Purleigh is not a large village who ever got that wrong a pen pusher I suppose.	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
David	Baker			
Jeremy	Richardson			
Glenna	Wilkins			
Cheryl	Carter	Education		
Susan	Mason			
Melad	Kamlow			
Danny	Soul			
Dave	Draper	The Hartford Insurance Group		
Fiona	Barkham	Private Individual	The plan should continue to direct new developments to sustainable locations with appropriate service provisions in place. Great Braxted has limited or no service provisions and therefore not suitable for large scale developments	Whilst a settlement may not be considered suitable now, policies and land allocations can assist in the provision of services and facilities. The LDP Review process has to take into account future growth, the Council has a statutory duty to ensure that the future housing and economic needs of the district are planned for and it will make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months.
Isabel	Adcock		Villages need to live and breathe to survive as communities. Too much too soon or not enough can damage this	Comment noted
Kevin	Cooper			
Katherine	Whitehouse			
Linda	Soul			
Robert	Wilson			
Sarah-Jayne	Hunt	SJ Aesthetics LTD		
Jonathan	Hunt			
Deborah	de Boltz	Farleigh Hospice		
alan	Johnson	sky broadcasting	do not build new housing near historical villages	It is unlikely that large allocations will be made in the historic core of settlements, most development goes adjacent to the existing townscape which in the majority of cases is not historic and therefore the impact is minimised.
Tim	Murphy			
Claire	McGrane			
Tracey	Munford	NA		
Victoria	Cutmore	Endurance Estates	Windfalls are by definition unpredictable and should not be relied on to provide a significant proportion of housing requirement. Instead sufficient sites should be allocated in sustainable locations negating the need for a windfall policy. The drafting of suitable criterion-based policies and their rigorous application once adopted should achieve the objectives this question refers to.	A significant proportion of the growth will be on allocated sites with policy to direct windfall.
Jane	Potter	Purleigh Parish Council	A windfall policy should be developed for all settlements, in full consultation with parish councils. Purleigh Parish Council considers that the protection of key views, green infrastructure gaps and the historic environment of each village in the district is hugely important, as the character and local distinctiveness of each parish is very important to their residents, contributes to the sense of place, enhances the rural economy and supports public health and mental well-being initiatives.	The LDP review has consultation factored into its timetable when residents and the parish council will be able to comment on proposals.
Brian	Haydon	Cold Norton Parish Council		
Rowan	Rampersad			
LUKE	MACFARLANE	S A RAVEN	density should be appropriate to local character and provide houses with enough indoor and outdoor space not crammed together.	This consultee response does not relate to the question, checked and the consultee has made the same comments under the appropriate question, which will be responded to
Anna	Wombwell	Morris Farm		
Lee	Foster		Most defiantly, with the cap being respectful of the existing settlement size as a percentage of existing population of the settlement	Support noted.
Ronald	Owen	Not applicable		
Elizabeth	Johns			
Colin	Day			
Vanessa	Horner			
Natalie	Bradford			
Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company		
Tony	Vanner			

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Josie	Vanner		Purleigh has no infrastructure in place, roads are mainly country lanes with no paving, there is only one shop which is closed from 5:30 week days and closed in afternoon at weekends, it was brought back to life by shareholders and is run by 2 part time staff and volunteers	At the present time the Council cannot comment on whether individual settlements can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Tracy	Carroll			
Ian	Roberts	N/A		
Marion	Gunn			
Tony	Ashton	none		
mandy	SHORT			
BRIAN	COLLINS		History proves this is in the long term is unsustainable. Short term most certainly.	It is not clear what the consultee means so no further response can be made.
Kevin	Money	St. Lawrence Parish Council		
Claire	Udall	1		
Linda	Raffray			
John	Cooper		I do not support any new building on greenfield sites or open green space	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Peter	Lampard		Definitely.	Support noted
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council		
Tim	Chilvers			
Ruth	Bull	The Othona Community		
Mark	Jackson	Mark Jackson Planning	Each application should be judged on its own merits. This would be too restrictive. There are other methods to ensure protection and enhancement of key views, green infrastructure gaps and the historic environment in each village	Planning applications are judged on their own merits but they require planning policy to ensure that they conform to national and local policy direction. The only method of protection for key features is through planning policy.
Elliott	George			
ann	cutting			
Sharon	Cushen			
Ian	Tooley			
Sally	Tokeley			
Kate	Ellis		There should be a limit on the number of houses built in villages. They should not be an effect on the landscape and environmental considerations need to be taken into account.	The LDP Review process has to take into account future growth. The Housing Requirement is established by using the standard methodology as set out by the Government. The Council does not have any evidence that this figure should be reduced, therefore the Council needs to make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months. Whilst the Council could consider capping the number of houses per settlement this could only be for the smaller ones where it would be inappropriate to have alot of development.
Christina	Chan		Yes, there should be consideration of capping the number of additional units in proportion to the population within the village so that village community life is preserved.	The LDP Review process has to take into account future growth. The Housing Requirement is established by using the standard methodology as set out by the Government. The Council does not have any evidence that this figure should be reduced, therefore the Council needs to make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months. Whilst the Council could consider capping the number of houses per settlement this could only be for the smaller ones where it would be inappropriate to have alot of development.
Tim.	Holdsworth			
Graham	Snow			
Kevin	Ashman	Estates and Agency Strategic Land	It is important that the Plan continues to direct development to sustainable locations and avoid a "free for all" particularly where focused growth would deliver community benefits that will reduce car dependency and enable a reduction in carbon.	A significant proportion of the growth will be on allocated sites with policy to direct windfall. The direction would be to avoid a free for all but still allow for windfall to come forward to support supply.
Sarah	Packard			
Jake	Nugent	Endurance Estates Ltd	No. Sufficient sites should be allocated around these settlements with the key being on those which are or could be made sustainable through additional growth. This would negate the heavy reliance on a windfall policy. Policies that place a cap on the number of dwellings coming forward within villages have been shown to be unsound at Examination because they deliberately suppress the level of housing that could be delivered, so we recommend that MDC does not take this approach.	Objection noted. A significant proportion of the growth will be on allocated sites with policy to direct windfall. The direction would be to avoid a free for all but still allow for windfall to come forward to support supply in the small villages this could be capped.
Martin	Cook			
Clifford	Brown			
Steve	Gallant	Crouch Valley Defence Group		
Lesley	Woodley			
John	Buchanan		The council should also consider impacts on Local Wildlife Sites. Note that even inf the LWS are not built on, if new housing is right up againts them there will be inevitably more disturbance from children playing, dogwalkers, and from nighttime hunting by domestic cats. Some LWS sites could absorb this, others can't.	The consideration of local wildlife sites is a matter which is looked at in the allocation of development sites.
Kirsty	Rowsell			
Tim	Bradford	leadenhall		
Philip	Wakeling		Vital to protect character, green spaces, and the environment. This is what the planning process should do anyway.	Agree with the comments.

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Jacky	Bannerman	Woodham Walter Parish Council	A windfall policy for all or specific settlements, potentially capping the number of units for each site coming forward and ensuring the protection for key views, green infrastructure gaps and the historic environment in each village would provide a measure of flexibility. It is far more beneficial than a 'free for all' and would provide a level of consistency. Capping is fine providing the site is suitable in the first instance based upon accurate survey information. If the survey information is incorrect, the process is flawed to the detriment of the villages and the environment.	Comment noted
David	Brock			
Mark	Tentori	Mazdev Limited	Such an approach would be unsound and not in accordance with National Policy. It should not be taken any further forward.	The approach would not be unsound providing the housing requirement was provided on allocated sites and existing commitments. A windfall policy would allow for flexibility and choice in the housing market and would assist in maintaining the supply of housing.
Niki	Halls			
Peter	Ingram			
Jane	Pilgrim			
Judith	Radcliffe		topography needs to be included specifically so that development impact is minimised	Topography would be assessed in the determination of a planning application.
Stewart	Geden			
Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith			
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt		The settlement boundaries from the original policy were more than generous and should be adhered to additional building need should consider a settlement closer to the A12 corridor, closer to transport links, shopping outlets and health services. I perceive this to be a cheaper option in the long run with less broken promises of additional services i.e. shops, sports facilities, GP surgery, road infrastructure etc	The settlement boundaries were tightly drawn and have not provided sufficient opportunity for windfall development to help maintain a supply of housing any redrawing of them would have to be more flexibly considered.
Simon	Priest			
Philippa	Marshall			
Lewis	Cook	Form Architecture Ltd.		
EDWARD	GITTINS	Edward Gittins & Associates	Windfall sites are difficult to identify in advance and should be supported or rejected based on environmental and social considerations together with other Development Plan policies.	With a windfall policy it will help decision makers when these types of sites come forward.
Steve	Williamson			
James	Cowell	E & B R Cowell		
Colin	Hawkes			
Ronald	PIPER			
Alan	Shrimplin	N/A	Yes and windfall should only be used after the allocated developments have started or been completed, this helps stop developers from speculating and not developing allocated sites in a timely way.	There would not be a way of complying through policy with a requirement of waiting until allocated development sites have either started or completed
John	McLarty			
John	McLarty			
Norman	Branch	N/A		
John	McLarty			
Valerie	Coleby	Berrys		
James	Clarke			
David	Stilwell			
Ann	Thomas			
michael	harris			
Geoffrey	Cox			
John	McLarty			
Kevin	Bruce			
Barrington	Thomas			
Richard	Edwards		Seems a very necessary policy to ensure sympathetic development of an area	Support noted
Robyn	Woloszczuk			
Lesley	Speller			
William	Shepherd			
Nicola	O'Dean	Balgores Motors		
Alexander	Romang			
Hayley	Holgate	ECC		
Eirlys	Parry	N/A		
victoria	newson	Childrens Nursery		
Michael	Unwin	N/A		
Tony	Barber			
Nick	Mason	ECOClassics	Yes, there should be consideration of capping the number of additional units in proportion to the population within the village so that village community life is preserved.	The amount of services and facilities does not always relate to the population of a village so it is more appropriate to apply policy to tiers of the settlement pattern where broadly settlements are alike.
David	Banfield		If we do not protect our area with proper planning laws we will end up like South Essex which is rather spoilt, lacks much local history in its buildings and is basically one conurbation running from Shoebury to Basildon and in time will probably link to the East end of London via the gaps between the A13 and A127 being filled in. A lot of it is like London, original developments copying style of building and even road names such as Hamlet court road. Such towns are probably the more suitable places for High density housing/flats which suit the varying demographic and town lifestyles.	Comment noted
Melanie	Osborne	Motor Trade		
Stuart	Turner	Essex search and rescue		
Mike	Carpenter	CODE Development Planners Ltd		

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Ian	Wilson	cm36pt		
Phillip	Wright	CALA Homes (North Home Counties) Ltd		
		SN Developments		
		Cooper Property Holdings Ltd		
Jane	Coleman	Maldon Town Council		
c/o Agent	c/o Agent			
Kelly	Tilley			
Catherine	Bicknell	Mid and South Essex Health and Care Partnership		
N	Baseley	IBA Planning Ltd		
Sue	White		This is all well and good in principle, but all of the villages will have an effect on views, countryside and infrastructure. It is difficult enough to get rural housing and I think that this will just be a way for the authority and other locals to oppose housing, which our local areas desperately need.	Having a windfall policy should assist in the supply of housing particularly for smaller developments in or adjacent to the rural villages.
Sarah	Yates			
Leonard	Lewis		This particularly applies to all unique sites on the Dengle such as The Crouch Valley.	Comment noted
Roy	Martin	Mr Roy Martin	For new sites yes, but some existing sites may in future become available within settlements and be capable of supporting further numbers and these could be excluded from any previous cap, but always subject to protecting views, green gaps and historic sites.	The policy would apply to both new sites and existing sites if they became available.
R	Minney			
Tim	Grant	Evolution Town Planning		
Simon	Butler-Finbow	Pigeon Investment Management	See our response to Question 25.	Noted
ANNE	OSBORN	Purleigh Community Shop		
Stephen	Hodgkinson		Capping new housing at specific settlements could block new housing being built in logical and sustainable locations where new housing is needed. There needs to be a continuous supply of new homes across the district to ensure enough housing is being delivered in order to reduce affordability pressures. Each case should be considered on its individual merits.	Each case is considered on its individual merits and should be determined in accordance with the development plan. The housing requirement would be delivered through allocated sites, windfall would be to ensure flexibility in delivery.
c/o Agent	c/o Agent	Maldon Wick Limited		
ZOE	HOSTY			
S	Swain			
Kevin	Coleman	Phase 2 Planning		
John	Lawrence			
Diane	Wallace			
Jonathan	Aldis	Good life Countryside Services		
sara	doran			
Grace	Godwin			
Sue	Hillman			
michael	carr	NHS		
Colin	Horner	Villageretreat		
Simon	Plater	Plater+Claiborne		
Mark	Anderson			
Karen	Wellum			
Emma	Wright			
Robert	Scott	Lewis & Scott Retirement Living Ltd	No - if areas or landscapes/views warrant protection, they should be expressly protected in the LP.	There will be policies in the LDP review to do this and national planning policy also supports and protects the environment.
Linda	Coom		We all want the local historical character of towns and villages to be protected - this is why we all live here.	The historical core of settlements is unlikely to be affected by development as most new development is allocated adjacent to the settlement where in most cases there is newer less architectural important development.
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council		
Mary	Hammond			
Rob	Bard			
Ian	Drinkwater			
John	hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council	The current Maldon District Local Development Plan places a strong emphasis on protecting the intrinsic character and beauty of the countryside This village is in an area predominantly of Sites of Special Scientific Interest and Marine Protection. There needs to be recognition that residents of rural villages do not want to become part of suburbia as a means to meet housing targets. The majority of new residents are those who wish to retire to a quieter environment or with young families who wish to get away from suburban life. Most choose the village for its rural character and their own well-being.	The LDP Review process has to take into account future growth, the Council has a statutory duty to ensure that the future housing and economic needs of the district are planned for and it will make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months.
Tim	Dixon			
Nicola	Taylor	Elixirr		
Graham	Johnson	graham v Johnson	The area bordering the north side of the Blackwater deserves to be protected. Any development here risks ruining its rural nature and the very reason people live and visit here.	The Council would not consider making site allocations in nationally protected areas.
Chris	Yates			
Tim	Hann			
Burnham	Town Council	Burnham on Crouch Town Council		
Sally	Everitt	Community360		
Mark	Garrett		that's the role of Neighbourhood Plans	Not all parishes have a neighbourhood plan so the Council has to consider a policy to cover the whole District.

Question 26

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Justin	Barkham	Self employed	The plan should continue to direct new developments to sustainable locations with appropriate service provisions in place. Great Braxted has limited or no service provisions and therefore not suitable for large scale developments	Whilst a settlement may not be considered suitable now, policies and land allocations can assist in the provision of services and facilities. The LDP Review process has to take into account future growth, the Council has a statutory duty to ensure that the future housing and economic needs of the district are planned for and it will make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months.
Paul	Vidler			
Poppy	Vidler	Crown Consumer Ltd		
Victoria	Long			
Victor	Staines			
Jayne	Moore	Essex County Fire and Rescue Service		
Stephen	Sutton			
Kevin	Bennett			
Nicholas	Matthams			
Christian	van Stolk	RAND Europe		
Nicholas	Jepson			
Pamela	Lacey			
Chloe	Soul			
carole	kirk			
Sharon	Jackson			
RICHARD	GROUT			
Tim	Madelin			
Charles	Bishop			
Paul	Jewiss	Self Employed		
Joanna	Jeffery	Aithorne Parish Clerk	It would provide too much freedom for speculative builders and developers.	A windfall policy would not be relied upon to deliver the housing requirement. These types of site come forward during the plan period because not all sites can be allocated and this is most relevant to much smaller sites.
Deborah	Anderson	NHS		
John	Pilgrim	Self employed		
Gloria	Gold	London Design and Engineering UTC		
Linda	Curry			
Lucy	Waterhouse			
Jon	Mayhew			
James	Goody	James Goody refurbishments		
Paul	Coppin		Great Braxted has a grade 2 listed park and gardens which must be protected from over development of surrounding land. The village has limited services and over development will ruin its rural setting	Whilst a settlement may not be considered suitable now, policies and land allocations can assist in the provision of services and facilities. The LDP Review process has to take into account future growth, the Council has a statutory duty to ensure that the future housing and economic needs of the district are planned for and it will make a choice on where that growth is going to go and will be undertaking the necessary work to make that decision in the coming months.
Johanna	Dale			
Tracy	Kinnane			
Steven	Bardwell	S P Bardwell Ltd		
David	Oxford	Lloyds Banking Group		
Stephen Francis	Dewick	Curry Farm		
Carlos	Rodriquez			
George	Dixon			
Rebecca	Tucker			
Mark	Faraway			
T	Kettelev			
Elizabeth	Weston		Should not build on green open space outside the existing settlement boundary	The district does not have a history of industrial land use so there is limited brownfield land opportunities or opportunities to build within settlement boundaries. Therefore it is inevitable that greenfield sites will be required to accommodate future growth. When carrying out site allocations, brownfield land should be prioritised in the settlements chosen for growth.
Jacky	Barber			
Douglas	Channer	Private	I say don't know because surely the Policies of the Local Plan will dictate if a windfall site should achieve planning permission . There are many factors which the may call on specific policies in the determination process and the old message is everything on its own merits inline with policy and material planning considerations.	The plan should be read as a whole but it does need to set out in what circumstances a windfall development would be supported.
Ursula	Benjafield			
Paul	Mitchell			
Kristian	Tokelev	CTC Construction Ltd		
Lynda	Bugg		Definitely, we should protect all the features listed in the question, but not sure that a windfall policy would achieve this.	The plan should be read as a whole but it does need to set out in what circumstances a windfall development would be supported.
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		
James	Campbell	HMPPS		
William	Moss			
Simon	Mackenzie Smith			
Richard	Udall			
Rosalind	Bishop			

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Paul	Burgess	None	Windfall sites are more reflective of local needs than preordained concentrations in so called garden settlements. The definition of Large Medium and Small villages is arbitrary and needs revising.	Comment noted though the question does not relate to the Settlement Pattern
John D	Symington Cooper		There should be a windfall policy across the board which allows for the sustainable credentials of individual sites to be assessed. Capping the number of units should be based on a site specific assessment. If settlement boundaries are to be used it should be clear in policy that windfall sites can apply OUTSIDE settlement boundary. Blanket restriction on development unless inside settlement boundary is no longer appropriate given it has demonstrably contributed to lack of housing land supply within the district.	It would not be possible to cap the number of units on each individual windfall site there would be the need for a broad policy.
C/O Agent	C/O Agent		Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and more importantly, are often built out relatively quickly. Our client would support the development of a windfall policy for specific settlements such as Tollesbury however there are concerns surrounding capping the potential number of units on allocated sites this could in essence restrict some sites coming forward and undermine the supply of new homes in the district. In terms of the Council's consultation options it is the case that the emerging strategy would most appropriately be supported through the allocation of suitable and deliverable sites within the district's most sustainable villages, including at Tollesbury and specifically our client's land at TOL4 identified in the Council's SHELAA. Specific support for allocations through the strategic policies of the plan, in order to ensure that the level of allocations is sufficient to ensure delivery of the area's priorities is consistent with national policy (including paragraph 23 of the NPPF2021) and anticipated purposes of the land availability assessment process (ID: 3-026-20190722). This also provides certainty for decision-taking. Reliance on a large windfall allowance on unallocated greenfield sites is not consistent with national policy in paragraph 71 of the NPPF2021, which states that regard must be had to the SHLAA and expected future trends. A reliance on large scale windfall that would necessitate decisions contrary to adopted policy and limitations upon greenfield development does not provide a robust basis to inform assumptions on future supply. Tangible benefits arising from the allocation of specific sites include certainty regarding the delivery of affordable housing and local infrastructure priorities. The Council's evidence base illustrates that sufficient allocations are essential to deliver the plan's objectives and demonstrates the need for an increased distribution of growth to the most sustainable larger villages in order to ensure an effective and appropriate strategy. There is no justification for the Council to set a cap on the amount of development that can come forward in such areas related to the issues set out in the question. Sites should be assessed on a site-by-site basis and constraints will vary across sites and these constraints will ultimately determine the number of units coming forward, which may not compare exactly with the assumptions used to inform any windfall allowance for unallocated sites.	Support noted. The housing requirement will still be allocated and a windfall policy will set out how the Council should look to determine this type of development. At the present time the Council cannot comment on whether individual settlements or sites can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work. The Council can if justified set a cap on the amount of development coming forward on windfall sites depending on where.
Zoe	May	East of England Ambulance Service NHS Trust	Any CIL/S106 legal agreement should support all aspects of health - acute, community, mental health and emergency ambulance services.	The Council can only ask for S106/CIL where the statutory provider has provided evidence of a need.
Roger	Woodcock			
Michael	Manning			
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates		
Braxted and Blackwater Conservation Grou	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	The lack of five year supply is considered less an issue related to the use of settlement boundaries as a policy tool, but to the strategy in the adopted plan which focused development in garden suburbs which have taken some time to come forwards. The new Local Plan will help to reset the clock for five year land supply calculations. It is important that the Plan continues to direct development to sustainable locations and avoid a "free for all." Great Braxted has very limited service provision and social/ community infrastructure. Policies on development also need to take account of Braxted Park, which is a Grade II* listed park and garden and its setting.	Comment noted. At the present time the Council cannot comment on whether individual settlements or sites can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park		
raymond	dundas	Householder		
John	Peirson			
Ron	Brown	Corporate		
Roger	HAWES			
Anne	Hull	Elmwood Equestrian Centre		
Matthew	Bloxham	Matt		
Julia	Morris			
Amanda	MacKenzie			
Jenny	Shepherd			
Jack	Ellum			
Bernard	Steeple			
Anna	mccomb	NHS Property Services Ltd		
Natalie	Kermath	Environment Agency		
Peter	Knights			
John	Watson		From an infrastructure perspective windfall creates difficulties with respect to where it might be required ie using ECC guidance 300 windfall creates the need for 0.2 x 300 secondary places 60 and 0.3 x 300 primary school places 90 which then become secondary. Hence if they were to occur in a particular area unplanned capacity would be required. Extra windfall growth has potentially added to the problems that currently exist in the east of the district	Windfall development is unplanned but CIL can ensure that they contribute to infrastructure, major development and some minor would still have to contribute through S106.
Unknown	Unknown	Ministry of Defence		

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Josh	Plant	Gladmans		
Duncan	Clark		The plan should continue to direct development to sustainable locations and avoid unfettered development. Great Braxted has very limited service provision and social/ community infrastructure. Policies on development also need to take account of Braxted Park, which is a Grade II* listed park and garden and its setting.	Comment noted. At the present time the Council cannot comment on whether individual settlements or sites can or cannot accommodate future growth. The LDP Review process has to plan for future growth and it will have to be accommodated within the District. The Council needs to make a choice on where that growth is going to go and this was one of the reasons for the Issues and Options Consultation. In the coming months work will be undertaken to make the necessary decision using the evidence prepared as part of the LDP Review work.
Patricia	Smith			
Mick	Sargeant			
John	Cockerell	Hatfield Peverell Parish Council		
Catherine	Williams	C/O Savills (Agent)		
Tom	Kelly			
Linda	Gemmill			
Linda	Gemmill			
Mark	Norman	Highways England		
*	*			
*	Willmott			
Thomasin	Foster			
Ivor	Watson			
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*	*			
Alan	Massow			
*	*			
Ian	Butt			
Sarah	Sayer			
*	*			