

**Question 31**

First Name	Last Name	Organisation	Question 31. Should the Council seek a proportion of self-build/custom build plots on larger housing sites.	COUNCILS RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council		
Kevin	Ashman	Estates and Agency Strategic Land	As confirmed in the evidence base, there a strong indication of demand in Maldon for custom and self-housing. As set out in the Issues and Options consultation document there are 430 people currently registered on the Buildstore Register for people wanting to build a home in Maldon. EASL support policies that support the provision of custom-build delivery in the District. EASL consider that a policy-requirement to a provision of custom / self-build housing on all major housing schemes is too simplistic an approach. The characteristics of a custom / self-build scheme is often very different from that delivered by a national housebuilder on a larger scheme.	Comments Noted, though the consultee has not set out how they believe the Council should effectively deliver self-build/custom build housing.
David	Smye	The Maldon Society		
Jacky	Bannerman	Woodham Walter Parish Council	One of the largest design issues of housing estates is the monotony of the house types and the extent of repetition. The ability to have variance in design, scale and materials will all add to characterisation and greater reflect the site location and environs and above all provide variety. Rather than allocate specific sites for Self-Build/Custom Build, would it not be more advantageous to have an open policy that allows on a case-by-case meritocracy? The type of housing units to be provided under this heading should be market driven rather than dictated and policies should be commensurate.	Support noted for a bespoke policy rather than the need to require a proportion of self/build, custom build on larger sites.
Paula	Stanbury			
Sonia	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Peter	Ingram		I think that would create better buy-in	Support noted
Gareth	Davies	N / A		
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
EDWARD	GITTINS	Edward Gittins & Associates		
Alan	Shrimplin	N/A	No, this is open to many changes and can mean that any site has a very long build time, so effecting people in the area for far longer, it is not practical, and will become very difficult to use CIL/S106 to gain monies for infrastructure improvements.	There is no evidence to suggest that self/build, custom build properties take longer to develop than builder led developments, if the Council implement CIL then at the present time they will be exempt from making a contribution but the system for infrastructure funding is changing, at the present time the Council do not know what those changes are going to be.
Helen	James			
Kathy	Day			
Richard	Edwards		At least that way a better variation of housing is made available with the possibility of houses for specific needs becoming available eg disability requirements	Support noted
Peter	Wakling			
Sue	White		Yes, in some instances, but also allow a percentage to allow local people to live locally where they grew up. Some rural people would struggle on a large housing estate, but may not be in a position for an Agri building. As in the gypsy and traveler, it is never considered to add them to existing or proposed new developments, so I think that the policy should be the same for new build. Smaller more local sites, relevant to where rural locals need to be and not forced into towns. We must treat everyone fairly and unless we put traveler sites into new developments, I dont see why this should be the case for self build. This is a way to keep our rural areas vibrant and not simply allowing the small villages to be populated by wealthy or incoming retirees. Self build is often innovative and better built than housing estates and I think that these dwellings enhance and improve rural areas and small villages. We do not only want to cater for the wealthy elite and we need a criteria for locals who were born and work in these areas to remain there.	It is possible to require Gypsy and Traveller sites in with allocated sites in the same way that is being suggested for self-build/custom build. The type of housing that the consultee is discussing are rural exception sites where affordable housing is being developed with a local connection criteria attached to it. It is envisaged that the local plan will have this type of policy in it as there is support for rural affordable housing in national planning policy.
Stuart	Willsher	Persimmon Homes Essex		
Sara	Howarth			
Roy	Martin	Mr Roy Martin	Yes, but with strict planning/design guidance to suit other local development.	The same design parameters would apply to self-build, custom build dwellings as normal developer led dwellings.
Eissa	Leo			
Tim	Hann			
Poppy	Vidler	Crown Consumer Ltd	Yes, this is innovative and should allow for flexibility due to the ongoing changes and improvements in green energy and environmentally progressive materials.	The same design parameters would apply to self-build, custom build dwellings as normal developer led dwellings.
Tara	Strydom			
Jenny	Ball			
Cliff	Baron			
Gill	Winsor	Tesco	Maybe an idea but not sure how that would work	Support noted
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			
Shaneen	Illanes			
Sarah	Sapsford		Ideally although difficult but a form of should be encouraged	Support noted
Merryl	Quilter			

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Bear	Keen			
Jessica	Cox			
Robert	Burton			
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	There are virtually no self build plots available in the area	A self-build plot does not necessarily need to be labelled as such, any single plot with planning permission could be developed for self-build, custom build. There are at the present time 54 plots with planning permission already in the District, they do still have to be in a sustainable location.
Roy	Warren	Sport England		
STUART	SOWTER			
Mark	Raffray			
April	Rowley			
Douglas	Channer	Private	Yes . What is wrong with self build . Also what about MMC developments	Support noted but it is not clear what the other comments from the consultee mean and therefore no further comment can be made.
Kevin	Lagan			
Bill	Withers		Whilst I believe that self-build is something that council has not engaged with the idea that a proportion of housing developments should set aside space for self-build is not something I would get behind. These are instead suited to in-fill locations and ad-hoc pieces of land.	Comments noted, though it is possible to have a bespoke policy as well as seeking a proportion of self-build, custom build plots on larger housing sites as well.
Joanna	Jeffery			
Braxted and Blackwater Conservation Grou	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	No comment.	
Bethany	Jones	Colchester Borough Council		
magnus	Magnusson	Parker Planning Services		
raymond	dundas	Householder	As long as design and construction is of a high standard and blend in with nearby properties	The same design parameters would apply to self-build, custom build dwellings as normal developer led dwellings.
Peter	Layley			
Rex	Davenport		Giving priority to self-build/custom build will achieve very little in terms of number of housing units delivered. From a planning perspective, I fail to see that it matters who builds the housing unit, planning should be about what is built as it will have to be lived with potentially for centuries. Building the thing only lasts a year or two	Government policy is to support self-build, custom build and the Council therefore are required to look for ways to support this form of housing development. Whilst it may not significantly boost the supply of housing it does offer choice within the wider housing market which may assist in ensuring a boyant market which many different people may access.
Lesley	Mitchelmore	Danbury Parish Council		
John	Watson		If this is adopted they should be classified as windfall	Some self-build/custom build would be classed as windfall developments but the Council are considering whether they should seek to ensure a proportion of these types of development are within allocated sites, this gives a level of certainty over delivery.
Ali	Aldis		I'm not sure how success this has been in the past.	Comments Noted, the level of success has been quite poor but that could be because the Council does not have a bespoke policy to support it which could be rectified in the LDP review.
N	DA			
Peter	Holmes			
Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			
Colin	Pryke			
Stewart	Newlands	Fambridge Lake	SME builders and self builders tend to return profits to the local economy but findg plots is difficult the LDP should support diversity in opportunities by allocation of a small percentage of larger sites to SME builders.	A self-build plot does not necessarily need to be labelled as such, any single plot with planning permission could be developed for self-build, custom build. There are at the present time 54 plots with planning permission already in the District, they do still have to be in a sustainable location.
sue	Rawlinson	Evolve		
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed	This should be encouraged and can be a much better path to affordable housing for some people.	Support noted. Self-build, custom build housing would not be considered for affordable housing because this type of housing is not built by social housing providers or larger scale market developers.

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Gavin	Rowsell		It is a disgrace that self-build/custom build has been so heavily demonised by Maldon District Council's planning policies.	This is not correct, Maldon Districts present LDP was written prior to self-build, custom build was prioritised in national planning policy therefore it would not have featured in the present plan.
Jackie	Gibbs		Potentially, but would be surprised if individuals who wanted to complete a self build / custom build would wish to do so on a larger housing estate.	Supported noted
Lindsey	Squire	North Fambridge Parish Council		
K	Jeffries			
John	Lakin	?		
Andy	Quelch			
Samantha	Weeks			
Carlie	Mayes			
James	Rushton		Yes, subject to careful vetting of planning applications in terms of both location, design, carbon footprint and sustainability.	The same design parameters would apply to self-build, custom build dwellings as normal developer led dwellings.
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	This one of the ways to help people get on the housing ladder at a cheaper price.	Support noted
Amanda	Mickelsen			
Tim	Aves		Irrelevant. No more homes should be permitted until adequate infrastructure is in place	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.
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		
Mike	Hayes			
Ronald	Edge	Construction Industry		
Daphne	Scott			
Gordon	Mussett	Little Braxted Parish Council		
David	Sismey			
Anthony	Fittock		If this is adopted they should be classified as windfall	Some self-build/custom build would be classed as windfall developments but the Council are considering whether they should seek to ensure a proportion of these types of development are within allocated sites, this gives a level of certainty over delivery.
Ronnie	Tongue	state school		
Daniel	McAllister	Robert Mulholland And Company Limited		
Matthew	Cooper		Flexibility should be allowed for this.	Comments noted, it is hoped that the policies of the reviewed LDP will be flexible enough to encourage self-build, custom build dwellings.
Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None	No. Self build plots would be suitable for smaller sites of up to say five houses. If these were mandated on larger sites it could result in poorly matched development styles from those of a larger developer.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poorly matched development styles.
christine	collins		these should be on the smaller brownfield sites and on those with existing derelict property	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.
Stuart	Williams	Ace group		
Michele	Williams		I think self build should be encouraged as it will help the local economy to thrive and bring diversity and uniqueness to developing communities	Support noted
David	Webb			

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Andrew	Marsh	Historic England		
Brian	Haydon			
Jasbir	Singh			
Janice	Jackson			
Jenny	Clemo	Langford & Ulting Parish Council		
Hazel	Notley			
Jean	Brown			
Joanne	McGinity			
Stuart	Dedman	Nil		
e	e	e	Yes, we should allocate a proportion of larger sites for custom / self-build AND We should encourage custom / self-build on all sites, not just larger ones.	Comments noted, the Council can also have a bespoke policy supporting self-build and custom build dwellings.
Kerry	McKenna			
Penny	McCauley	Tiptree dental		
Jane	Phillips	Solicitors		
David	Rees			
Felicity	Gale			
Lindsey	Wright			
Darren	Weeks			
Phil	Manning			
John	Mitchell		It's a matter for the Council as to whether it wants to retain opportunities for traditional smaller house builders in the District	Comment noted though it is not for just the Council to decide on smaller sites, it is a requirement of national planning policy that at a minimum 10% of the housing requirement is built out on sites of less than 1.0 hectare in size.
Doug	Lockwood	National Grid	This reduces control and quality.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality.
Sally	George			
Vara	Szajkowski			
Bob	Calver			
Nick	Whiteley		Maybe a flexible proportion, as this could vary year on year.	It would not be possible to alter the % requirement if that was a route the Council determined to adopt, it would be set in policy and that would have to be the percentage developers would have to supply.
Tessa	Lambert	Natural England		
Dawn	Howles			
Linda	Flowers	Self Employed	Self build properties generally have a higher quality finish and design and are more environmentally sustainable and employ smaller trades. They also profit the person who builds them rather than major developers. And they increase affordability by self effort and should be provided for, although building on larger estates of generic housing may be less attractive to self builders than individual sites the land price should reflect this and compensate.	The Council does not have any control over the land prices for development land. It is not the case that self-build, custom build dwellings generally have a higher quality finish and design, each site is individual and would have to conform to the design policies in the reviewed LDP.
natasha	frith			
Karen	Neath	Tolleshunt Major Parish Council		
Anthony	Bates			
Russell	Howles	WSP		
Diane	Carter			
Gillian	Hollamby			
Richard	Courtney	University Of East London	The dengie has a long tradition of self built vernacular design and this should be continued and respected through council policy	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality.
Brian	Townsend			
Robin	Fanshawe		possibly	Comments Noted
Malcolm	Finch			
Peter	Taylor	Retired		
John	Hitcham		Only if the character of the the design and density of self builds is exactly in line with the overall site. It is important that as self build will be a small but high profile part of the District's overall housing stock that it complies with the strictures of the overall housing design guide	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality.
John	Brown			
Robert	Hollamby			
Chris	Waumsley	Inovo Consulting		
Phil	Jacklin			
Kate	Priest	Purleigh Community Primary School		
Robert	Jones	The University of Reading		

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Robert	Stephens	N/A		
Gary	SPICER			
Richard	Kelly	Croudace Homes	Whilst the concept is supported in-principle, self-build / custom build plots on larger housing sites are difficult to deliver as there are few self-build providers wanting to develop (such plots) on large housing schemes. We therefore suggest a specific policy that provides the flexibility for developers to deliver infill / exception sites as these are more likely to address the local need in the locations that are more suited to such developments. This approach will not only support the Government's drive to deliver a sufficient supply of homes quickly but as there are 430 people on the Buildstore Register looking to self-build in the District, it will encourage such developers to bring forward development on smaller, individual sites rather than part of large schemes.	Support noted for the concept. The Council can have a bespoke policy as well as seeking a proportion on self-build, custom build on larger allocated sites.
JO	COOMBES			
Helen	Bridge			
Melanie	Allen	Government	Consider a parcel of land with trees for Tiny Homes for first time buyers	First homes is a type of housing that national planning policy supports though they do not have to be the smallest homes available, many first home owners will have families and they will need to have suitable housing.
Adam	Medlycott			
Jonney	Aldridge		Where appropriate	Support noted
Joanne	Maloney			
Mark	Hurley	Selfridges		
Portia	Roelofs			
John	Tompkins		One of the largest design issues of housing estates is the monotony of the house types and the extent of repetition. The ability to have variance in design, scale and materials will all add to characterisation and greater reflect the site location and environs and above all provide variety.  Rather than allocate specific sites for Self-Build/Custom Build, would it not be more advantageous to have an open policy that allows on a case-by-case meritocracy?  The type of housing units to be provided under this heading should be market driven rather than dictated and policies should be commensurate	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality. The Council can also have a bespoke policy for this type of development.
Amanda	Clack		Where appropriate.	Support noted, they type of development would also have to be in appropriate sustainable locations.
Christopher	Kent			
Lisa	Singh	Direct Call Centres Ltd		
Kenny	Alexander	Thomas Gainsborough School		
Elizabeth	Sawyer Bayliss			
Michael	Partridge			
Kenneth	Northfield			
Jerry	Petts			
Frederick	McMahon			
Sophie	Pryor			
David	Kennedy		The plots need to come to the market at their true value. There is the potential than developers may price them so high that self build / custom build becomes financially unviable	The concept of self-build, custom build is that developers as such do not get involved in the build, the whole process is driven by private persons who wish to build their own dwelling or contract a builder to build the dwelling for them.
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home		
Jo	Crump	Servoca Secure Soutions		
Susan	ARCHER			
Phillipa	Griffiths			
Mark	Behrendt	Home Builders Federation		
Anne	Bailey			
Winifred	Sutherland			
Lucien	Taylor			
Reegan	Howles		This will more readily provide a steady stream of houses to meet demand.	Support noted and comments agreed with
David	Baker			
Jeremy	Richardson			
Glenna	Wilkins		Only on small sites.	Comments noted. However, this type of development could also be incorporated into larger sites.
Cheryl	Carter	Education		
Susan	Mason			
Melad	Kamlow			
Danny	Soul			
Dave	Draper	The Hartford Insurance Group		
Fiona	Barkham	Private Individual		

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Roy A	Clare	Charities	If properly regulated. And if contributing to affordable solutions. Could these be "community build" projects?	Self-build, custom build would not be able to provide affordable housing because they are generally only single plot developments. Community build projects could include these types of development in them.
Kevin	Cooper			
Katherine	Whitehouse			
Linda	Soul			
Robert	Wilson		This would hopefully lead to a more diverse design of housing stock and less of all the same type of housing on a single development	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality.
Sarah-Jayne	Hunt	SJ Aesthetics LTD		
Jonathan	Hunt			
Deborah	de Boltz	Farleigh Hospice		
alan	Johnson	sky broadcasting		
Tim	Murphy			
Claire	McGrane			
Tracey	Munford	NA		
Victoria	Cutmore	Endurance Estates		
Peter	Clack		Where appropriate	Support noted, they type of development would also have to be in appropriate sustainable locations.
Brian	Haydon	Cold Norton Parish Council		
Rowan	Rampersad			
LUKE	MACFARLANE	S A RAVEN		
Anna	Wombwell	Morris Farm		
Lee	Foster		There are lots of potential small (up to 5 house sites) and self build sites within the district that will reduce the need for major developments	The delivery of self-build, custom build would not mitigate the need for larger sites as they would not deliver the quantum of development to ensure delivery of the total housing requirement.
Ronald	Owen	Not applicable		
Elizabeth	Johns			
Colin	Day			
Vanessa	Horner			
Natalie	Bradford			
Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company		
Tony	Vanner			
Josie	Vanner			
Tracy	Carroll			
Ian	Roberts	N/A		
Marion	Gunn			
Tony	Ashton	none		
mandy	SHORT			
David	Hill	Dandara Ltd		
Steven	Potter			
Vysian	Banyard	TKPC		
Linda	Raffray			
John	Cooper			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	Do not wish to comment.	N/A
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council		
Tim	Chilvers		Seeking a proportion of self- build/custom build plots is strongly supported by our client. Anderson Group is one of the leading groundwork contractors in the South- East and this lends itself particularly well to facilitating serviced plots for custom build. In order to assist the Council in meeting its statutory duties in respect of this type of housing, we would be happy for a proportion of the total dwellings allocated on land to the north of Goldhanger Road to be custom build and for this to be reflected not only in a District-wide policy but site-specific requirement, too.	Support noted and it is noted that developers may be willing to have a proportion of self-build, custom build on their sites.
Ruth	Bull	The Othona Community		
Mark	Jackson	Mark Jackson Planning		
Elliott	George		Yes in principle however this is subject to clearly evidenced need prevailing, which is not currently reflected in the Council's Self-Build and Custom Housebuilding Register.  We do however agree that large or strategic sites provide a good opportunity to accommodate a range of housing needs such as for self-build and custom-build housing where feasible and need exists, ensuring balanced and sustainable communities are created.	There is evidence that there is a need for this type of development with approximately 430 people on the national build register. The Council can also have a bespoke policy as well as seeking a proportion of this type of development in larger sites.
ann	cutting			

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Sharon	Cushen		possibly...although I remember seeing a site in north Essex where the "self build" element was from second fix stage onwards...providing cost effective housing for young people who could actually complete a lot of the "finishing off" work themselves over time.	Self-build, custom build are normally single plots because they are meant to be bespoke properties built by individuals so this type of property would not be appropriate as a first home.
Ian	Tooley			
Sally	Tokeley			
Kate	Ellis		only if plans are analysed carefully to ensure that self-build properties are in keeping with the area.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality.
Christina	Chan			
Tim.	Holdsworth			
Graham	Snow			
Chris	Melbourne		Irrelevant , needs to be sustainable within village	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
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		
Philip	Wakeling			
Pete	Butcher		I don't think there needs to be special rules for this category. These types of development do not usually represent an efficient use of land. Usually, people who follow this route to development can afford to find their own plot of land	The Council would not be giving plots to people to develop because the Council does not own land in order to do this. The concept would be that land would be allocated for this purpose and people who wanted to develop would purchase the land off the owner so that they could develop a dwelling for themselves.
David	Brock			
Mark	Tentori	Mazdev Limited		
Niki	Halls			
Neil	Burke	Bradwell Power Generation Company Limited	Bradwell B do not have any specific comments to make on this question.	N/A
Jane	Pilgrim		This will prevent the uniform look of many housing developments.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality.
Lynne	Goodbourn			
Stewart	Geden			
Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith			
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt		Prevents even more fields being decimated	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 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.
Simon	Priest			
Philippa	Marshall			
Lewis	Cook	Form Architecture Ltd.		
Kevin	Head		There is greater scope to make provision for such housing on larger allocations, which could be identified in areas of specified interest on the Buildstore Register or through Neighbourhood Plans.	Support noted
Steve	Williamson			
James	Cowell	E & B R Cowell		
Colin	Hawkes			
Ronald	PIPER			

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Tracey	Merritt	Dengie Hounds and Horses	The majority of self builders desire to design or have a greater influence over the design of their homes. This may not be possible or will be vastly reduced if design is restricted by the design/appearance of the other homes built on the larger site. In addition there may be long delays in the completion of self build/custom build plots for a variety of reasons and it would not be appropriate for others living on larger mixed housing sites to be negatively impacted by this with little or no recourse. Better that such sites are entirely self build/custom build plots where greater understanding and acceptance is possible.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality. There is no evidence that self-build, custom build dwellings are built at a slower rate than ordinary market housing.
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			
Matthew	Taylor		Absolutely. This will encourage greater diversity in terms of types of housing stock and design, whilst also provide the local community with opportunities to get on the housing ladder. Rather than a set % that may not reflect market demand, perhaps just a tiered and capped approach that could be reviewed based upon market assessment.	Support noted, however it is not possible to have a tiered and capped approach as any amount of development required needs to be set down in policy and cannot just respond to market assessments. This gives those developing certainty when they are planning ahead.
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			
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	It appears from monitoring information that there are a limited number of people on the self-build register, but also that there have been few planning applications submitted that are specifically restricted to self or custom build housing and meet the definition. It is unclear whether the needs for self and custom build housing is actually being met or not. If there is an unmet need then it would be appropriate to specifically allocate sites for self and custom build housing.	Though there are only a minor number of people on the Council's Self Build register there are more people on the national register, though there does appear to be a demand for this type of development.
.	.	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		
Chris	clark		Do not understand the question	Could not respond
Sarah	Yates			
Leonard	Lewis		Large sites should follow a policy of conformity to good design otherwise it can become a bit hotch potch.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality.
Isabel	Adcock		Encouragement of green and eco friendly house building. Also means not putting obstacles in the way	Support noted. The Councils key priority is the climate change agenda and this golden thread should be found throughout the reviewed LDP.
R	Minney			
Tim	Grant	Evolution Town Planning		



**Question 31**

First Name	Last Name	Organisation	Question 31. Should the Council seek a proportion of self-build/custom build plots on larger housing sites.	COUNCILS RESPONSE
Jane	Potter	Purleigh Parish Council	The Council should not seek a proportion of self-build/custom build plots on larger housing sites. By definition these are often unique dwellings which take a longer time to construct. There is a risk therefore that within a larger development they would be incongruous and not blend in with the prevailing street scene. There may also be considerable logistical/liaison issues to overcome during the construction period.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality.
ANNE	OSBORN	Purleigh Community Shop		
BRIAN	COLLINS		I thought you were obliged to ensure 30% of developments were for affordable housing, so why would you want to self build	National planning policy supports self-build, custom build housing and therefore the Council would be expected to ensure that this type of development can be supported.
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		definitely	Support noted
Grace	Godwin			
Sue	Hillman			
michael	carr	NHS		
Colin	Horner	Villageretreat		
Kevin	Money	St. Lawrence Parish Council		
Mark	Anderson			
Karen	Wellum			
Emma	Wright			
Robert	Scott	Lewis & Scott Retirement Living Ltd		
Claire	Udall	1		
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council		
Mary	Hammond			
Rob	Bard			
Ian	Drinkwater			
john	hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council		
Peter	Lampard		Self-build is not a good idea.	Comments noted, though the consultee has not set out why it is not a good idea therefore no further comment can be made.
Nicola	Taylor	Elixirr		
Graham	Johnson	graham v johnson		
Chris	Yates			
Judith	Radcliffe			
Burnham	Town Council	Burnham on Crouch Town Council		
Sally	Everitt	Community360		
Mark	Garrett			
Justin	Barkham	Self employed		
Paul	Vidler			
Simon	Butler-Finbow	Pigeon Investment Management	We support the provision of self and custom-build housing and indeed the submitted sites make provision for self and custom-build plots, as well as all forms of affordable and marking housing thus ensuring a real choice in tenures for future residents. As such, we consider that a (separate) policy could be included (subject to appropriate evidence) specific to self and custom-build provision, so long as this ensures a tie-in (where appropriate) to MDC's self-build register.	Support noted. The Council can consider a bespoke policy which supports self-build, custom build dwellings.
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			

Question 31

First Name	Last Name	Organisation	Question 31. Should the Council seek a proportion of self-build/custom build plots on larger housing sites.	COUNCILS RESPONSE
RICHARD	GROUT			
Tim	Madelin			
Charles	Bishop			
Paul	Jewiss	Self Employed		
Joanna	Jeffery	Althorne Parish Clerk	No. Self build plots would be suitable for smaller sites of up to say five houses. If these were mandated on larger sites it could result in poorly matched development styles from those of a larger developer.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality.
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			
Johanna	Date			
Tracy	Kinnane			
Steven	Bardwell	S P Bardwell Ltd		
David	Oxford	Lloyds Banking Group		
Stephen Francis	Dewick	Curry Farm		
Carlos	Rodriguez			
George	Dixon		This gives the potential for character properties which current large scale developments of identical houses do not deliver.	Support noted. Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
Rebecca	Tucker			
Mark	Faraway			
T	Ketteley			
Elizabeth	Weston			
Jacky	Barber			
Stephen	Hodgkinson		There is greater scope to make provision for such housing on larger allocations, which could be identified in areas of specified interest on the Buildstore Register or through Neighbourhood Plans.	Neighbourhood Plans can decide if they wish to allocate sites for self-build, custom build housing and they can also develop their own bespoke policy.
Ursula	Benjafield			
Paul	Mitchell			
Kristian	Tokeley	CTC Construction Ltd	Makes for a disjointed tapestry of housing type & fabric. Very difficult for conservation and planning departments.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality.
Lynda	Bugg			
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		
James	Campbell	HMPPS	If in keeping with the area's style potentially	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality.
William	Moss			
Simon	Mackenzie Smith			
Richard	Udall			
Rosalind	Bishop			
Paul	Burgess	None		
John	Symington			
D	Cooper		Difficult to know without understanding the LPA track record of delivery of SB sites v the number of individuals on the register. Policy supporting inclusion of SB homes as a material consideration in decision making would be welcomed	Support noted. Though there are only a minor number of people on the Council's Self Build register there are more people on the national register, though there does appear to be a demand for this type of development.
C/O Agent	C/O Agent		<p>Before considering any policy on self-build on larger housing sites, the Council will need to carefully assess the evidence of demand for self-build plots and whether this demand could be met through windfall development sites. Additionally, should the Council seek self-build and/or custom build plots on larger housing sites, there needs to be flexibility within the policy to consider viability.</p> <p>It is our client's view that should the Council consider there to be sufficient demand to move away from reliance on windfall sites, the Council should work with landowners and developers to allocate sites specifically for self-build and custom build housing on smaller sites across the district.</p> <p>This places less reliance on larger sites to bring these types of homes forward and is more likely to meet the needs of that specific market as well as offering additionality in the housing supply.</p>	Though there are only a minor number of people on the Council's Self Build register there are more people on the national register, though there does appear to be a demand for this type of development. The Council can have a bespoke policy for this type of development as well as seek a proportion of self-build, custom build dwellings on larger housing sites.

Question 31

First Name	Last Name	Organisation	Question 31. Should the Council seek a proportion of self-build/custom build plots on larger housing sites.	COUNCILS RESPONSE
Zoe	May	East of England Ambulance Service NHS Trust		
Roger	Woodcock			
Michael	Manning			
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates		
Simon	Plater	Plater+Claiborne		
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park		
Linda	Coom		This sounds like a good idea to encourage something apart from the bland conformity we're seeing in the new builds.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality.
John	Peirson			
Ron	Brown	Corporate		
Roger	HAWES			
Anne	Hull	Elmwood Equestrian Centre	Again have a policy that green energy can is made a priority	Support noted. The Councils key priority is the climate change agenda and this golden thread should be found throughout the reviewed LDP.
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			
Tim	Dixon		Yes, if it helped prevent one new housing development looking like any other.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality.
Unknown	Unknown	Ministry of Defence		
Josh	Plant	Gladmans	Gladman highlight that any policy requirement for Self-Build and Custom-Build plots must be justified with robust evidence on demand and need for this type of housing through the Council's Self-Build and Custom Build Register. It may not be appropriate to apply a blanket requirement for the provision of self-build plots on major development sites as this does not respond to the differing needs across the region. Flexibility should also be built into any self-build/custom build requirement policy whereby once a plot has been marketed for 12 months but failed to be sold for self-build, the plot can be developed for alternative housing types. This would ensure efficient use of sustainable development land to deliver and meet identified local housing need.	Though there are only a minor number of people on the Council's Self Build register there are more people on the national register, though there does appear to be a demand for this type of development. There would have to be consideration of how the Council can encourage and control the sale of these types of development on sites and also will have to ensure that sites do get developed out.
Duncan	Clark			
Patricia	Smith			
Mick	Sargeant		As far as National Policy requires	Support noted
John	Cockerell	Hatfield Peverell Parish Council		
Catherine	Williams	C/O Savills (Agent)		
Tom	Kelly			
Linda	Gemmill			
Linda	Gemmill			
Mark	Norman	Highways England		
*	*		Seeking a proportion of self- build/custom build plots on housing allocation sites is not an effective policy, generally it simply delays housing delivery. People who are registered for such sites are rarely looking for a plot on a large new housing development. Furthermore, the logistics associated with delivery are often impractical and lead to tensions between housebuilders and self-builders. Self-build sites should be specifically identified and allocated accordingly, either through the Local Plan or Neighbourhood Plans. Alternatively, they could be included by way of an exception sites policy.	Comments noted, though it is possible to have a bespoke policy as well as seeking a proportion of self-build, custom build plots on larger housing sites as well.
*	Willmott			
Thomasin	Foster			
Ivor	Watson			
*	*			
*	*		We do not consider this to be an effective approach to self-build housing in Maldon. Those who are registered for such sites are rarely looking for a plot within a standard housing development and would seek individual plots or plots within sites that are well located for services and allocated for entirely (or a majority) of self-build and custom build homes.	Comments noted, though it is possible to have a bespoke policy as well as seeking a proportion of self-build, custom build plots on larger housing sites as well.

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*	*		We do not consider this to be an effective approach to self build housing in Maldon. Those who are registered for such sites are rarely looking for a plot within a standard housing development and would seek individual plots or plots within sites that are well located for services and allocated for entirely (or a majority) of self build and custom build homes.	Comments noted, though it is possible to have a bespoke policy as well as seeking a proportion of self-build, custom build plots on larger housing sites as well.
*	*		We do not consider this to be an effective approach to self-build housing in Maldon. Those who are registered for such sites are rarely looking for a plot within a standard housing development and would seek individual plots or plots within sites that are well located for services and allocated for entirely (or a majority) of self-build and custom build homes.	Comments Noted
*	*		We do not consider this to be an effective approach to self-build housing in Maldon. Those who are registered for such sites are rarely looking for a plot within a standard housing development and would seek individual plots or plots within sites that are well located for services and allocated for entirely (or a majority) of self-build and custom build homes.	Comments noted, though it is possible to have a bespoke policy as well as seeking a proportion of self-build, custom build plots on larger housing sites as well.
*	*		We do not consider this to be an effective approach to self-build housing in Maldon. Those who are registered for such sites are rarely looking for a plot within a standard housing development and would seek individual plots or plots within sites that are well located for services and allocated for entirely (or a majority) of self-build and custom build homes.	Comments noted, though it is possible to have a bespoke policy as well as seeking a proportion of self-build, custom build plots on larger housing sites as well.
*	*			
*	*			
Alan	Massow		The Council is considering allocating specific sites for self-build/custom build or encourage them to be brought forward on smaller sites in the District. This approach is supported.	Support noted
*	*			
Ian	Butt			
Sarah	Sayer		Self-build and custom build housing is something we, and our residents, think should be encouraged. Fiona Reynolds , as well as the 'Building Better Building Beautiful ' commission encourages this kind of custom build as opposed to mass development to encourage better quality of life, and to enhance natural beauty. These kinds of developments can also be more sympathetic towards protecting heritage assets and the aesthetic of villages and Hamlets. This would support option 4 of pepper potting as well as reducing the possibility of large mass developments placing unbearable strain upon local services and infrastructure. However, we do suggest that a 'design standard' be met on these custom builds.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality. This type of development would not impact on the amount of development having to come forward on major sites as the Council has an obligation to deliver its whole housing requirement. Self-build and custom build housing would not fulfil this requirement.

Question 32

First Name	Last Name	Organisation	Question 32. In addition to the above, should the Plan also allocate specific sites in the LDP Review exclusively for self-build/custom build, either put forward by people who want to self-build or caveated by policy that they can only be brought forward by self-builders.	COUNCILS RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council	This could be encouraged but within the overall development and settlement boundaries policies.	The settlement boundary policies are being reviewed and may change. Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
Kevin	Ashman	Estates and Agency Strategic Land	Maldon District Council should look to allocate specific sites for the delivery of custom and self-build housing. The benefits of custom and self-build are listed below: - It can provide an important contribution to housing output; - It protects / creates local jobs and strengthens local supply chains; - Has a higher take-up rate of sustainable technologies; - It offers choice and provides opportunities to provide a mix of homes; - With no developers' profit payable to a housebuilder and the chance for buyers to do some of the work themselves, self-build can provide houses at lower cost; - It can empower local residents as they can determine the form of the housing; and - It accords with Government's Localism agenda. - Provide flexibility for those people facing changing living conditions due to Covid-19	Agree with the comments about the benefits of self-build and custom build housing.
David	Smye	The Maldon Society		
Jacky	Bannerman	Woodham Walter Parish Council	Rather than allocate specific sites for Self-Build/Custom Build, would it not be more advantageous to have an open policy that allows on a case-by-case meritocracy?	In order to deliver development effectively it is important the Council sets out how it is going to support it and this means having some kind of allocation or policy for development.
Paula	Stanbury			
Sonia	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Peter	Ingram		This must be negotiated on an individual basis. I would prefer these to be individual lots rather than set aside areas.	The Council can also have a bespoke policy for self-build and custom build housing.
Gareth	Davies	N / A		
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
EDWARD	GITTINS	Edward Gittins & Associates	The Council should consider identifying self build/custom build sites in a range of different settlements and locations.	The Council can have a bespoke policy for self-build and custom build housing. Any allocations would have to be in sustainable locations so that residents can access safely services and facilities.
Alan	Shrimplin	N/A	Yes Possible for small sites say less than 5 dwellings.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location. They are normally on single plots.
Helen	James			
Kathy	Day			
Richard	Edwards		This has produced a much more varied and characterful street scene where it has been used and enables houses for specific needs to be realised eg disability requirements	Support noted
Peter	Wakling			
Sue	White		I would like to see a policy where we encourage self building, particularly in rural areas for rural workers. Let us encourage people to stay where they are born, as they often know how to enhance and promote the local area. I do not want to see it just lumped into particular and urban areas.	The Council can have a bespoke policy for self-build and custom build housing. Any allocations would have to be in sustainable locations so that residents can access safely services and facilities.
Stuart	Willsher	Persimmon Homes Essex		
Sara	Howarth			
Roy	Martin	Mr Roy Martin	Could be allocated from within New Build sites	Support noted
Eissa	Leo			
Tim	Hann		As long as the design does not impact on the aesthetics of the environment and meets sustainability and environmental credentials. All future self build/custom build should be in keeping with the existing properties and its surrounding environment.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
Poppy	Vidler	Crown Consumer Ltd		
Tara	Strydom			
Jenny	Ball			
Cliff	Baron			
Gill	Winsor	Tesco	A lot of self builds are after an existing property has been demolished. Don't think provisions have to be made to have it on a development site	The Council can have a bespoke policy for self-build and custom build housing. Any allocations would have to be in sustainable locations so that residents can access safely services and facilities.
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			
Shaneen	Illanes			
Sarah	Sapsford			

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Merryl	Qulter			
Bear	Keen			
Jessica	Cox			
Robert	Burton			
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		
Roy	Warren	Sport England		
STUART	SOWTER			
Mark	Raffray		Such small scale projects tend to add or maintain the local character, especially in the case of small- to medium-size settlements.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
April	Rowley			
Douglas	Channer	Private	Why do you need a caveat of a policy to say can only be brought forward by self builders . Surely people that want to self build are self builders. have I missed the point.	It is to try and encourage self-build and custom build housing to come forward in line with national planning policy support.
Kevin	Lagan			
Bill	Withers			
Joanna	Jeffery			
Braxted and Blackwater Conservation Grou	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	No comment.	N/A
Bethany	Jones	Colchester Borough Council		
magnus	Magnusson	Parker Planning Services		
raymond	dundas	Householder	Providing criteria from question 31 are applied.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
Peter	Layley			
Rex	Davenport			
Lesley	Mitchelmore	Danbury Parish Council		
John	Watson		It is more prudent to control than to allow developers to pick locations that they like in terms of views and outlook that may prejudice the view / outlook of existing residents . It is understood that view is not material but it is in part and principal what policy defends.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location. A person is not entitled to a view in the planning system, the decision maker on planning applications can only take into account wider material harm.
All	Aldis		As above.	Comments noted, the level of success has been quite poor but that could be because the Council does not have a bespoke policy to support it which could be rectified in the LDP review.
N	DA			
Peter	Holmes			
Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			
Colin	Pryke			
Stewart	Newlands	Fambridge Lake	Self builders have a place and can include social inclusion projects, an integrated approach would be welcomed.	Support noted
sue	Rawlinson	Evolve		
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed		
Gavin	Rowsell		Keep it flexible and allow self-build/custom build anywhere appropriate and with the Planning Department not being so personally subjective on what is 'beautiful' or 'appropriate'.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location, it is not possible to allow this type of development anywhere particularly not in the open countryside which is out of conformity with national planning policy.
Jackie	Gibbs			
Lindsey	Squire	North Fambridge Parish Council		
K	Jeffries		Would help retirement sector	Support noted

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John	Lakin	?		
Andy	Quelch			
Samantha	Weeks			
Carlie	Mayes			
James	Rushton		I should have thought that there was no need to allocate specific sites but rather simply to consider applications via the usual planning process.	In order to deliver development effectively it is important the Council sets out how it is going to support it and this means having some kind of allocation or policy for development.
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			
Tim	Aves		See answer to 31.	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.
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		
Mike	Hayes		Looking at the track-record of solely Self/Custom-Build sites in Maldon and elsewhere, they rarely come forward as envisaged. As such, Self/Custom-Build sites should be integrated into larger schemes where they can be delivered as serviced plots.	Support noted. The District's lapse rate for planning applications is low compared to the national average and that means that development is going ahead in the District.
Ronald	Edge	Construction Industry		
Daphne	Scott			
Gordon	Mussett	Little Braxted Parish Council		
David	Sismey			
Anthony	Fittock		It is more prudent to control than to allow developers to pick locations that they like in terms of views and outlook that may prejudice the view / outlook of existing residents. It is understood that view is not material but it is in part and principal what policies defend.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location. A person is not entitled to a view in the planning system, the decision maker on planning applications can only take into account wider material harm.
Ronnie	Tongue	state school		
Daniel	McAllister	Robert Mulholland And Company Limited	The plan should require self build plots be made available on larger sites. The plan should place some weight on the benefits of any site coming forward that includes self build.	Support noted
Matthew	Cooper		Flexibility should be allowed for this.	By having a bespoke policy or site allocations this allows for the Plan to be flexible enough to bring this type of development forward providing the policy is written in a flexible, positive way.
Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None	The numbers on one site should be limited, and steps taken to ensure some compatible styles.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location. By allocating sites the numbers could be noted as a minimum.
christine	collins		one would not want to create a shanty town appearance so regulations would have to be put in place	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location.
Stuart	Williams	Ace group		
Michele	Williams		To be encouraged for the reasons stated	Support noted
David	Webb			
Andrew	Marsh	Historic England		
Brian	Haydon			
Jasbir	Singh			
Janice	Jackson			

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Jenny	Clemo	Langford & Ulting Parish Council		
Hazel	Notley			
Jean	Brown			
Joanne	McGinity			
Stuart	Dedman	Nil		
e	e	e	Not clear why it would be advantageous to do that. I would think someone considering a custom or self-build home would want to choose their site too.	By having a bespoke policy or site allocations this allows for the Plan to be flexible enough to bring this type of development forward providing the policy is written in a flexible, positive way. There is not this kind of support at present in the LDP.
Kerry	McKenna			
Penny	McCauley	Tiptree dental		
Jane	Phillips	Solicitors		
David	Rees			
Felicity	Gale			
Lindsey	Wright			
Darren	Weeks			
Phil	Manning			
John	Mitchell		as 31	Comment noted though it is not for just the Council to decide on smaller sites, it is a requirement of national planning policy that at a minimum 10% of the housing requirement is built out on sites of less than 1.0 hectare in size.
Doug	Lockwood	National Grid		
Sally	George			
Vara	Szajkowski			
Bob	Calver			
Nick	Whiteley			
Tessa	Lambert	Natural England		
Dawn	Howles			
Linda	Flowers	Self Employed	Sufficient sites should be allocated to meet the real demand not just those in the register. Invitations should be publicised to join the register. Self build sites are not coming forward in planning as people are holding back due to the big greenfield sites flooding in. Also there are so often refusals of small sites recommended by Parishes etc. based on outdated boundaries.  'Zero carbon' self build homes (not that there is such a thing but thereabouts) should be permitted by default if they do not breach policy/highways/environment.	Support noted. Details about the register are available on national websites and on the Councils website. Having a bespoke policy and/or allocating sites would encourage this type of development. There at present 54 single plots with planning permission not started in the District but having a more flexible positively written LDP will help support self-build, custom build.
natasha	frith			
Karen	Neath	Tolleshunt Major Parish Council		
Anthony	Bates		There are certain identifiable sites within the area that are already available for build	Having a bespoke policy for this type of development helps to support it and allows those wishing to bring it forward to know how the Council will support it. At the present time there is very little in the LDP to support self-build or custom build.
Russell	Howles	WSP		
Diane	Carter			
Gillian	Hollamby			
Richard	Courtney	University Of East London		
Brian	Townsend			
Robin	Fanshawe			
Malcolm	Finch			
Peter	Taylor	Retired		
John	Hitcham		There is a strong risk that this will slow and limit the overall provision of needed housing	There is no evidence that self-build or custom build development is developed out slower than normal market housing.
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			



**Question 32**

First Name	Last Name	Organisation	Question 32. In addition to the above, should the Plan also allocate specific sites in the LDP Review exclusively for self-build/custom build, either put forward by people who want to self-build or caveated by policy that they can only be brought forward by self-builders.	COUNCILS RESPONSE
Richard	Kelly	Croudace Homes	Whilst the concept is supported in-principle, self-build / custom build plots on larger housing sites are difficult to deliver as there are few self-build providers wanting to develop (such plots) on large housing schemes. A specific policy is therefore considered appropriate that provides the flexibility for developers to deliver infill / exception sites. This approach will not only support the Government's drive to deliver a sufficient supply of homes quickly but as there are 430 people on the Buildstore Register looking to self-build in the District, it will encourage such developers to bring forward development on smaller, individual sites rather than part of large schemes.	Support noted
JO	COOMBES		The council should prioritize self build that has strong environmental credentials and community cohesion	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location. It would also be important that any development would conform to the environmental policies in the LDP.
Helen	Bridge			
Melanie	Allen	Government		
Adam	Medlycott			
Jonney	Aldridge			
Joanne	Maloney			
Mark	Hurley	Selfridges		
Portia	Roelofs			
John	Tompkins		Rather than allocate specific sites for Self-Build/Custom Build, would it not be more advantageous to have an open policy that allows on a case-by-case meritocracy?	In order to deliver development effectively it is important the Council sets out how it is going to support it and this means having some kind of allocation or policy for development.
Amanda	Clack		Where appropriate	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location.
Christopher	Kent			
Lisa	Singh	Direct Call Centres Ltd		
Kenny	Alexander	Thomas Gainsborough School	As long as it is in consultation with the local community	Consultation is part of the planning process both during the creation of the LDP and during any planning application.
Elizabeth	Sawyer Bayliss			
Michael	Partridge			
Kenneth	Northfield			
Jerry	Petts			
Frederick	McMahon			
Sophie	Pryor			
David	Kennedy		provided they include a significant number of 2/3 bedroom properties	Self-build and custom build properties are built by single individuals/families for their own needs and it would not be possible to control how many bedrooms each property had or that more of this type of property was 2/3 bedroom, this would be considered to be too constraining.
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home		
Jo	Crump	Servoca Secure Soutions		
Susan	ARCHER			
Phillipa	Griffiths			
Mark	Behrendt	Home Builders Federation	Before considering any policy on self-build the Council will need to carefully assess the evidence of demand for self-build plots and whether this demand might be met through a windfall. If the Council, consider there to be sufficient demand to move away from a reliance on windfall the Council should work with land owners and developers to allocate sites exclusively for self-build and custom housebuilding on smaller sites across the Borough. The allocation of specific sites rather than the requiring a percentage of homes on larger sites to come forward for self-build is more likely to meet the needs of that specific market as well as offer additionality in the housing supply rather than just change the way a dwelling is delivered.	If the evidence is there that there is a demand for self-build, custom build dwellings there is no reason why a % cannot be applied across major sites, it should not just be for smaller site developers to make provision across the District.
Anne	Bailey			
Winifred	Sutherland			
Lucien	Taylor			
Reegan	Howles		This will more readily provide a steady stream of houses to meet demand.	Support noted
David	Baker			
Jeremy	Richardson			
Glenna	Wilkins			
Cheryl	Carter	Education		
Susan	Mason			
Melad	Kamlow			
Danny	Soul			

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Dave	Draper	The Hartford Insurance Group		
Fiona	Barkham	Private Individual		
Roy A	Clare	Charities		
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		
Victoria	Cutmore	Endurance Estates		
Peter	Clack		Where appropriate	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location.
Brian	Haydon	Cold Norton Parish Council		
Rowan	Rampersad			
LUKE	MACFARLANE	S A RAVEN		
Anna	Wombwell	Morris Farm		
Lee	Foster			
Ronald	Owen	Not applicable		
Elizabeth	Johns			
Colin	Day			
Vanessa	Horner			
Natalie	Bradford			
Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company		
Tony	Vanner			
Josie	Vanner			
Tracy	Carroll			
Ian	Roberts	N/A		
Marion	Gunn			
Tony	Ashton	none		
mandy	SHORT			
David	Hill	Dandara Ltd		
Steven	Potter		Yes, with reservations on how this would actually work. Any allocation would work best in conjunction with pepper-potting in-fill sites rather than as part of larger development sites, and self-build/custom build homes must be subject to the environmental, design and quality standards required of all other development in the district.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location.
Vysian	Banyard	TKPC		
Linda	Raffray			
John	Cooper			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	Do not wish to comment.	
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council	Development should be mixed development styles.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location.
Tim	Chilvers			
Ruth	Bull	The Othona Community		
Mark	Jackson	Mark Jackson Planning		
Elliott	George			
ann	cutting			
Sharon	Cushen			
Ian	Tooley			
Sally	Tokeley			
Kate	Ellis			
Christina	Chan			
Tim.	Holdsworth			
Graham	Snow			

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Chris	Melbourne		as above	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location.
Sarah	Packard			
Jake	Nugent	Endurance Estates Ltd		
Martin	Cook			
Clifford	Brown			
Steve	Gallant	Crouch Valley Defence Group		
Lesley	Woodley			
John	Buchanan			
Kirsty	Rowsell			
Tim	Bradford	leadenhall		
Philip	Wakeling			
Pete	Butcher		As the council have an obligation to provide such land it makes sense to do this. Could this also be extended to include small and medium building firms who could take on a larger number of custom built houses and maybe some standard houses to make it viable???	The Council do not have an obligation to allocate sites for self-build, custom build developments, if there is enough evidence it is a matter that the Council can consider. Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location.
David	Brock			
Mark	Tentori	Mazdev Limited	Such sites should only be allocated with the agreement of the land owner/promoter.	Support noted
Niki	Halls			
Neil	Burke	Bradwell Power Generation Company Limited	Bradwell B do not have any specific comments to make on this question.	
Jane	Pilgrim		See question 31	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location.
Lynne	Goodbourn			
Stewart	Geden			
Anita	Thomas	Bank		
Andrew	Ashworth			
Michael	Smith			
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt		It should be a priority to limit the number of building plots and preserve as much of the natural landscape as possible	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 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.
Simon	Priest			
Philippa	Marshall			
Lewis	Cook	Form Architecture Ltd.		
Kevin	Head			
Steve	Williamson			
James	Cowell	E & B R Cowell		
Colin	Hawkes			
Ronald	PIPER			
Tracey	Merritt	Dengie Hounds and Horses	Providing sites for self build/ custom build is important in continuing with the uniqueness and variety within the Maldon district. Most larger developments in recent years all look the same as so many others all over the country and do not provide a sense of character of the district.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality.
John	McLarty		To be encouraged in rural settlements	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location, which could include some of the rural villages.
John	McLarty			
Norman	Branch	N/A		
John	McLarty		To be encouraged in rural settlements	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location, which could include some of the rural villages.

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Valerie	Coleby	Berrys		
James	Clarke			
David	Stilwell			
Ann	Thomas			
michael	harris			
Geoffrey	Cox			
John	McLarty		To be encouraged in rural settlements	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location, which could include some of the rural villages.
Kevin	Bruce			
Barrington	Thomas			
Matthew	Taylor		No, this will impact the Council's ability to deliver against housing targets.	There is no evidence that self-build or custom build development is developed out slower than normal market housing and would impact on the delivery of the housing targets. It would be important to ensure that the full housing requirement can be delivered on allocated sites.
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			
Melanie	Osborne	Motor Trade		
Stuart	Turner	Essex search and rescue		
Mike	Carpenter	CODE Development Planners Ltd	The council should allocate sites for self build/custom build homes instead of requiring plots or larger housing sites.	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. This will inevitably mean that larger housing sites will have to be considered for allocation.
ian	wilson	cm36pt		
Phillip	Wright	CALA Homes (North Home Counties) Ltd		
.	.	SN Developments		
.	.	Cooper Property Holdings Ltd	It appears from monitoring information that there are a limited number of people on the self-build register, but also that there have been few planning applications submitted that are specifically restricted to self or custom build housing and meet the definition. It is therefore unclear whether the needs for self and custom build housing is actually being met. If there is an unmet need, then it would appropriate to specifically allocate sites for self and custom build housing.	There is evidence that the numbers wanting a self-build, custom build development are higher than on the Councils self-build register, at the present time the LDP does not actively support this type of development and altering this may encourage more to come forward.
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		
Chris	clark			
Sarah	Yates			
Leonard	Lewis		As long as there is a conformity to good design.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
Isabel	Adcock		Smaller fill in property sites are probably better fitting into the locality	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
R	Minney			
Tim	Grant	Evolution Town Planning		

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Jane	Potter	Purleigh Parish Council	The Plan should allocate specific sites in the LDP Review exclusively for self-build/custom build, either put forward by people who want to self-build or caveated by policy that they can only be brought forward by self-builders, but with reservations on how this would actually work. Any allocation would work best in conjunction with pepper-potting in-fill sites rather than as part of larger development sites (see above). Self-build/custom build homes must be subject to the environmental, design and quality standards required of all other development in the district.	Support noted. Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
ANNE	OSBORN	Purleigh Community Shop		
BRIAN	COLLINS			
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		I think there should be a positive promotion of self build, but I also think that custom build should still be possible for people wishing to engage builders for individual projects.	It is hoped that by being more positive in the LDP Review in regard to this type of housing then it will encourage it to come forward. Custom build owners of sites can engage a builder to build out their property.
Grace	Godwin			
Sue	Hillman			
michael	carr	NHS		
Colin	Horner	Villageretreat		
Kevin	Money	St. Lawrence Parish Council		
Mark	Anderson			
Karen	Wellum			
Emma	Wright			
Robert	Scott	Lewis & Scott Retirement Living Ltd	Specialist housing should be treated like this.	It would not be possible to ensure that self-build, custom build development was for specialist housing, however, the Council should look to support this type of housing if someone wanted to build a property to support their own specialist housing needs and any policy should reflect this.
Claire	Udall	1		
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council		
Mary	Hammond			
Rob	Bard			
Ian	Drinkwater			
john	hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council		
Peter	Lampard			
Nicola	Taylor	Elixirr		
Graham	Johnson	graham v johnson		
Chris	Yates			
Judith	Radcliffe			
Burnham	Town Council	Burnham on Crouch Town Council		
Sally	Everitt	Community360		
Mark	Garrett			
Justin	Barkham	Self employed		
Paul	Vidler			
Simon	Butler-Finbow	Pigeon Investment Management		
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			

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Chloe	Soul			
carole	kirk			
Sharon	Jackson			
RICHARD	GROUT			
Tim	Madelin			
Charles	Bishop			
Paul	Jewiss	Self Employed		
Joanna	Jeffery	Althorne Parish Clerk	The numbers on one site should be limited, and steps taken to ensure some compatible styles.	There is no mechanism whereby the Council can limit this type of housing. Support noted. Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
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			
Johanna	Dale			
Tracy	Kinnane			
Steven	Bardwell	S P Bardwell Ltd		
David	Oxford	Lloyds Banking Group		
Stephen Francis	Dewick	Curry Farm		
Carlos	Rodriguez			
George	Dixon		Please see above answer.	Support noted. Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
Rebecca	Tucker			
Mark	Faraway			
T	Ketteley			
Elizabeth	Weston			
Jacky	Barber			
Stephen	Hodgkinson			
Ursula	Benjafield			
Paul	Mitchell			
Kristian	Tokeley	CTC Construction Ltd		
Lynda	Bugg			
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		
James	Campbell	HMPPS		
William	Moss			
Simon	Mackenzie Smith			
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		
Roger	Woodcock			
Michael	Manning			
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates		
Simon	Plater	Plater+Claborne		
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park		
Linda	Coom			
John	Peirson			
Ron	Brown	Corporate		
Roger	HAWES			

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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			
Tim	Dixon			
Unknown	Unknown	Ministry of Defence		
Josh	Plant	Gladmans		
Duncan	Clark			
Patricia	Smith			
Mick	Sargeant		Such a policy would suggest favouritism to a particular group and could probably be incorporated in rural exception	National planning policy supports self-build, custom build developments and this does need to be reflected in the LDP Review, it is presently not in the present LDP. The best way to do this is either through site allocations or a bespoke policy or a combination of both.
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			
*	*			
*	*			
*	*			
*	*			
*	*			
*	*			
*	*			
*	*			
Alan	Massow			
*	*			
Ian	Butt			
Sarah	Sayer			

Question 33

First Name	Last Name	Organisation	Question 33. Should the Council in the development of a self-build/custom build policy consider ensuring that smaller low cost housing units are encouraged to come forward?	COUNCILS RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council		
Kevin	Ashman	Estates and Agency Strategic Land	It has been well evidenced that the 2008 recession caused the financial collapse of many SME builders and the local supply chains that sit alongside. As a consequence, there remains cross party support for the delivery of custom-build. This policy support for custom-build housing is already embedded within the NPPF.	Yes the NPPF does support self-build and custom build developments and the Council will need to consider how they can support the delivery of this type of housing.
David	Smye	The Maldon Society		
Jacky	Bannerman	Woodham Walter Parish Council	Encourage yes but dictate no. The type of housing units to be provided under this heading should be market driven rather than dictated and policies should be commensurate.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location, they are market driven but it is important to set out policy so that those bringing it forward know how the Council will support it.
Paula	Stanbury			
Sonia	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Peter	Ingram		I think in reality, self build is not what first time buyers are looking for.	Agree with the comments, though there are always exceptions.
Gareth	Davies	N / A		
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
EDWARD	GITTINS	Edward Gittins & Associates	Self build/custom build dwellings should be regulated to ensure that dwellings meet the needs of different household sizes and budgets.	The concept of self-build and custom build is that there is less regulation and that development is bespoke on normally single plots. Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
Alan	Shrimplin	N/A	Yes Possible for small sites say less than 5 dwellings.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location. They are normally on single plots.
Helen	James			
Kathy	Day			
Richard	Edwards		All types of housing should be considered and the approval process should ensure that an appropriate mix is built	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location. They are normally on single plots.
Peter	Wakling			
Sue	White		Yes, as most self builders want to live quietly and are not generally wealthy enough to afford a ready build house in the area they grew up. I would like to set a precedence in line with government policy to put local people at the forefront, with local connections.	The Council can have a bespoke policy for self-build and custom build housing but it would not be possible to put a local connection into that policy as this type of housing is market led not affordable housing where you could do this.
Stuart	Willsher	Persimmon Homes Essex		
Sara	Howarth			
Roy	Martin	Mr Roy Martin	Types of unit would be led by the existing areas of differing housing mixes put forward for New Build sites	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location. They are normally on single plots.
Eissa	Leo			
Tim	Hann		Yes but I don't believe that those proposing custom/ self build would submit plans for low cost housing units	Support noted. Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location it could encourage low cost housing to come forward.
Poppy	Vidler	Crown Consumer Ltd		
Tara	Strydom			
Jenny	Ball			
Cliff	Baron			
Gill	Winsor	Tesco		
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			
Shaneen	Illanes			
Sarah	Sapsford			
Merryl	Quilter			
Bear	Keen			
Jessica	Cox			
Robert	Burton			
Yvonne	Wade			
Louise	Bywaters-Smith	Hospitality		
Brooke	Roberts-Morgan			



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Patricia	Bunkle			
Stephanie	Ireland			
Marc	Rawinsky	M R Sovereign Services Ltd		
Roger	Tiffn			
Kathryn	Beighton	Publishing		
Roy	Warren	Sport England		
STUART	SOWTER			
Mark	Raffray			
April	Rowley			
Douglas	Channer	Private	Why should self build need to ensure that smaller low cost housing units are encouraged. Low cost does not mean things need to be small. Low cost can actually using proper considerations /'tools' deliver some very good larger properties that do deliver liveability and functionality in properties.	Property prices are very high in the district and lower cost housing could help some access the open housing market who otherwise would not be able to afford a home.
Kevin	Lagan			
Bill	Withers			
Joanna	Jeffery			
Braxted and Blackwater Conservation Grou	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	No comment.	
Bethany	Jones	Colchester Borough Council		
magnus	Magnusson	Parker Planning Services		
raymond	dundas	Householder	Providing criteria from question 31 are applied.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
Peter	Layley			
Rex	Davenport			
Lesley	Mitchelmore	Danbury Parish Council		
John	Watson		It offers the opportunity for the pass on of an affordable home not a mansion	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location. These type of homes are normally single plots which would not have to provide any affordable housing contribution anyway.
Ali	Aldis		As above	Comments Noted, the level of success has been quite poor but that could be because the Council does not have a bespoke policy to support it which could be rectified in the LDP review.
N	DA			
Peter	Holmes			
Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			
Colin	Pryke			
Stewart	Newlands	Fambridge Lake	Household size is going to remain small in many cases with an aging population and trends in single person households. Civic policy should be reflective of this and include provision and operations for alternatives to larger traditional bulk house building plans.	Comments noted. National Planning Policy does now require at a minimum 10% of the housing requirement to be delivered on sites of less than 1.0 hectare though this still means that much of the districts requirement will need to be delivered on larger greenfield sites.
sue	Rawlinson	Evolve		
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed		
Gavin	Rowsell		They will automatically come forward as soon as the Planning Department stop being so individually judgemental on what is 'appropriate' or 'in keeping' etc.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location, it is not possible to allow this type of development anywhere particularly not in the open countryside which is out of conformity with national planning policy.
Jackie	Gibbs		Absolutely if this will assist the residents of the region a chance to progress in an area they love.....especially any first time buyers from the area.	Support noted
Lindsey	Squire	North Fambridge Parish Council		
K	Jeffries			
John	Lakin	?		
Andy	Quelch			
Samantha	Weeks			
Carlie	Mayes			
James	Rushton			
Richard	Martin	Scott Properties		
Mike	Spurgeon	Phase 2 Planning and Development		

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C/O Agent Mike	Spurgeon	Phase 2 Planning & Development		
Catherine	Champion			
Terence	Hughes	Burnham-on-Crouch constituent		
Amanda	Mickelsen			
Tim	Aves		See answer to 31.	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.
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		
Mike	Hayes		Depends on housing demand at any particular time, this should be fluid and tied to housing need.	In order to deliver development effectively it is important the Council sets out how it is going to support it and this means having some kind of allocation or policy for development.
Ronald	Edge	Construction Industry		
Daphne	Scott			
Gordon	Mussett	Little Braxted Parish Council		
David	Sismey		All types of units should be permitted	Comments Noted
Anthony	Fittock		It offers the opportunity for the pass on of an affordable home not a mansion	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location. These type of homes are normally single plots which would not have to provide any affordable housing contribution anyway.
Ronnie	Tongue	state school		
Daniel	McAllister	Robert Mulholland And Company Limited	The nature of self build is unlikely to deliver small units. it is hard to self build a terrace and impossible to self build a flat. The market can be encourages to provide small units better than self builders	Self build, custom build are normally single plots built for those that are going to live in them.
Matthew	Cooper			
Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None		
christine	collins			
Stuart	Williams	Ace group		
Michele	Williams		Where possible to allow young people to get on the housing ladder by building their own and not needing such big mortgages	Support noted, though who builds this type of property would not be a matter that the Council would have any control over.
David	Webb			
Andrew	Marsh	Historic England		
Brian	Haydon			
Jasbir	Singh			
Janice	Jackson			
Jenny	Clemo	Langford & Ulting Parish Council		
Hazel	Notley			
Jean	Brown			
Joanne	McGinity			
Stuart	Dedman	Nil		
e	e	e	There should be a policy to allow and encourage community-led housing.	Community led housing is normally affordable housing or rural exception housing, there will be policies to cover this in the review of the LDP.
Kerry	McKenna			
Penny	McCauley	Tiptree dental		
Jane	Phillips	Solicitors		
David	Rees			
Felicity	Gale			
Lindsey	Wright			
Darren	Weeks			
Phil	Manning			

Question 33

First Name	Last Name	Organisation	Question 33. Should the Council in the development of a self-build/custom build policy consider ensuring that smaller low cost housing units are encouraged to come forward?	COUNCILS RESPONSE
John	Mitchell		as 31	Comment noted though it is not for just the Council to decide on smaller sites, it is a requirement of national planning policy that at a minimum 10% of the housing requirement is built out on sites of less than 1.0 hectare in size.
Doug	Lockwood	National Grid		
Sally	George			
Vara	Szajkowski			
Bob	Calver			
Nick	Whiteley		Where the smaller housing would not affect the land taken up by the property in 30 years time. And provided the 'low cost' doesn't negatively impact on the environment too much.	Support noted. Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
Tessa	Lambert	Natural England		
Dawn	Howles			
Linda	Flowers	Self Employed	With new government backed lending options this may be a good way forward in the future for younger people to get into the housing market. Allocations need to be included on master plans when estate planning prior to allocating sites, especially strategic sites which are often gobbled up in totality by major developers.	Support noted.
natasha	frith			
Karen	Neath	Tolleshunt Major Parish Council	We would support self build / custom build if it was delivering smaller affordable units that genuinely supported housing need. We would not want to see a policy that opened the door to large, grandiose properties that were more about an individual's aspirations than community housing need.	It would be inevitable that larger properties would be built because this is for people who want to design and build their own properties so it will enable different types of property to come forward. Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
Anthony	Bates			
Russell	Howles	WSP		
Diane	Carter			
Gillian	Hollamby			
Richard	Courtney	University Of East London	No, let demand drive this policy	To a degree that is what is occurring now. National planning policy supports self-build, custom build development and the policies in the LDP Review do need to reflect conformity with this.
Brian	Townsend			
Robin	Fanshawe			
Malcolm	Finch			
Peter	Taylor	Retired		
John	Hitcham		This will strain the council's overall specialist resources and delay the build out of those areas	There is no evidence that self-build or custom build development is developed out slower than normal market housing or that it takes up more officer capacity.
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			
Richard	Kelly	Croudace Homes	Whilst the principle is supported, policies in the Plan should not discourage self-build developers / custom build opportunities being delivered.	The aim is that policies in the Plan should support this type of development in that they are not present in the Plan at the moment.
JO	COOMBES			
Helen	Bridge			
Melanie	Allen	Government		
Adam	Medlycott			
Jonney	Aldridge			
Joanne	Maloney			
Mark	Hurley	Selfridges		
Portia	Roelofs			
John	Tompkins		Encourage yes but, dictate no.  The type of housing units to be provided under this heading should be market driven rather than dictated and policies should be commensurate.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location, they are market driven but it is important to set out policy so that those bringing it forward know how the Council will support it.
Amanda	Clack		Where appropriate.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location.
Christopher	Kent			
Lisa	Singh	Direct Call Centres Ltd		
Kenny	Alexander	Thomas Gainsborough School	As long as it's in consultation with local community	Consultation is part of the planning process both during the creation of the LDP and during any planning application.

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Elizabeth	Sawyer Bayliss			
Michael	Partridge			
Kenneth	Northfield			
Jerry	Petts			
Frederick	McMahon			
Sophie	Pryor			
David	Kennedy		see answer to Q 32	Self-build and custom build properties are built by single individuals/families for their own needs and it would not be possible to control how many bedrooms each property had or that more of this type of property was 2/3 bedroom, this would be considered to be too constraining.
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home		
Jo	Crump	Servoca Secure Soutions		
Susan	ARCHER			
Phillipa	Griffiths			
Mark	Behrendt	Home Builders Federation	As for any site the Council should seek to ensure that a mix of homes come forward on sites allocated for self-build and/or custom housing building and that such sites are delivered at appropriate densities in keeping with the character of the area.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location.
Anne	Bailey			
Winifred	Sutherland			
Lucien	Taylor			
Reegan	Howles		This will more readily provide a steady stream of affordable houses to meet demand.	Support noted
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		
Roy A	Clare	Charities	For sure.	Support 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		
Tim	Murphy			
Claire	McGrane			
Tracey	Munford	NA		
Victoria	Cutmore	Endurance Estates		
Peter	Clack		Where appropriate	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location.
Brian	Haydon	Cold Norton Parish Council		
Rowan	Rampersad			
LUKE	MACFARLANE	S A RAVEN		
Anna	Wombwell	Morris Farm		
Lee	Foster			
Ronald	Owen	Not applicable		
Elizabeth	Johns			
Colin	Day			
Vanessa	Horner			
Natalie	Bradford			
Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company		
Tony	Vanner			
Josie	Vanner			
Tracy	Carroll			
Ian	Roberts	N/A		
Marion	Gunn			
Tony	Ashton	none		

**Question 33**

First Name	Last Name	Organisation	Question 33. Should the Council in the development of a self-build/custom build policy consider ensuring that smaller low cost housing units are encouraged to come forward?	COUNCILS RESPONSE
mandy David	SHORT Hill	Dandara Ltd	As with any residential development site, the Council should seek to ensure that a mix of homes come forward on sites allocated for self-build and/or custom housing building and that such sites are delivered at appropriate densities in keeping with the character of the area. Allocating a proportion of self-build on larger sites is a potential mechanism of ensuring delivery.	Support noted. Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
Steven	Potter		Specifically ones that cannot be extended at a later date.	Comment noted, it is the right of developers to apply to renew planning permissions and this is not a matter which the Council has any control over.
Vysian	Banyard	TKPC	Such units would be supported if they led to an increase in smaller units of housing as these are what is required in this district to encourage local people to remain in the area.	Comment agreed, house prices in the District are very high and the Council would need to look at appropriate alterations to the policies in the LDP to try and encourage more lower cost housing to come forward.
Linda	Raffray			
John	Cooper			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	Do not wish to comment.	
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council		
Tim	Chilvers			
Ruth	Bull	The Othona Community		
Mark	Jackson	Mark Jackson Planning		
Elliott	George			
ann	cutting			
Sharon	Cushen			
Ian	Tooley			
Sally	Tokeley			
Kate	Ellis			
Christina	Chan			
Tim.	Holdsworth			
Graham	Snow			
Chris	Melbourne		Builders will be encouraged to build low cost rubbish housing	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location.
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		
Philip	Wakeling			
Pete	Butcher		Self-build / custom build are usually associated with larger and more expensive developments. Encouraging low cost housing in this area is a good idea.	Support noted
David	Brock			
Mark	Tentori	Mazdev Limited		
Niki	Halls			
Neil	Burke	Bradwell Power Generation Company Limited	Bradwell B do not have any specific comments to make on this question.	
Jane	Pilgrim			
Lynne	Goodbourn		Smaller size and number of self build is acceptable	Support noted
Stewart	Geden			
Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith			
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt			
Simon	Priest			
Philippa	Marshall			
Lewis	Cook	Form Architecture Ltd.		
Kevin	Head		There should be a range to meet market demand and need.	Support noted
Steve	Williamson			
James	Cowell	E & B R Cowell		
Colin	Hawkes			
Ronald	PIPER			

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First Name	Last Name	Organisation	Question 33. Should the Council in the development of a self-build/custom build policy consider ensuring that smaller low cost housing units are encouraged to come forward?	COUNCILS RESPONSE
Tracey	Merritt	Dengie Hounds and Horses	It should not be that the development of self build/custom build policy should restrict the type of homes built as this would not provide necessary flexibility for meeting need and meeting targets. It would also go against the vision and spirit of what self build/custom build is all about.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and be in a sustainable location. This should allow for flexibility and the support for bespoke housing designs.
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			
Matthew	Taylor		This will open up access to the housing ladder for those on lower incomes. Self build homes should accommodate for all levels of the market, not just for affluent people with expendable or inherited income.	There is no mechanism whereby the Council can limit this type of housing to those on lower incomes. Affordable housing is the normal type of development that helps those who cannot access the open housing market obtain a home.
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	ECOCClassics		
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		
.	.	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		
Chris	clark		Bungalows for older people.	All types of property should be supported in regard to self-build, custom build including bungalows and specialist housing for older persons but they are generally built on single plots and need to meet the requirements of the owner of the site.
Sarah	Yates			
Leonard	Lewis			
Isabel	Adcock		We need a large number of smaller homes for boh older people and for younger starter people	Both older persons and first time buyers are groups of residents which the LDP should try and address their housing needs, this is being reviewed in the LDP review.
R	Minney			
Tim	Grant	Evolution Town Planning		
Jane	Potter	Purleigh Parish Council	Yes, in the development of a self-build/custom build policy the Council should consider ensuring that smaller low-cost housing units are encouraged to come forward, giving priority to dwellings that cannot be extended at a later date.	There is no mechanism whereby the Council can limit this type of housing to those on lower incomes. Affordable housing is the normal type of development that helps those who cannot access the open housing market obtain a home. It is also not considered reasonable to state that self-build, custom build housing cannot be extended, as families grow they may require more space but not wish to move home.
ANNE	OSBORN	Purleigh Community Shop		

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BRIAN	COLLINS		Does the 30% not apply in these instances	The percentage target for housing normally applies to affordable housing, it could apply to self-build, custom build but the Council would have to be comfortable with the evidence in terms of numbers needed to satisfy the demand in the District. The Council is planning on updating the Local Housing Needs Assessment and will look for evidence in that document.
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		
Kevin	Money	St. Lawrence Parish Council	The majority of development in this parish has tended towards this category, where single properties are built either replacing substandard properties or on the rare empty plots (noting that much of the community is within the various flood zones with the attendant requirements). Overall as long as it is single properties, not multiple ones, replacing single sub-standard properties and the design is of a good standard (not always the case) this is generally a sensible way forward. Empty plots here tend to be "occupied" by very dilapidated caravans, many are on Zone 3 flood plain. Whether those should be redeveloped is a more difficult question. Applications for multiple properties on what is one site have produced cramped designs out of keeping with the community around.	Support noted. Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location. The same policy constraints would apply for self-build, custom build in regard to flood risk and it would be highly unlikely that the Council could support housing development in flood zones 2 and 3.
Mark	Anderson			
Karen	Wellum			
Emma	Wright			
Robert	Scott	Lewis & Scott Retirement Living Ltd		
Claire	Udall	1	If you do a self build policy, then yes but i dont think this is needed in the first place	There is evidence from the Council's self-build register for some need for this type of housing and the numbers on the Buildstore Register reflect much higher numbers for the District so it would be that the Council must consider a policy direction with regard to 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		
Peter	Lampard		Could finish up with tacky housing.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
Nicola	Taylor	Elixirr		
Graham	Johnson	graham v johnson		
Chris	Yates			
Judith	Radcliffe		The council should actively support self-build projects.	Support noted
Burnham	Town Council	Burnham on Crouch Town Council		
Sally	Everitt	Community360		
Mark	Garrett			
Justin	Barkham	Self employed		
Paul	Vidler			
Simon	Butler-Finbow	Pigeon Investment Management	See our response to Question 31.	Support noted. The Council can consider a bespoke policy which supports self-build, custom build dwellings.
Victoria	Long			
Victor	Staines			
Jayne	Moore	Essex County Fire and Rescue Service		
Stephen	Sutton			
Kevin	Bennett			
Nicholas	Matthams			
Christian	van Stolk	RAND Europe		

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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		
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	Copplin			
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			
Stephen	Hodgkinson		There should be a range to meet market demand.	As this type of housing is built by individuals/families it can offer scope for a range of different housing types and sizes.
Ursula	Benjafield			
Paul	Mitchell			
Kristian	Tokeley	CTC Construction Ltd		
Lynda	Bugg			
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		
James	Campbell	HMPPS		
William	Moss			
Simon	Mackenzie Smith			
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		
Roger	Woodcock			
Michael	Manning			
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates		
Simon	Plater	Plater+Claiborne	Particularly community build type projects, such as co-operative groups, co-ownership with land trusts and community benevolent societies etc.	Community led housing is normally affordable housing or rural exception housing, there will be policies to cover this in the review of the LDP.
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park		
Linda	Coom		It would be good to still make the best use of the land.	Self-build, custom build dwellings would have to conform with the design policies in the LDP and this should mitigate against poor quality and in a sustainable location.
John	Peirson			
Ron	Brown	Corporate		
Roger	HAWES			
Anne	Hull	Elmwood Equestrian Centre		



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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			
Tim	Dixon		The vast majority of self-build homes that are built are large 4/5 bed homes on large plots, so I would agree that smaller low cost units should be encouraged, especially if some of these were so called 'affordable housing' of which we hear so much yet see so little.	Support noted. As this type of housing is built by individuals/families it can offer scope for a range of different housing types and sizes. Affordable housing is being delivered on major sites across the District.
Unknown	Unknown	Ministry of Defence		
Josh	Plant	Gladmans		
Duncan	Clark			
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		
*	*		See response to Question 32 above	Comments noted, though it is possible to have a bespoke policy as well as seeking a proportion of self-build, custom build plots on larger housing sites as well. The answer was to question 31 not 32.
*	Willmott			
Thomasin	Foster			
Ivor	Watson			
*	*			
*	*		Yes, we consider this to be preferable approach to delivering such sites, in addition to a policy that should be favourable to such sites where a need is identified. The Council should also monitor the delivery of serviced plots and update the register regularly.	Support noted. The Council update the register as people apply to go on it.
*	*		Yes, we consider this to be preferable approach to delivering such sites, in addition to a policy that should be favourable to such sites where a need is identified. The Council should also monitor the delivery of serviced plots and update the register regularly.	Support noted. The Council update the register as people apply to go on it.
*	*		Yes, we consider this to be preferable approach to delivering such sites, in addition to a policy that should be favourable to such sites where a need is identified. The Council should also monitor the delivery of serviced plots and update the register regularly.	Support noted. The Council update the register as people apply to go on it.
*	*		In addition to the above, should the Plan also allocate specific sites in the LDP Review exclusively for self-build/custom build, either put forward by people who want to self-build or caveated by policy that they can only be brought forward by self-builders. Yes, we consider this to be a preferable approach to delivering such sites, in addition to a policy that should be favourable to such sites where a need is identified. The Council should also monitor the delivery of serviced plots and update the register regularly.	Support noted. The Council update the register as people apply to go on it.
*	*		Yes, we consider this to be preferable approach to delivering such sites, in addition to a policy that should be favourable to such sites where a need is identified. The Council should also monitor the delivery of serviced plots and update the register regularly.	Support noted. The Council update the register as people apply to go on it.
*	*			
*	*			
Alan	Massow			
*	*			
Ian	Butt			
Sarah	Sayer			

Question 34

First Name	Last Name	Organisation	Question 34. Designing beautiful spaces and buildings, how important do you think it is that we should actively plan to create beautiful spaces and buildings?	COUNCILS RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council		
Kevin	Ashman	Estates and Agency Strategic Land	We support the emphasis on good quality development, and note that important elements of this are sustainable settlement patterns, consideration of landscape impacts of development and avoidance of landscape harm.	Support noted
David	Smye	The Maldon Society	Essential - and a duty upon the local authority imposed by the NPPF	The 2021 revision of the NPPF placed increased importance on good design.
Jacky	Bannerman	Woodham Walter Parish Council	It is important that residents experience the best possible environment for general wellbeing and therefore the design of space and buildings is especially important. Therefore, the revised LDP should be considered to be an intrinsic part of this process.  Let us have a place in which people are able to enjoy life rather than the mundane housing estates currently being constructed. Designs should be commensurate with the building siting and its environs rather than a housebuilders standard 'catalogue' offering.  There should be a review of all design related material and associated planning policies. There is little point in promoting design related issues if case officers do not have the supporting powers to engender alterations to proposals.  Where villages or towns have design statements these should be supported by case officers rather than ignored as per current experience. Policies should be robust enough to withstand challenge in this respect.	The LDP Design policy is being reviewed in the current process. The SPDs will be reviewed after the LDP Review has been adopted, to ensure that the SPDs are necessary and up to date.  Four Village Design Statements have been endorsed by MDC as material planning considerations. However, all four pre-date the NPPF, and as such a judgement has to be made on whether or not they conform with the NPPF and therefore how much weight should be given to them.
Paula	Stanbury			
Sonia	Whiskin	Financial Services	Very important	Support noted
Geoffrey	Charge	n/a		
Robert	Collins			
Peter	Ingram		Very Important	Support noted
Gareth	Davies	N / A	It is one important part of the plan, but it should only be applied where and to the extent that it does not prevent the development that is planned in the LDP.	Good design creates better places to live and work, indeed, the NPPF recommends that poorly designed development should be refused.
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
EDWARD	GITTINS	Edward Gittins & Associates	We support the idea of the Essex Design Guide being used as the basis for District-specific advice which reflects the particular local character and vernacular.	This comment relates to question 36.
Alan	Shrimplin	N/A	Yes, but the description is very vague it needs to be more specific for the area	Support noted. The Local Plan policy will be more specific.
Helen	James		Vital. Unfortunately some recent developments in the area already fail dismally in this respect	Support noted.
Kathy	Day			
Richard	Edwards		Of course beautiful spaces and buildings should be designed! Surely nobody would take the view that ugly ones should be provided?	Support noted
Peter	Wakling			
Sue	White		Absolutely. We must move away from the awful new estates, with identikit houses. Let's have some flair and change and embrace differences and innovative design. Not faceless urban areas where they all look the same.	Support noted
Stuart	Willsher	Persimmon Homes Essex	Further questions within the Spatial Options paper deal with design (Q14 – Q16), but as yet a corresponding topic paper/evidence base document has not been published to consider this issue. The NPPF places an increasingly strong emphasis on design, with the recent 2021 revision further emphasising the Governments' commitment to building 'beautiful' homes and places, to be underpinned by Design Codes and guidance. Understanding how Maldon District Council intends to interpret this requirement will be key for Developers as the plan progresses and beyond.	As with the rest of the Plan, the design section will be NPPF compliant. Since this consultation closed, the Government has published the Levelling Up and Regeneration Bill which proposes that each LPA area will be fully covered by a design code.
Sara	Howarth			
Roy	Martin	Mr Roy Martin	Important that all buildings and unit types are set within properly considered new environmental space and to highest standards of design and setting.	Support noted. Spaces within and around developments contribute to how well a development functions and how liveable it is.
Eissa	Leo			
Tim	Hann		It is extremely important and should be a major consideration with all developments large all small. Noone finds concrete jungles attractive. Beautiful spaces also means not impacting upon the existing spaces around new developments/settlements/self /custom builds.	Support noted. Spaces within and around developments contribute to how well a development functions and how liveable it is.
Poppy	Vidler	Crown Consumer Ltd	Quality of life is dependent on good quality sustainable designs for living and should be harmonised with existing important and traditional structures. Equally important are designs for outside spaces and the need to commute / travel / cycle AND walk in a safe and aesthetically attractive way. I believe the way forward should be to build in walking and cycling to work or for leisure the priority over vehicles.	Support noted. Spaces within and around developments contribute to how well a development functions and how liveable it is. Providing the opportunity for active travel within and between new developments and destination locations points (such as schools and services) is becoming increasingly important.
Tara	Strydom			
Jenny	Ball		Very.	Support noted
Cliff	Baron			
Gill	Winsor	Tesco	Ideally leave open spaces alone then this question would be irrelevant	Spaces within and around developments contribute to how well a development functions and how liveable it is.
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon		Not in Latchingdon! Leave the village alone. It's lovely just as it is!!!	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.

Question 34

First Name	Last Name	Organisation	Question 34. Designing beautiful spaces and buildings, how important do you think it is that we should actively plan to create beautiful spaces and buildings?	COUNCILS RESPONSE
Shaneen	Illanes			
Sarah	Sapsford		Very	Support noted
Merryl	Quilter			
Bear	Keen			
Jessica	Cox		Good and beautiful design should also be sustainable and affordable.	Support noted
Robert	Burton		Definitely	Support noted
Yvonne	Wade		Very important. Many of the proposed sites are in attractive rural areas.	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.
Louise	Bywaters-Smith	Hospitality		
Brooke	Roberts-Morgan			
Patricia	Bunkle			
Stephanie	Ireland		The council should not need to create beautiful spaces in an area if beauty. These only appear necessary when beautiful areas are built on. However, where there are brownfield areas not being used for housing ensuring they are turned into something beautiful would be ideal.	There is a lack of brownfield land sites in the District. Re-use for housing could inadvertently lead to the redevelopment of active employment land to residential, impacting on employment opportunities in the district. The reuse of brownfield land is covered under a different question.
Marc	Rawinsky	M R Sovereign Services Ltd		
Roger	Tiffin		very	Support noted
Kathryn	Beighton	Publishing	Extremely important	Support noted
Roy	Warren	Sport England		
STUART	SOWTER		Why not concentrate on the beautiful spaces you already have and protect those? I refer to ALT 2 - One of the most beautiful landscapes in Althorne. A questionnaire for the Althorne VDS delivered to every house in the village had a 60+% response and stated unequivocally that residents valued this landscape and its long distance views very highly. This means not just views from the B1010, but also from the railway, from the seawall and to and from the other side of the River Crouch.	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.
Mark	Raffray		This should be a design priority.	Support noted
April	Rowley			
Douglas	Channer	Private	It is fundamental that design needs to be good both in terms of beautiful spaces and buildings. It is far wider than just delivering beautiful spaces and buildings it has health and wellbeing impacts.	Agreed, well designed places and buildings that function well and are well related to surrounding development and facilities has positive impacts on health and well being.
Kevin	Lagan		Very. But not like the monstrous estates now. Beauty is in the eye of the beholder.	Good design is not just about aesthetics, which, agreed, is subjective, but also covers how buildings and places function, how liveable places are and their impact on the environment and human health.
Bill	Withers		Beautiful' will mean something different to each individual. I don't see how you can create policy for 'beautiful'. Despite wildly held beliefs, Brad Pitt is not beautiful, for example. In a stereotypical fashion a younger person may consider modern design to be beautiful, whilst an older person may find it to be ugly. Though both may agree on certain principles of design, such as a focus on open space or building heights and it is important the council opposes dominant designs.	Good design is not just about aesthetics, which, agreed, is subjective, but also covers how buildings and places function, how liveable places are and their impact on the environment and human health.
Joanna	Jeffery		Very important	Comments noted
Braxted and Blackwater Conservation Grou	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	We support the emphasis on good quality development, and note that important elements of this are sustainable settlement patterns, consideration of landscape impacts of development and avoidance of landscape harm.  The Plan's policies should ensure a strong emphasis on protection and enhancement of heritage assets such as <b>Braxted Park</b> .	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. Settlement patterns and landscape impact will be dealt with by other parts of the Local Plan Review
Bethany	Jones	Colchester Borough Council	The design of new developments is critically important given how we use our local spaces particularly green spaces and local facilities, has changed as a result of the Covid-19 Pandemic as well as to mitigate the impacts of climate change.  <b>Response is subject to call in until 15 March.</b>	Spaces within and around developments contribute to how well a development functions and how liveable it is.
magnus	Magnusson	Parker Planning Services		
raymond	dundas	Householder	Vital	Comments noted
Peter	Layley			
Rex	Davenport			
Lesley	Mitchelmore	Danbury Parish Council		
John	Watson		Design is important but only to the point of conformity of the character and nature of the location	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.
Ali	Aldis		Yes it is important to continue to allow some buildings of future architectural importance but I do think these properties should be limited in size.	Support noted. Providing policies and guidance should enable the creation of 'buildings of future architectural importance' such as you describe. However, it is not practical to limit house sizes, as a range of house sizes will always be required. The housing mix is dealt with under a different part of the Local Plan.
N	DA			
Peter	Holmes			
Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			

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Colin	Pryke		Yes. The uniform uninspired design of the new estates round Maldon suggests that Developers know that they can get away with the cheapest designs and the minimum Section 106 contributions. How well are these Section 106 contributions enforced,? or are they just promises not legally binding.	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.
Stewart	Newlands	Fambridge Lake	Both good modern and traditional architecture gave a place, it is also important new large developments and expansions of older settlements have good landscapes and environments, the NHS promotes access to high quality natural or outdoor environments as key to good mental and physical health. Beautiful spaces impact public health costs and crime levels land and housing values increase in beautiful areas. Environments and landscapes are essential for communities.	Support noted. Agreed, spaces within and around developments contribute to how well a development functions and how liveable it is.
sue	Rawlinson	Evolve		
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed	I totally agree that spaces need to be attractive and to walk and talk and not to jump in the car to get away from.	Support noted. Agreed, spaces within and around developments contribute to how well a development functions and how liveable it is.
Gavin	Rowsell		It is essential to make everything as close as possible to 'beautiful' as is realistic... but that is very subjective.	Design aesthetics can be subjective; however, the Local Plan should champion good design.
Jackie	Gibbs		Vital for the character of the region / area	Support noted
Lindsey	Squire	North Fambridge Parish Council	Very important, see 17.2. This is based on an experience of a large development which could be placed anywhere, which does not reflect the history or character of the community. It could be extracted from a developer's desktop portfolio of properties and styles.	support noted
K	Jeffries			
John	Lakin	?		
Andy	Quelch		Very important that any development is in keeping with historical properties	The protection of heritage assets is dealt with by national policy.
Samantha	Weeks		Very important. We are fortunate to live in beautiful surroundings and these need to be protected and any new buildings and designs should be complementary.	Support noted
Carlie	Mayes			
James	Rushon		Very important, especially in rural locations where there should be a need to maintain local character and to design and build with that in mind as a priority. Of course, the key is that good design contributes significantly to quality of life.	Agreed, good design contributes to creating safe places/reducing opportunities for crime, improving health and wellbeing, making places liveable, accessible and climate resilient.
Richard	Martin	Scott Properties	It is integral to the success of the Local Plan.	Support noted
Mike	Spurgeon	Phase 2 Planning and Development		
C/O Agent Mike	Spurgeon	Phase 2 Planning & Development		
Catherine	Champion			
Terence	Hughes	Burnham-on-Crouch constituent	Very.	Support noted
Amanda	Mickelsen			
Tim	Aves		Of course.	support noted
Samuel	Newton	Anglo European School		
Mary-Ann	Munford			
Jo	Harvey		All development needs to be well thought out and in keeping with the local area.	Support noted
Jeremy	Potter	Chelmsford City Council		
Terry	Fleming		Important	Support noted
Daniel	Goodman	Rochford District council		
Chris	Harvey		Design is key - we have many historic towns and villages, and poorly designed developments (one or two of the recent developments in Maldon and Burnham fall into that category, in my opinion) should be avoided at all costs.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to it's location.
Phillip	Davies		I support this and we should have an active plan. Beautiful spaces and buildings will encourage companies to come to our district.	Support noted
Jane	Senior			
Susan	Cumming	not applicable		
Mike	Hayes		Of the highest importance.	Support noted
Ronald	Edge	Construction Industry	It is not important to actively plan to create beautiful spaces and buildings.	Although the Local Plan in itself cannot guarantee that all new development will be perceived as being beautiful, the majority of consultees feel it is important to actively plan to create beautiful spaces and buildings.
Daphne	Scott			
Gordon	Mussett	Little Braxted Parish Council	Very	Support noted
David	Sismey		v important	Support noted
Anthony	Fittock		Design is important but only to the point of conformity of the character and nature of the location	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to it's location.
Ronnie	Tongue	state school		
Daniel	McAllister	Robert Mulholland And Company Limited	Vitally important. So much recent development has been bereft of any beauty or quality of materials, details and spaces. Proposals that achieve beautiful designed spaces and buildings should be presumed to be acceptable. Proposals that do not reach this standard should not be permitted.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. The NPPF advocates for not granting planning permission for poorly designed proposals.
Matthew	Cooper		For larger areas, forethought is required. For smaller developments, active planning is not required.	Small developments can impact on their neighbourhood. Well designed places and buildings that function well and are well related to surrounding development and facilities are important, regardless of the size of the development. Although any design requirements should be proportionate to the size of development being undertaken.

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Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None	Very important. Designs could be modern and innovative, but should not be in incongruous settings, and should be compatible with existing buildings to enhance the area and provide interest.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.
christine	collins		very important and they should be in keeping with existing properties whilst conserving and complimenting as much of the natural environment as possible	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.
Stuart	Williams	Ace group	Very important yes out dated	Support noted
Michele	Williams		Very important as it impacts on health and mental health now and for generations to come	Support noted
David	Webb			
Andrew	Marsh	Historic England	The Plan should have a clear design vision and design policy that is grounded in an understanding and evaluation of the areas defining characteristics. It is important to demonstrate that you have evaluated as understood the defining characteristic of the areas as part of your evidence base for the local plan in order to identify appropriate design opportunities and policies, being sympathetic to local character and history including the surrounding built environment and landscape setting and establishing a strong sense of place. There could be merit in different local design policies (for the main market towns, large villages, medium villages etc) to reflect and promote their own unique character and identity. It is important that the evidence base understands and articulates the different characters of the areas/towns/villages.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.
Brian	Haydon			
Jasbir	Singh		Very important. especially in villages.	Support noted
Janice	Jackson		You have beautiful spaces but you are destroying them! consider ALT2, a lovely area which you are destroying by potentially putting up 1750 houses	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.
Jenny	Clemon	Langford & Uffing Parish Council	Very important	Support noted
Hazel	Notley			
Jean	Brown			
Joanne	McGinity		very important	supports noted
Stuart	Dedman	Nil		
e	e	e	There are three vital aspects to housing in my view: affordability, sustainability, and good design. So yes, I think this is of very high importance.	Support noted
Kerry	McKenna			
Penny	McCauley	Tiptree dental		
Jane	Phillips	Solicitors	Yes, very important. Lessons should be learned from some of the post-war 60s/70s "eye sores" that have been built.	Support noted. One aspect of good design is that developments should age well.
David	Rees			
Felicity	Gale		Protect the areas that you have, for example ALT2 within Althorne you have classed this as suitable for 1750 houses - this will destroy the area.	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.
Lindsey	Wright			
Darren	Weeks		Very important - Maldon district is a beautiful area - both natural landscape and character of the buildings in the area and this must be maintained to avoid a characterless urban sprawl.	Support noted
Phil	Manning			
John	Mitchell		I don't think you should use the word beautiful. I can only speak for myself but my perception of beauty in the built environment tends to be very old, e.g. villages etc or Georgian crescents and squares. Seeking beauty in development using modern materials and construction techniques is a worthy but doomed aspiration - look at any of the New Towns. Just go for development that is well designed in form and function	Agreed, beauty is subjective. The NPPF advocates for good design which has a wider meaning beyond being visually attractive, development needs to function well too.
Doug	Lockwood	National Grid	This all fits with an appropriate design infrastructure.	Support noted
Sally	George			
Vara	Szajkowski		Very important. But you first need to address the traffic, noise and air pollution issues caused by extensive building in the district.	There is only one Air Quality Management Area in the District, which indicates that air pollution is not a significant issue across the district. The changeover from petrol/diesel vehicles to electric will improve air quality and traffic noise over time. Part of good design is making development accessible and encouraging active travel - walking and cycling- which may reduce the need for car travel for local trips.
Bob	Calver		Tastes change and beauty is subjective. Who would decide?	Agreed, beauty is subjective. The NPPF advocates for good design which has a wider meaning beyond being visually attractive, development needs to function well too.
Nick	Whiteley		Nice looking, modern to near-future-esque design. Environmentally viable, without a negative impact for wildlife.	Support noted
Tessa	Lambert	Natural England		
Dawn	Howles			
Linda	Flowers	Self Employed	Very important, whilst beauty is subjective tangible design features could be drawn up to be assessed against. The current garden suburbs are under delivering against the true ethos.	Agreed, beauty is subjective. The NPPF advocates for good design which has a wider meaning beyond being visually attractive, development needs to function well too.
natasha	frith		Very important as it ensures future generations continue to support culture and identity.	Support Noted
Karen	Neath	Tollleshunt Major Parish Council	We certainly do not want to see ugly development in the district. However, we believe that there are many more important considerations for development such as density, property type, size of development and sustainability and we would not want to see any of these compromised by the desire to achieve beautiful design.	Agreed, beauty is subjective. The NPPF advocates for good design which has a wider meaning beyond being visually attractive, development needs to function well too.
Anthony	Bates		Very important	Support noted
Russell	Howles	WSP	Imperative	Support Noted
Diane	Carter		Essential	Support Noted
Gillian	Hollamby			

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Richard	Courtney	University Of East London	All buildings of whatever usage should be aesthetically pleasing or consciously challenging. The criteria to assess this should not be prescriptive and should allow for multiple justification(s) of beauty	Agreed, beauty is subjective. The NPPF advocates for good design which has a wider meaning beyond being visually attractive, development needs to function well too.
Brian	Townsend			
Robin	Fanshawe			
Malcolm	Finch		Maldon district is already a beautiful area - please maintain the status quo and NOT design and build anything which will spoil this! Very important!	Support noted.
Peter	Taylor	Retired		
John	Hitcham		Absolutely, but it is very challenging to be the arbiter of good design. In the past many instances of Good Design, have dated remarkably quickly Eg: MDC's own offices	The NPPF advocates for good design which has a wider meaning beyond being visually attractive, development needs to function and age well too.
John	Brown			
Robert	Hollamby			
Chris	Waumsley	Inovo Consulting		
Phil	Jacklin			
Kate	Priest	Purleigh Community Primary School	Extremely important. Essex has a unique rural style that must be treasured.	Support noted
Robert	Jones	The University of Reading	This should always be a priority, as anyone familiar with the planning horrors of the late 1950s and early 1960s will be aware.	The NPPF advocates for good design which has a wider meaning beyond being visually attractive, development needs to function well and age well too.
Robert	Stephens	N/A	Beautiful spaces and buildings are key objective of the governments housing strategy	Support noted
Gary	SPICER			N/A
Richard	Kelly	Croudace Homes	It is very important, and this is linked to the densities of developments. The need to deliver beautiful spaces and buildings is of increasing importance as confirmed by the Government's Building Better, Building Beautiful Commission. Furthermore, the impact of COVID-19 has provided a clear steer to the importance of new development being based around outdoor spaces, thus, sites that are allocated through the Plan need to be able to deliver this. It is therefore imperative that the Council considers the design/layout of a site early in the process of the Plan being developed and as set out in response to earlier questions, do not specifically focus on delivering high density development.	Spaces within and around developments contribute to how well a development functions and how liveable it is.
JO	COOMBES		Protect and don't build on beautiful natural environments first. There is NO evidence in Burnham on Crouch that the current developers are able to create beautiful spaces and buildings - to say so is just a farce	The NPPF advocates for good design which has a wider meaning beyond being visually attractive, development needs to function well too.
Helen	Bridge		Very Important.	Support noted
Melanie	Allen	Government	Beautifully placed (sustainable settlement patterns, sitting in the landscape) Beautiful places (streets, squares and parks, the "spirit of place") Beautiful buildings (windows, materials, proportion, space) Althorne is not a Sustainable Settlement - lovely elsewhere	Support for good design is noted. 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.
Adam	Medlycott		Buildings should reflect the existing character of settlements and not spoil landscapes	Support noted. It is important that new development is well related to its location.
Jonney	Aldridge		Development must be sensitive to where it is located and make wild places natural - footpaths and cycleways that connect to each other and places of interest	Support noted. It is important that new development is well related to its location. Providing the opportunity for active travel within and between new developments and destinations (such as schools and services) is becoming increasingly important.
Joanne	Maloney		It is a great idea, but since most of these will be on the outskirts of towns and villages its probably not that important. It would be better to beautify some of the buildings in the High streets of our towns and villages (eg the old Post Office in Maldon)	Maintenance of existing buildings is an important to ensure that areas do not become run-down. The design of new neighbourhoods is just as important as maintaining/restoring existing buildings.
Mark	Hurley	Selfridges	Very	Support noted
Portia	Roelofs		Yes	Support noted
John	Tompkins		It is important that residents experience the best possible environment for general wellbeing and therefore the design of space and buildings is especially important. Therefore, the revised LDP should be considered to be an intrinsic part of this process.  Let us have a place in which people are able to enjoy life rather than the mundane housing estates currently being constructed. Designs should be commensurate with the building siting and its environs rather than a housebuilders standard 'catalogue' offering.  There should be a review of all design related material and associated planning policies. There is little point in promoting design related issues if case officers do not have the supporting powers to engender alterations to proposals.  Where villages or towns have design statements these should be supported by case officers rather than ignored as per current experience. Policies should be robust enough to withstand challenge in this respect.	Support noted. Good design contributes to creating safe places/reducing opportunities for crime, improving health and wellbeing, making places liveable, accessible and climate resilient. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. The design policy is being reviewed as part of the LDP Review. There are currently four village design statements that are endorsed as material planning considerations. However, these were prepared before the introduction of the NPPF. The most recently prepared Village Design Statement which is for Great Totham is part of the Neighbourhood Plan, which gives it greater weight in the planning decision process.
Amanda	Clack		Yes, this should be a 'good practice' for all developments with regards to: "Beautifully placed (sustainable settlement patterns, sitting in the landscape) Beautiful places (streets, squares and parks, the "spirit of place") Beautiful buildings (windows, materials, proportion, space)"  However, a realistic walkability index is not really achievable in reality for people living outside the Towns and Large Villages and it is probably unrealistic to expect otherwise on a practical level. There should also be a greater emphasis and consideration around the provision of green energy and EV charging within the District	Support for good design, green energy and EV charging is noted. Part of good design is making development accessible and encouraging active travel - walking and cycling - which may reduce the need for car travel for local trips. In rural areas, it is not practical for people to access facilities and services without using motorised transport. However, where there are shops or other facilities in a village, it should be possible to walk or cycle to these.
Christopher	Kent		No objection.	Support noted
Lisa	Singh	Direct Call Centres Ltd	Very important that properties remain in keeping with the current area	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.

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Kenny	Alexander	Thomas Gainsborough School	As long as it is in keeping with the local communities	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.
Elizabeth	Sawyer Bayliss			
Michael	Partridge			
Kenneth	Northfield			
Jerry	Petts			
Frederick	McMahon		Critical.	Support noted
Sophie	Pryor			
David	Kennedy		It is very important to ensure that any development and the space it sits on is stylish and beautiful. It will encourage residents to take pride in the environment they live in	Support noted. Spaces within and around developments contribute to how well a development functions and how liveable it is.
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home	Very important	Support Noted
Jo	Crump	Servoca Secure Soutions		
Susan	ARCHER			
Phillipa	Griffiths		Really important. Maldon has some densely populated areas. The last two years has taught us how very important beautiful spaces truly are.	Support noted. Spaces within and around developments contribute to how well a development functions and how liveable it is.
Mark	Behrendt	Home Builders Federation		
Anne	Bailey		Within larger villages and towns, yes make green zones.	Comments Noted
Winifred	Sutherland			
Lucien	Taylor		Yes, this should be reflected in the LDP	Support Noted
Reegan	Howles		Very important. Developments must be sustainable and improve the area, making it MORE beautiful.	Support noted.
David	Baker		It is essential to reverse the trend of building anonymouse boxes that have become the blight of recent developments	Support noted
Jeremy	Richardson		Very important.	Support noted
Glenna	Wilkins		Very.	Support noted
Cheryl	Carter	Education		
Susan	Mason			
Melad	Kamlow			
Danny	Soul			
Dave	Draper	The Hartford Insurance Group	Very important	Support noted
Fiona	Barkham	Private Individual	The plan should not only focus on building beautiful spaces and buildings (which I support) but also to preserve the beautiful buildings and landscape that we have  AGAIN I OBJECT TO THE INCLUSION OF SITE GB1 IN THE PLAN WHICH WILL IMPACT ON A BEAUTIFUL EXISTING LANDSCAPE	Support for good design 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.
Roy A	Clare	Charities	Innovation and new tech is perfectly capable of providing elegant solutions. "Beautiful" is highly subjective!  Homes and spaces should first be liveable, economic, efficient, well-designed and sustainable.	Good design is not just about aesthetics, which, agreed, is subjective, but also covers how buildings and places function, how liveable places are and their impact on the environment and human health.
Kevin	Cooper			
Katherine	Whitehouse			
Linda	Soul			
Robert	Wilson			
Sarah-Jayne	Hunt	SJ Aesthetics LTD		
Jonathan	Hunt			
Deborah	de Boltz	Farleigh Hospice	Very important	Support noted
alan	Johnson	sky broadcasting		
Tim	Murphy			
Claire	McGrane		Yes. It is important that we do not have more blots on the landscape. People want to be proud of where they live and enjoy and look after their environment. Attractive properties and spaces is a good starting point.	Support noted
Tracey	Munford	NA		
Victoria	Cutmore	Endurance Estates		N/A
Peter	Clack		Yes. It is essential. This should be a 'good practice' for all developments with regards to: "Beautifully placed (sustainable settlement patterns, sitting in the landscape) Beautiful places (streets, squares and parks, the "spirit of place") Beautiful buildings (windows, materials, proportion, space)".  However, a realistic walkability index is not really achievable in reality for people living outside the Towns and Large Villages and it is probably unrealistic to expect otherwise on a practical level. There should also be a greater emphasis and consideration around the provision of green energy and EV charging within the District	Support for good design, green energy and EV charging is noted. Part of good design is making development accessible and encouraging active travel - walking and cycling - which may reduce the need for car travel for local trips. In rural areas, it is not practical for people to access facilities and services without using motorised transport. However, where there are shops or or other facilities in a village, it should be possible to walk or cycle to these.
Brian	Haydon	Cold Norton Parish Council	Very important. This should already be normal practice.	Support noted
Rowan	Rampersad		In keeping with the historic buildings of the towns and villages	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important.
LUKE	MACFARLANE	S A RAVEN		
Anna	Wombwell	Morris Farm		
Lee	Foster		Essential to keep character of the district	Support noted
Ronald	Owen	Not applicable		
Elizabeth	Johns			

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First Name	Last Name	Organisation	Question 34. Designing beautiful spaces and buildings, how important do you think it is that we should actively plan to create beautiful spaces and buildings?	COUNCILS RESPONSE
Colin	Day			
Vanessa	Horner		Important inclusion of cycle paths and areas for children to play and dogs to be walked	Part of good design is making development accessible and encouraging active travel - walking and cycling- which may reduce the need for car travel for local trips. Providing opportunities for children's play is important for the long term health benefits it offers.
Natalie	Bradford			
Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company	My suggestion, would be to convert any spare unused farm land to new forests and ponds	The conversion of farmland into wildlife habitats is not a planning issue. However, Biodiversity Net Gain requirements under the Environment Act could result in new habitats being created.
Tony	Vanner			
Josie	Vanner			
Tracy	Carroll		Very important. Any new housing should be in keeping with surrounding areas and the council should actively look to maintaining and enhancing the aesthetics of the villages by including beautiful open spaces, parks and areas for wildlife in those villages where it is particularly present.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.
Ian	Roberts	N/A		
Marion	Gunn		Very Important	Support Noted
Tony	Ashton	none		
mandy	SHORT		very	Support Noted
David	Hill	Dandara Ltd	The importance of design has been pushed further up the planning agenda, following its specific inclusion in revisions to the NPPF in 2021. Design is critical to creating successful places, hence it should be fundamental to all development in Maldon. Good design should be considered from the outset of any development, considering existing vernacular, landscape and on-site specifics. Being overly prescriptive may not help with deliverability, however, requirements for good design and creating successful places should form part of all development.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.
Steven	Potter		Very important.	Support Noted
Vysian	Banyard	TKPC	Hugely important, but of much greater importance is sustainability, density, property type, size of development and its integration into the character of the surrounding area.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.
Linda	Raffray			
John	Cooper			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	Do not wish to comment.	Comments Noted
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council	Very important without high density builds.	Support Noted. In some locations higher density development may be appropriate.
Tim	Chilvers		Quality of design and place is fundamental to creating successful communities. Beautiful places are now at the forefront of national planning policy and Anderson Group fully endorse this objective, which is evidenced by their track record of successful developments. The Anderson Group are a local house builder with a clear commitment to bespoke design and place making.	Support Noted
Ruth	Bull	The Othona Community		
Mark	Jackson	Mark Jackson Planning	Agreed. Developments should be required to come forward in accordance with the Design Policy, Maldon Design Guide and the National Design Guide.	Support Noted. It is interesting to note that Planning Inspectors refer to the LDP design policy more often in appeal decisions than any of the other LDP policies.
Elliott	George			
ann	cutting			
Sharon	Cushen		You should always encourage schemes like this, but also be mind-full of not destroying beautiful spaces - has anyone from MDC visited PUR2 ?	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.
Ian	Tooley			
Sally	Tokeley		Very important. The Maldon area is special due to the beautiful buildings, open spaces and countryside. If this charm is destroyed then the popularity of Maldon will decrease	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important.
Kate	Ellis			
Christina	Chan		Very important. Maldon district is fortunate to have a lot of beautiful buildings and spaces and every effort should be made to maintain that.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important.
Tim	Holdsworth		Very important	Support noted
Graham	Snow			
Chris	Melbourne		Not many beautiful spaces planned in a settlement of 1,750 houses	The South Maldon and North Heybridge Garden Suburbs both include substantial areas of public open space.
Sarah	Packard			
Jake	Nugent	Endurance Estates Ltd		
Martin	Cook			N/A
Clifford	Brown			
Steve	Gallant	Crouch Valley Defence Group		
Lesley	Woodley			
John	Buchanan		It is important. Many new developments look ugly and/or are unattractive to live in simply due to poor design. Open spaces within developments should be planned with wildlife value in mind- eg lines of native trees & shrubs, strips of wild flower beds etc and verges that are only cropped once per year. Use of artificial grass should be specifically outlawed.	Support noted. Spaces within and around developments contribute to how well a development functions and how liveable it is. Design guidance that provides broad design parameters, including advice on landscaping could be helpful in this respect. The Biodiversity Net Gain proposals in the Environment Act will contribute towards making new development more biodiverse.
Kirsty	Rowsell			



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Tim	Bradford	leadenhall	very important	Support noted
Philip	Wakeling		Vital as we have to live with the consequences of development, good or bad.	Support noted
Pete	Butcher		Of course	Support noted
David	Brock			
Mark	Tentori	Mazdev Limited	Very important, as set out in the NPPF Chapter 12.	Support noted
Niki	Halls			
Neil	Burke	Bradwell Power Generation Company Limited	Whilst it is acknowledged that the Local Plan is not setting policies for the design of nationally significant infrastructure projects, the overall approach to creating beautiful spaces and good design is supported. It should however also be acknowledged that expressing the function of spaces and buildings is also an important part of good design. Draft NPS EN-1 (September 2021) (paragraph 4.6.1) explains this as follows: "The visual appearance of a building, structure, or piece of infrastructure, and how it relates to the landscape it sits within, is sometimes considered to be the most important factor in good design. But high quality and inclusive design goes far beyond aesthetic considerations. The functionality of an object - be it a building or other type of infrastructure - including fitness for purpose and sustainability, is equally important."	The LDP Review will include a policy on significant infrastructure developments.
Jane	Pilgrim		Very important to everyone's well being.	Support noted
Lynne	Goodbourn		Very , should be a priority	Support noted
Stewart	Geden		very	Support noted
Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith			
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt		It is important but as important to upgrade current areas to meet the plans specifications	Support noted
Simon	Priest		This very important given the unique style of rural Essex	Support noted
Philippa	Marshall			
Lewis	Cook	Form Architecture Ltd.	This is very important to maintain a strong character of development in the borough.	Support Noted
Kevin	Head		For large sites in particular, there is potential for community consultation to be undertaken to collaborate in formulating masterplans and design codes as suitable frameworks for future development. Specific design policies should not be overly controlling or restrictive so as not to stifle innovation. Both consultation with the community and MDC could be used as a tool to ensure that new developments are planned to be 'beautiful'. In accordance with Section 17.0	This could be a useful tool for creating new neighbourhoods. Agree that design policies should support innovation.
Steve	Williamson		This is really important to maintain the character of Maldon and its villages which is one of the main reasons people live in the area.	Support noted
James	Cowell	E & B R Cowell	It is important to be sensitive to the local landscape character of settlements.	Support noted
Colin	Hawkes			
Ronald	PIPER			
Tracey	Merritt	Dengie Hounds and Horses	It is very important that spaces and buildings are better designed for the long term enjoyment of all rather than the short term profits of the developer. As mentioned in Q. 32 & Q. 4 designs which reflect more appropriately the area and facilitate integration and community should be encouraged. Not just walking accessibility but also cycling and horse riding which are undertaken in this rural district for physical and mental wellbeing should also be accommodated within planning and design.	Support noted. Spaces within and around developments contribute to how well a development functions and how liveable it is. Providing the opportunity for active travel within and between new developments and destination locations points (such as schools and services) is becoming increasingly important.
John	McLarty		Very important	Support Noted
John	McLarty		Maldon District Council needs to be plan for quality and create beautiful spaces and buildings.	Support Noted
Norman	Branch	N/A		
John	McLarty		Very important	Support Noted
Valerie	Coleby	Berrys		
James	Clarke			
David	Stilwell			
Ann	Thomas		Very important. People don't want to live in closely packed boxes with little access to open spaces.	Support noted. Spaces within and around developments contribute to how well a development functions and how liveable it is.
michael	harris			
Geoffrey	Cox		very important	Support noted
John	McLarty		Very important	Support noted
Kevin	Bruce		Very, very important. More should be done to preserve and enhance the historic and scenic aspects of our district	Support noted. The historic environment is protected at the national level.
Barrington	Thomas			
Matthew	Taylor		Very important. Spaces between buildings are just as important as the buildings themselves; they help to create a sense of place and identity, as well as provide opportunities for the public to meet and participate in other community activities. I support the emphasis on good quality development, and note that important elements of this are sustainable settlement patterns, consideration of landscape impacts of development and avoidance of landscape harm. The Plan's policies should ensure a strong emphasis on protection and enhancement of heritage assets such as Braxted Park.	Support noted. Spaces within and around developments contribute to how well a development functions and how liveable it is. Heritage is protected at the national level. regarding future allocations for 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.
Robyn	Woloszczuk			
Lesley	Speller			
William	Shepherd		Very important	Support noted
Nicola	O'Dean	Balgores Motors		
Alexander	Romang			
Hayley	Holgate	ECC		
Eirlys	Parry	N/A		

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victoria	newson	Childrens Nursery	Beautiful spaces already naturally exist, they are fields, trees, hedgerow, parks, playing grounds and farm land. Not mass housing estates that are unaffordable.	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.
Michael	Unwin	N/A		
Tony	Barber			
Nick	Mason	ECOClassics	Very important. Maldon district is fortunate to have a lot of beautiful buildings and spaces and every effort should be made to maintain that.	Support noted
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	The latest version of the NPPF includes amended national policy on design matters. Section 12 of the NPPF relates to design matters and seeks to ensure the delivery of high quality development. In addition, the Government has adopted a National Design Guide and a National Model Design Code to ensure the delivery of well-designed places. Therefore, design is important.	Support noted. The latest version of the NPPF has increased the emphasis on good design.
.	.	Cooper Property Holdings Ltd		
Jane	Coleman	Maldon Town Council	Very Primrose Meadow Policy I3 relates to land known as Primrose Meadow. It permits development on it subject to certain criteria. Including that any proposals must comply with a site specific brief endorsed by the Council, and that evidence must be provided to show that the development is essential to enable the expansion of the Plume School to meet projected needs.  Councillors consider that the policy does not specify what kind of development will be allowed. In addition, the local education authority has confirmed that developing the site is not essential to ensure that the school can meet projected needs. Its development would generate funds to improve the facilities provided as part of the expansion of the Plume School. While Councillors understand that such 'betterment' is highly desirable, it is apparent that the conditions of the policy would not be met.  Councillors therefore concur that both Policy I3 and the paragraphs supporting it should be deleted, as the District Council has proposed (MM267 to MM272 inclusive).	This response does not relate to the current consultation.
c/o Agent	c/o Agent			
kelly	filley		Extremely important.	Support noted
Catherine	Bicknell	Mid and South Essex Health and Care Partnership	It is agreed that the Council should actively plan to create beautiful spaces and buildings and should seek to protect and enhance the natural environment. These contribute to people's physical and mental health and wellbeing. In addition to being visually attractive, buildings, places and spaces should be accessible and adaptable. Homes should be able to accommodate residents' needs for longer through their lives, in their original design or through easy adaption. Employment, community and outdoor places and spaces should be easily accessible in order to achieve benefits to all and tackle health inequalities.	Support noted. The adaptability of buildings and spaces within and around developments contribute to how well a development functions and how liveable it is. Providing the opportunity for active travel within and between new developments and destination locations points (such as schools and services) is becoming increasingly important.
N	Baseley	IBA Planning Ltd		
Chris	clark		Beautiful buildings would be good but if what you have let them build in many areas of the Maldon District lately we have no hope. Person in charge need sacking. Where are the bungalows for the older population	The housing mix for the district is dealt with elsewhere in the Plan.
Sarah	Yates			
Leonard	Lewis		It is vitally important for MDC to make our buildings and spaces as beautiful as possible but it is also vitally important to preserve our beautiful spaces we have already such as The Crouch Valley especially if tourism is to be encouraged as set out in policy goals by the LDP.	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.
Isabel	Adcock		Yes the space around properties is essential it can encourage and facilitate good mental well being. Also good community spirit and ownership of the area	Support noted. Spaces within and around developments contribute to how well a development functions and how liveable it is.
R	Minney		Very important.	Support Noted
Tim	Grant	Evolution Town Planning		
Jane	Potter	Purleigh Parish Council	Purleigh Parish Council considers it to be very important that the Local Plan incorporates active planning to create beautiful spaces and buildings. This will not only enhance the health and well-being of residents thus reducing pressure on health services, but will have the added benefits of boosting the local economy and cementing Maldon District as a popular tourist destination.	Support noted. Spaces within and around developments contribute to how well a development functions and how liveable it is
ANNE	OSBORN	Purleigh Community Shop		
BRIAN	COLLINS		To my mind all buildings should blend in with their surroundings, notably rural	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.
c/o Agent	c/o Agent	Maldon Wick Limited		
ZOE	HOSTY			
S	Swain			
Kevin	Coleman	Phase 2 Planning		

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John	Lawrence		It is important to be sensitive to the local landscape character of settlements.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.
Diane	Wallace			
Jonathan	Aldis	Good life Countryside Services	Definitely, there is nothing worse than seeing a new development of one dimensional and identical boxes.	Support Noted
sara	doran		Extremely important. Beautiful spaces are as important as beautiful buildings. They are good for community and good for health and wellbeing, creating better, safer, healthier communities.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important.
Grace	Godwin		Extremely important. The character of our towns should not be forgotten about and this includes having expansive green spaces available to relax and unwind. We should not give these up under any circumstances for more houses. I would understand if this was needed for infrastructure purposes (ie. More schools/doctors surgeries/shops) but not housing.	Support noted. Spaces within and around developments contribute to how well a development functions and how liveable it is. 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.
Sue	Hillman			
michael	carr	NHS		
Colin	Horner	Villageretreat	Important, inclusion of cycle paths and areas for children to play and dogs to be walked.	Support noted. Spaces within and around developments contribute to how well a development functions and how liveable it is. Providing the opportunity for recreation and active travel within and between new developments and destination locations points (such as schools and services) is becoming increasingly important.
Kevin	Money	St. Lawrence Parish Council	This is a difficult one. Many planning applications that the Parish see can only be described as of poor design quality. There is an overdependence on chalet bungalows – where a straightforward house would be better design and probably less bulky. Very few designs incorporating dormer windows can be said to be good – it does take a very skilled architect to produce a design that both looks good and works in terms of the space inside. And both need to be considered in the overall process. If a space doesn't work for modern living the chances are high that an extension will be requested very quickly.  There isn't a single style that defines Maldon District. The traditional villages have a mixture of architectural styles ranging from late medieval to modern, as do the towns. It is that mixture that defines the District. The good modern designs – and there are quite a number – complement the old cottages and Georgian and Victorian (often hiding older buildings) houses far better than the typical estate house of the last 100 years. And maybe we in St Lawrence are particularly lucky in having a number of outstanding (and iconic) modern designs.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.
Mark	Anderson			
Karen	Wellum			
Emma	Wright		Very important of course	Support noted
Robert	Scott	Lewis & Scott Retirement Living Ltd	Yes - design is intrinsically linked to the drive for sustainability.	Support noted
Claire	Udall	1	On big settlements, there should be consideration to how it will look, how much peace and tranquillity it will bring to residents and those in surrounding areas, rather than just concrete blocks	Agreed, good design contributes to creating safe places/reducing opportunities for crime, improving health and wellbeing, making places liveable, accessible and climate resilient.
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council	We think it is important.	Support noted
Mary	Hammond			
Rob	Bard			
Ian	Drinkwater		It is important they only compliment and enhance existing countryside and other existing buildings or dwellings .	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important.
John	hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council		
Peter	Lampard		Desirable if practical.	Support noted
Nicola	Taylor	Elixirr	I think MDC has a number of beautiful spaces and buildings already and we need to ensure these are maintained and protected.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important.
Graham	Johnson	graham v johnson		
Chris	Yates			
Judith	Radcliffe		Critical. These buildings are going to be here for a very long time. Much was made in proposing the current developments around Maldon that the developers would be made to provide stunningly attractive 'gateway' structures - this didn't happen.	Support noted
Burnham	Town Council	Burnham on Crouch Town Council	Very important.	Support noted
Sally	Everitt	Community360		
Mark	Garrett		Extremely important	Support noted
Justin	Barkham	Self employed	The plan should not only focus on building beautiful spaces and buildings (which I support) but also to preserve the beautiful buildings and landscape that we have  AGAIN I OBJECT TO THE INCLUSION OF SITE GB1 IN THE PLAN WHICH WILL IMPACT ON A BEAUTIFUL EXISTING LANDSCAPE	Support for good design 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.
Paul	Vidler			

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Simon	Butler-Finbow	Pigeon Investment Management	The National Design Guide now provides valuable assistance to LPAs in ensuring high-quality development, as does the latest revised Essex Design Guide, including modern innovative design and design to counter the effects of climate change. It is considered that this can now be relied upon and there is no requirement for the emerging LDPR to seek to replicate this valuable guidance. However, the Guide is clear in that local characteristics and site specific matters are fundamental to achieving and delivering well-designed places and as such it is considered that it would be appropriate for the LDPR to seek to identify and address this aspect of 'design', albeit such consideration should only be framed in the LDPR and then addressed in detail in supplementary guidance, perhaps in the form of a revised and refocused version of the District Design Guide.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.
Victoria	Long			
Victor	Staines			
Jayne	Moore	Essex County Fire and Rescue Service	We have beautiful spaces now, that are being identified to become concrete jungles.	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.
Stephen	Sutton		Very	Support noted
Kevin	Bennett			
Nicholas	Matthams		This is very important and should be actively considered for all medium to large developments	Support noted
Christian	van Stolk	RAND Europe		
Nicholas	Jepson			
Pamela	Lacey		Every new house needs to be of good design to fit in its surrounding. And have everything installed to help save heat /light etc.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important.
Chloe	Soul			
carole	kirk			
Sharon	Jackson		Very important. They should also be compatible with existing buildings.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important.
RICHARD	GROUT		very important	Support Noted
Tim	Madelin		Very important as good design should be healthy as well as aesthetically pleasing	Agreed, good design contributes to creating safe places/reducing opportunities for crime, improving health and wellbeing, making places liveable, accessible and climate resilient.
Charles	Bishop			
Paul	Jewiss	Self Employed		
Joanna	Jeffery	Althorne Parish Clerk	Very important. Designs could be modern and innovative, but should not be in incongruous settings, and should be compatible with existing buildings to enhance the area and provide interest.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important.
Deborah	Anderson	NHS		
John	Pilgrim	Self employed	Very important although tastes vary and who will be the judge of what is beautiful.	Good design is not just about aesthetics, which, agreed, is subjective, but also covers how buildings and places function, how liveable places are and their impact on the environment and human health.
Gloria	Gold	London Design and Engineering UTC		
Linda	Curry		Very important .	Support Noted
Lucy	Waterhouse			
Jon	Mayhew			
James	Goody	James Goody refurbishments		
Paul	Coppin		There must be an emphasis on good quality development which are sustainable settlement patterns	Settlement patterns are covered by an earlier part of the consultation.
Johanna	Dale			
Tracy	Kinnane			
Steven	Bardwell	S P Bardwell Ltd		
David	Oxford	Lloyds Banking Group	Yes as long as following local heritage, landscape, infrastructure and wildlife	Support noted. These are important considerations.
Stephen Francis	Dewick	Curry Farm	very	Support noted
Carlos	Rodriguez			
George	Dixon		This question is vague, though "beautiful spaces" are generally understood to be green/natural ones which are all currently being built on. "beautiful spaces" in the district therefore do not need creating, but preserving .	Support noted. There is limited brownfield land available for housing in the district. This means that the majority of future housing development will need to be on greenfield sites.
Rebecca	Tucker			
Mark	Faraway		Very important. But this should not be to the detriment of existing areas of natural beauty	Support noted. There is limited brownfield land available for housing in the district. This means that the majority of future housing development will need to be on greenfield sites.
T	Ketteley		Yes. And the new developments should be locally appropriate rather than identikit.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.
Elizabeth	Weston			
Jacky	Barber			
Stephen	Hodgkinson		For large sites in particular, there is potential for community consultation to be undertaken to collaborate in formulating masterplans and design codes as suitable frameworks for future development. Specific design policies should not be overly controlling or restrictive so as not to stifle innovation. Both consultation with the community and MDC could be used as a tool to ensure that new developments are planned to be 'beautiful', in accordance with Section 17.0.	This could be a useful tool for creating new neighbourhoods. Agree that design policies should support innovation.
Ursula	Benjafield			
Paul	Mitchell		Aesthetic properties of new development are important. But just as important is not blighting existing properties.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important.

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Kristian	Tokeley	CTC Construction Ltd	Imperative - Crucial - Utmost Priority. The Maldon District is and I hope will continue to be an incredibly beautiful landscape. It has a character and a history that can still be seen thanks to previous considerations.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important.
Lynda	Bugg		Definitely, everything has to be beautiful or useful	Support noted
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		
James	Campbell	HMPPS	Very important. For example it would be better if the houses that are being built around maldon were more fitting into the landscape and style of the area.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important.
William	Moss		Essential	Support noted
Simon	Mackenzie Smith			
Richard	Udall			
Rosalind	Bishop			
Paul	Burgess	None	Question is too wooly and too subjective. What constitutes beautiful?	Good design is not just about aesthetics, which, agreed, is subjective, but also covers how buildings and places function, how liveable places are and their impact on the environment and human health.
John	Symington			
D	Cooper			
C/O Agent	C/O Agent			
Zoe	May	East of England Ambulance Service NHS Trust	It is important to retain the character of the community and support physical and mental health and well-being of the local population	Agreed, good design contributes to creating safe places/reducing opportunities for crime, improving health and wellbeing, making places liveable, accessible and climate resilient.
Roger	Woodcock			
Michael	Manning		Very important, otherwise building areas will be the future "slums".	Support noted.
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates		
Simon	Plater	Plater+Claiborne	I think it is extremely important - that is the basis of my work and that of my practice.	Support noted
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park		
Linda	Coom		Very important. All the new build currently around Maldon/Heybridge look depressingly similar and don't appear to feature many trees. Everyone's environment is improved by trees, they've proved to be good for us even if we just have a small tree every so often. They help to create beauty. Part of this should also be providing built in bird houses in all new builds. Having wildlife around us is essential for good mental and physical health, and feelings of wellbeing, and I think it's been dangerously omitted.	Support noted. Spaces within and around developments contribute to how well a development functions and how liveable it is. The Biodiversity net gain proposals in the Environment Act will help to increase biodiversity both on and off development sites.
John	Peirson		Very important	Support noted
Ron	Brown	Corporate		
Roger	HAWES			
Anne	Hull	Elmwood Equestrian Centre	And add bridle ways to these areas so the work in with the comunity	Providing the opportunity for active travel within and between new developments and destination locations points (such as schools and services) is becoming increasingly important.
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			
Tim	Dixon			
Unknown	Unknown	Ministry of Defence		
Josh	Plant	Gladmans		
Duncan	Clark		Very important. All development should be sustainable, sensitive to local landscape and heritage. Harm to the environment and heritage should rank highly on planners' minds and be avoided.  The Plan's policies should ensure a strong emphasis on protection and enhancement of heritage assets such as Braxted Park.	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.
Patricia	Smith			
Mick	Sargeant		A laudible aim but the market will prevail if proposals are unaffordable	Affordability is covered by different part of the Local Plan.
John	Cockereil	Hatfield Peverell Parish Council		
Catherine	Williams	C/O Savills (Agent)		
Tom	Kelly			
Linda	Gemmili			
Linda	Gemmili			
Mark	Norman	Highways England		
*	*		Quality of design and place is fundamental to creating successful communities. Beautiful places are now at the forefront of national planning policy and Bloor Homes fully endorse this objective which is evidenced by their track record of successful developments.	Support noted. The NPPF has increased emphasis on good design.

## Question 34

First Name	Last Name	Organisation	Question 34. Designing beautiful spaces and buildings, how important do you think it is that we should actively plan to create beautiful spaces and buildings?	COUNCILS RESPONSE
*	Willmott		Quality of design and place is fundamental to creating successful communities. Beautiful places are now at the forefront of national planning policy and our client fully endorse this objective which is evidenced by their concept plans.	Support noted. The NPPF has increased emphasis on good design.
Thomasin	Foster			
Ivor	Watson			
*	*			
*	*		Quality of design and place is fundamental to creating successful communities. Beautiful places are now at the forefront of national planning policy.	Support noted. The NPPF has increased emphasis on good design.
*	*		Quality of design and place is fundamental to creating successful communities. Beautiful places are now at the forefront of national planning policy.	Support noted. The NPPF has increased emphasis on good design.
*	*		Quality of design and place is fundamental to creating successful communities. Beautiful places are now at the forefront of national planning policy.	Support noted
*	*		Quality of design and place is fundamental to creating successful communities. The creation of beautiful places is now at the forefront of national planning policy.	Support noted. The NPPF has increased emphasis on good design.
*	*		Quality of design and place is fundamental to creating successful communities. The creation of beautiful places is now at the forefront of national planning policy.	Support noted. The NPPF has increased emphasis on good design.
*	*			
*	*			
Alan	Massow		The Local Plan review will prioritises attractive places and spaces when making choices about future land allocations and policies. The National Design Guide Illustrates how well-designed places that are beautiful and successful can be achieved in practice and supports local design guidance that meets the priorities of local communities including, beautifully placed (Sustainable settlements patterns and sitting in the landscape), beautiful places (streets, squares and parks), and beautiful buildings. The Council supports this approach as it is consistent with National Policy.	Support noted
*	*			
Ian	Butt			
Sarah	Sayer			

Question 35

First Name	Last Name	Organisation	Question 35. What do you think about the design policy in the LDP 2017 (Policy D1) and the Design Guide Supplementary Planning Document 2018? Do they need amending?	COUNCILS RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council		
Kevin	Ashman	Estates and Agency Strategic Land	No comment.	Noted
David	Smye	The Maldon Society	Following the Essex Design Guide is all very good, but there must be consideration of innovative design solutions and use of materials. The use of recycled materials needs to be encouraged.	Agree that design policies should support innovation. Reusing materials is one way of improving the sustainability of development. Your suggested change will be considered along side the other suggested changes.
Jacky	Bannerman	Woodham Walter Parish Council	Design guides should be exactly that, a guide not a decree.  There should be a review of all design related material and associated planning policies with updates as required. There is little point in promoting design related issues if case officers do not have the supporting powers to engender alterations to proposals.  Where villages or towns have design statements these should be supported by case officers rather than ignored as per current experience. Policies should be robust enough to withstand challenge in this respect.  The Essex Design Guide is a mere tool that has perhaps outlasted its usefulness and has its flaws. Most new developments in Essex have the same look and 'one size' does not usually fit all. All sites should have their own signature and appearance.  The support of innovative design should be the keynote of all design guides. Innovative design to accommodate climate changes is likely to become increasingly important. Every site should be treated on its own merits and therefore innovation in design might not be appropriate.  General design guidance on relevant site locations would be useful. However, it is essential to have appropriate design guidance such as a village design statement or similar that is adhered to by the LPA when considering planning applications.	The LDP Design policy is being reviewed in the current process. The SPDs will be reviewed after the LDP Review has been adopted, to ensure that the SPDs are necessary and up to date.  Four Village Design Statements (VDS) have been endorsed by MDC as material planning considerations. However, these pre-date the NPPF, and as such a judgement has to be made on whether or not they conform with the NPPF and therefore how much weight should be given to them. The VDS for Wickham Bishops and Great Totham are incorporated into the respective Neighbourhood Plans, which gives them more weight in the planning process.  The Essex Design Guide is covered by the next question.  Your suggested changes will be considered along side the other suggested changes.
Paula	Stanbury			
Sonia	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Peter	Ingram		Yes I would agree with this	Your support is noted
Gareth	Davies	N / A	I agree with the approach.	Your support is noted
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
EDWARD	GITTINS	Edward Gittins & Associates		
Alan	Shrimplin	N/A		
Helen	James			
Kathy	Day			
Richard	Edwards			
Peter	Wakling			
Sue	White		I think that we need to have more individually designed houses, sympathetic to the area. More bungalows and adaptable housing, so that there is flexible accommodation. More car parking.	Well designed places and buildings that function well and are well related to surrounding development and facilities are important. A range of housing types, that can cater for people's housing needs though different life stages can help create community and a sense of belonging. Your suggested change will be considered along side the other suggested changes
Stuart	Willsher	Persimmon Homes Essex	Given that the Design Guide is approaching 5 years old, it is appropriate for this document to be reviewed as part of this Local Plan, though much of the document remains valid and works well. The Issues and Options Document identifies Central Government's increased emphasis on 'beautiful'; therefore guidance from the Local Authority on how it seeks to interpret this guidance would be useful. 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.	The policy will need to be reviewed to ensure that it conforms with the current version of the NPPF, the National Design Guide and other relevant legislation.
Sara	Howarth			
Roy	Martin	Mr Roy Martin	Should be capable of adapting form time to time and not set rigidly for up to 20 years	Comments noted
Eissa	Leo			
Tim	Hann		I have not read through the 52pp supplement but the 10 point guidelines appear to be fit for purpose.	Your comments are noted
Poppy	Vidler	Crown Consumer Ltd	Strengthen to ensure compliance.	Your comment is noted
Tara	Strydom			
Jenny	Ball			

Question 35

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Cliff Gill	Baron Winsor	Tesco	Well some of the places that people like to walk you are planning to build on so peoples own mental well being is being affected by MDCs thoughtless plans	Existing public rights of way have been included within new developments and in addition, new walking and cycling links have been created.
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			
Shaneen	Illanes			
Sarah	Sapsford			
Merryl	Quilter			
Bear	Keen			
Jessica	Cox		No.	Your support for the design policy and MDDG is noted
Robert	Burton			
Yvonne	Wade			
Louise	Bywaters-Smith	Hospitality		
Brooke	Roberts-Morgan			
Patricia	Bunkle			
Stephanie	Ireland		Such a huge document and really hard to improve if it has to be presented at a specific time. Not sure how you improve that. Perhaps have elected groups of residents who discuss different areas with their communities.	Your suggested change will be considered along side the other suggested changes.
Marc	Rawinsky	M R Sovereign Services Ltd		
Roger	Tiffn		yes take more account of future public car charging and ownership the amount of car ownership is going up not down and therefore should allow for more off road parking and the right size of garages and car parking areas	Your suggestions regarding car parking provision will be considered alongside the other suggestions made.
Kathryn	Beighton	Publishing	Can't find this information to comment	Noted
Roy	Warren	Sport England	In view of the proposed amended vision to create a network of sustainable, inclusive and healthy communities and Government policy in paragraph 92(c) of the NPPF (2021), it is considered that both the design policy in the adopted Local Plan and the Design Guide SPD need updating to reflect that design should be used for providing opportunities to encourage physical activity and active lifestyles. This approach has been embedded into the guidance contained in the latest review of the Essex Design Guide that has been published since these documents were prepared. Sport England, in conjunction with Public Health England, has produced 'Active Design' <a href="https://www.sportengland.org/facilities-planning/active-design/">https://www.sportengland.org/facilities-planning/active-design/</a> , a guide to planning new developments that create the right environment to help people get more active. The guidance sets out ten key principles for ensuring new developments are designed to incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design. It is therefore requested that a review of the design policy and SPD addresses this and has regard to the Active Design guidance and the Essex Design Guide.	Providing the opportunity for active travel within and between new developments and destination locations points (such as schools and services) is becoming increasingly important. The policy will need to be reviewed to ensure that it conforms with the current version of the NPPF, the National Design Guide and other relevant legislation. Your suggestion regarding incorporating Active design into the design policy will be considered alongside the other suggested changes.
STUART	SOWTER		As above you have beautiful views and spaces why are you knowingly destroying them? I refer to ALT 2 - One of the most beautiful landscapes in Althorne. A questionnaire for the Althorne VDS delivered to every house in the village had a 60+% response and stated unequivocally that residents valued this landscape and its long distance views very highly. This means not just views from the B1010, but also from the railway, from the seawall and to and from the other side of the River Crouch.	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.
Mark	Raffray			
April	Rowley			
Douglas	Channer	Private	Regarding the design link you refer to it appears to me the wider Essex Design Guide is being promoted or being encompassed.  I have not caught up with changes in that document or review that may have been done. However I do recall that some years ago it was considered that the Essex Design Guide was not something that Maldon District Council could subscribe wholly to. Therefore the Council drew up its own design guide.  Are you now saying that design Guide is out of date and not fit for purpose. Or is it that it needs updating as time has moved on and things have changed in construction ,materials and now Climate Change very much on the agenda	The policy will need to be reviewed to ensure that it conforms with the current version of the NPPF, the National Design Guide and other relevant legislation.
Kevin	Lagan		Looks ok	Your support is noted
Bill	Withers			
Joanna	Jeffery			
Braxted and Blackwater Conservation Grou	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	No comment.	N/A
Bethany	Jones	Colchester Borough Council		
magnus	Magnusson	Parker Planning Services		



## Question 35

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raymond	dundas	Householder	Look fine as they are	Your support is noted
Peter	Layley			
Rex	Davenport			
Lesley	Mitchelmore	Danbury Parish Council		
John	Watson		Wherever possible subject to government guidance/legislation at the point of submission all sustainability/energy efficiency measures should be included. There is quite possibly going to be a <u>strengthening of policy in the near term</u>	Building regulations are being strengthened and updated.
Ali	Aldis		I think that it is a good idea however I do think that some spaces should be left unspoilt by human kind.	Only a small proportion of the District is built on. The majority of the rest is farmland. The requirement for Biodiversity Net Gain should increase biodiversity being provided through development.
N	DA			
Peter	Holmes			
Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			
Colin	Pryke		see 34 above. I see no sign of beauty. The uniform uninspired design of the new estates round Maldon suggests that Developers know that they can get away with the cheapest designs and the minimum Section 106 contributions. How well are these Section 106 contributions enforced,? or are they just promises not legally binding	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
Stewart	Newlands	Fambridge Lake		
sue	Rawlinson	Evolve		
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed	I think that the guide is very good.	Your support is noted
Gavin	Rowsell		All such policies can become irrelevant due to personal subjectivity, so no amount of words within any such policies can replace sensible, open dialogue with applicants and other stakeholders.	Good design is not just about aesthetics, which, agreed, is subjective, but also covers how buildings and places function, how liveable places are and their impact on the environment and human health. Open dialogue between all parties will always have a place in getting the best development possible on each site.
Jackie	Gibbs			
Lindsey	Squire	North Fambridge Parish Council		
K	Jeffries			
John	Lakin	?		
Andy	Ouelch		Any plan that really considers the impact on the existing community is a good thing	Well designed places and buildings that function well and are well related to surrounding development and facilities are important
Samantha	Weeks		As they are 5 and 4 years out of date, they should be reviewed. Especially considering the LDP is under review.	The policy will need to be reviewed to ensure that it conforms with the current version of the NPPF, the National Design Guide and other relevant legislation.
Carlie	Mayes			
James	Rushton		I don't have the design expertise to answer this.	Noted
Richard	Martin	Scott Properties	They need amending to bring them up to date and a review every 5 years to ensure that they stay up to date.	The policy will need to be reviewed to ensure that it conforms with the current version of the NPPF, the National Design Guide and other relevant legislation.
Mike	Spurgeon	Phase 2 Planning and Development		
C/O Agent Mike	Spurgeon	Phase 2 Planning & Development		
Catherine	Champion			

## Question 35

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Terence	Hughes	Burnham-on-Crouch constituent	Planning should not allow out of character housing such as ultra modern in a historic Old worldly village.	Well designed places and buildings that function well and are well related to surrounding development and facilities are important - however, that does not mean that modern design should be prohibited in established neighbourhoods.
Amanda	Mickelsen			
Tim	Aves			
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		I think the wider Essex Design Guide should be included.	This comment relates to the next question. Your suggested change will be considered along side the other suggested changes.
Jane	Senior			
Susan	Cumming	not applicable		
Mike	Hayes		Should probably be reviewed and appraised given its 3 years old.	The policy will be reviewed to make sure it is upto date and conforms with national policy and guidance.
Ronald	Edge	Construction Industry	Whatever is decided will be. Nothing will change.	Good design has risen up the government's agenda in recently years, which should make it easier to deliver good design on the ground.
Daphne	Scott			
Gordon	Mussett	Little Braxted Parish Council	They need strengthening to ensure compliance	Your suggested change will be considered along side the other suggested changes.
David	Sismey		Ok. More input from Create Streets would be welcome	Movement patterns and streets contribute significantly to how a new community functions. Your suggested change will be considered along side the other suggested changes.
Anthony	Fittock		Wherever possible subject to government guidance/legislation at the point of submission all sustainability/energy efficiency measures should be included. There is quite possibly going to be a strengthening of policy in the near term	Building regulations are being strengthened and updated.
Ronnie	Tongue	state school		
Daniel	McAllister	Robert Mulholland And Company Limited		
Matthew	Cooper		Does not require amending.	Your support for the design policy and MDDG is noted
Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None		
christine	collins		don't know	Noted
Stuart	Williams	Ace group		
Michele	Williams		Too prescriptive and supplementary guidance docs are confused for policy in MDC planning department	Your suggestion for more flexible guidance is noted, and will be considered with the other suggested changes out forward.
David	Webb			
Andrew	Marsh	Historic England		
Brian	Haydon			
Jasbir	Singh			
Janice	Jackson		Less houses and encourage local people to stay and spend their money locally! This is obvious!	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.
Jenny	Clemon	Langford & Ulting Parish Council		
Hazel	Notley			
Jean	Brown			
Joanne	McGinity			
Stuart	Dedman	Nil		

Question 35

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e	e	e	<p>I think we should be much more demanding about reflecting our local character in prominent positions.</p> <p>For example, the new Travelodge and Costa buildings could be absolutely anywhere. They bear no relationship whatsoever to the beautiful Old Iron Works building next door, or to the old railway station around the corner – either of which could have been used to inspire anything that would have looked better than these two buildings. We can surely do better than this.</p> <p>We must also be much more specific about the quantity of surfaces seen on the elevations of new buildings, to avoid building a confusion of brick colours, roof materials, cladding / rendering types, rooflines, shapes etc. Uniformity and simplicity are far easier on the eye. Slate is not a local material; orange engineering bricks were surely never intended for housing?</p> <p>I'm not clear if the image of an orange apartment block on p39 is meant to be an example of ugly design, but it is not labelled as such.</p> <p>Garages tend to get used for storage, which puts extra pressure on other parking spaces. Instead, adequate secure storage space should be included for tools etc, and parking should be in the form of open areas or car ports that may not be closed in.</p> <p>The requirement "where practical, housing is designed to enable the installation of a domestic electric vehicle charging point ..." should be improved to require every property that has a parking space to have an EV charging point (not just be enabled to have one), and to require the developer to prove why it is not practical if they believe that is the case.</p> <p>I can find reference to bat boxes in the design guide, but not to homes or corridors for any other species, including marine.</p> <p>LDP policy D2, Climate Change &amp; Environmental Impact of New Development clearly can no longer say just "No specific targets".</p> <p>Phrases such as "To reduce greenhouse gasses" (policy D4) and "To reduce .... Flood risks" (D5) need specific, measurable, achievable targets.</p>	<p>Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Materials that are long lasting and age well contribute to creating beautiful places.</p> <p>It is recognised that garages are often used for storage rather than cars. Developers already have the flexibility in how they provide parking provision on site, however, garages are still a desirable feature for many people buying a home.</p> <p>When the MDDG was written, there were very few EV vehicles registered in the District (c.100 in 2018), so to require EV charging at that time was not reasonable. However, Building Regulations now govern the provision of EV charging points, so the Local Plan/MDDG does not need to include that any more.</p> <p>The introduction of formal levels of Biodiversity Net Gain through the Environment Act will mean that provision for nature will now be a key component in new developments.</p> <p>Climate Action is now a core element of the Local Plan review, and will reflect current evidence.</p>
Kerry	McKenna			
Penny	McCauley	Tiptree dental		
Jane	Phillips	Solicitors	There is no real reflection towards aspects such as the preservation of areas previously identified/designated as a Special Landscape Area and Coastal Protection Belt.	The designations mentioned refer back to policies in the Replacement Local Plan (2005) which pre-date the NPPF. at the time, the RLP recognised that the Special Landscape Area policy only gave partial recognition to the value of landscape generally and that the policy was intended to be superseded by the Maldon District Landscape Character Assessment which provides a better basis on which to assess the development capacity of different landscape types in the District. Protection of the landscape and coastal areas are now covered by other policies.
David	Rees			
Felicity	Gale		Please see question 34, YOU HAVE BEAUTIFUL PLACES but you are destroying them by building more houses. ALT2 (Althorne) for example 1750 houses.	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.
Lindsey	Wright			
Darren	Weeks			
Phil	Manning			
John	Mitchell		Not fussed	Noted
Doug	Lockwood	National Grid		
Sally	George			
Vara	Szajkowski			
Bob	Calver			
Nick	Whiteley			
Tessa	Lambert	Natural England	The Design Guide SPD could be amended to better reflect the District Council's aspirations to reduce emissions and address climate change. It should also reflect the expectation of the delivery of 10%+ Biodiversity Net Gain.	As Biodiversity Net gain will be a legal requirement, it is not necessary for it to be included in design guidance. It is recognised that having guidance on BNG could assist in its implementation. Climate action is a key theme for the LDP review. Your suggested change will be considered along side the other suggested changes.

Question 35

First Name	Last Name	Organisation	Question 35. What do you think about the design policy in the LDP 2017 (Policy D1) and the Design Guide Supplementary Planning Document 2018? Do they need amending?	COUNCILS RESPONSE
Dawn	Howles			
Linda	Flowers	Self Employed		
natasha	frith			
Karen	Neath	Tolleshunt Major Parish Council		
Anthony	Bates		No, I generally agree with the Design/Planning Documents. Any new developments must be sympathetic to the surrounding areas and Infrastructure should be put in place first not as an afterthought, because sustainability is a very real issue	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important.
Russell	Howles	WSP	C03 of the Design Guide needs updating to provide greater emphasis on segregated footpaths and cycleways which are away from the main carriageway so that users feel safe. Streets should always consider connections to ProW and bridleways in order provide an interconnected environment. Remove the term "when appropriate".  C11 of the Design Guide needs to provide reference to cycle parking minimums for both short-stay and long-stay cycle parking, dependent on land use. Specific cycle parking design guides need to be created, updated and referenced. Please see London or Cambridge Cycle parking design standards for reference on dimensions etc.	Your suggested change will be considered along side the other suggested changes. Cycle parking standards are covered by the Council's Vehicle Parking Standards SPD: <a href="https://www.maldon.gov.uk/info/7050/planning_policy/9734/maldon_district_vehicle_parking_standards_spd">https://www.maldon.gov.uk/info/7050/planning_policy/9734/maldon_district_vehicle_parking_standards_spd</a>
Diane	Carter		They are fine but they need flexibility in order to respond to local experience.	Support for the LDP design policy and the Maldon District Design Guide (MDDG) is noted. Design guidance does need to be flexible, to respond to different sites and circumstances.
Gillian	Hollamby			
Richard	Courtney	University Of East London	It's fine:)	Support for the LDP design policy and the Maldon District Design Guide (MDDG) is noted.
Brian	Townsend			
Robin	Fanshawe			
Malcolm	Finch			
Peter	Taylor	Retired		
John	Hitcham		Yes they need updating, learning from the experience of operating them for 4 years	The policy will need to be reviewed to ensure that it conforms with the current version of the NPPF, the National Design Guide and other relevant legislation.
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	Maldon already has too many diverse publications, which should be either joined up or hyperlinked in the LDP or to the other Guides. The Guides should also use the same terminology and definitions as in national guides and Acts.	Agreed, it would be sensible that the terminology and definition at the district level match those used by Government publications. However, both the LDP and the MDDG pre-date the National Design Guidance, which may explain the differences in the terminology used. Your suggested changes will be considered along side the other suggested changes, although it is recognised that hyperlinks can change over time and stop working.
Gary	SPICER			
Richard	Kelly	Croudace Homes	Whilst the principle is supported, both the policy and SPD should be updated to ensure they are consistent with the Environment Act and the need to deliver at least 10% biodiversity net gain as part of developments. Reference should also be made to design being the driver to respond to climate change and support the District's move to carbon neutrality and net zero emissions.	The policy will need to be reviewed to ensure that it conforms with the current version of the NPPF, the National Design Guide and other relevant legislation.
JO	COOMBES		n/a	N/A
Helen	Bridge			
Melanie	Allen	Government	Althorne should be removed. I've mentioned why in previous answers	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.
Adam	Medlycott		No	Support for policy / MDDG noted.
Jonney	Aldridge		Probably not, I haven't read it all.	Comment noted
Joanne	Maloney		It is a 52 page document - how can you expect us to read and digest this???? Perhaps you should produce a summary document	Your suggested change will be considered along side the other suggested changes.
Mark	Hurley	Selfridges		
Portia	Roelofs			

Question 35

First Name	Last Name	Organisation	Question 35. What do you think about the design policy in the LDP 2017 (Policy D1) and the Design Guide Supplementary Planning Document 2018? Do they need amending?	COUNCILS RESPONSE
John	Tompkins		<p>Design guides should be exactly that, a guide not a decree.</p> <p>There should be a review of all design related material and associated planning policies with updates as required. There is little point in promoting design related issues if case officers donot have the supporting powers to engender alterations to proposals.</p> <p>Where villages or towns have design statements these should be supported by case officers rather than ignored as per current experience. Policies should be robust enough to withstand challenge in this respect.</p> <p>The Essex Design Guide is a mere tool that has perhaps outlasted its usefulness and has its flaws. Most new developments in Essex have the same look and 'one size' does not usually fit all. All sites should have their own signature and appearance.</p> <p>The support of innovative design should be the keynote of all design guides. Innovative design to accommodate climate changes is likely to become increasingly important. Every site should be treated on its own merits and therefore innovation in design might not be appropriate.</p> <p>General design guidance on relevant site locations would be useful. However, it is essential to have appropriate design guidance such as a village design statement or similar that is adhered to by the LPA when considering planning applications.</p>	<p>The LDP Design policy is being reviewed in the current process. The SPDs will be reviewed after the LDP Review has been adopted, to ensure that the SPDs are necessary and up to date.</p> <p>Four Village Design Statements (VDS) have been endorsed by MDC as material planning considerations. However, these pre-date the NPPF, and as such a judgement has to be made on whether or not they conform with the NPPF and therefore how much weight should be given to them. The VDS for Wickham Bishops and Great Totham are incorporated into the respective Neighbourhood Plans, which gives them more weight in the planning process.</p> <p>The Essex Design Guide is covered by the next question.</p> <p>Your suggested changes will be considered along side the other suggested changes.</p>
Amanda	Clack		<p>Forms a good guideline, but, also needs to encompass the basics of good design that is good for the environment and utilises Modern Methods of Construction (MMC) should be actively encouraged on all developments.</p> <p>There is no real reflection towards aspects such as the preservation of areas previously identified/designated as a Special Landscape Area and Coastal Protection Belt</p>	<p>The designations mentioned refer back to policies in the Replacement Local Plan (2005) which pre-date the NPPF. At the time, the RLP recognised that the Special Landscape Area policy only gave partial recognition to the value of landscape generally and that the policy was intended to be superseded by the Maldon District Landscape Character Assessment which provides a better basis on which to assess the development capacity of different landscape types in the District. Protection of the landscape and coastal areas are now covered by other policies.</p> <p>Construction methods are outside the remit of the Local Plan.</p> <p>The environmental performance of buildings is mandated through the Building Regulations.</p>
Christopher	Kent		No	Support for the LDP design policy and the Maldon District Design Guide (MDDG) is noted
Lisa	Singh	Direct Call Centres Ltd		
Kenny	Alexander	Thomas Gainsborough School	In theory, sounds good, but what are the financial and logistical considerations?	Good design contributes to creating safe places/reducing opportunities for crime, improving health and wellbeing, making places liveable, accessible and climate resilient. Good design does not necessarily cost more than poor design, yet creates long term value. The NPPF emphasises the need for good design, as such, developers need to factor this in when preparing scheme designs.
Elizabeth	Sawyer Bayliss			
Michael	Partridge		Broadly in agreement with the aims of the design policy.	Support for the LDP design policy (MDDG) is noted.
Kenneth	Northfield			
Jerry	Petts			
Frederick	McMahon		Need smarter environmental design. For example. Market Hill issues addressed in a hodgepodge manner. Need top designers to take a holistic approach	Your suggested change will be considered along side the other suggested changes.
Sophie	Pryor			
David	Kennedy		I fully agree	Need for amendment is noted.
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home		
Jo	Crump	Servoca Secure Soutions		
Susan	ARCHER			
Phillipa	Griffiths			
Mark	Behrendt	Home Builders Federation		

## Question 35

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Anne	Bailey		Yes as I have explained in answer 15. Certainly design Althorne as a green zone, with plenty of natural countryside, working farmland, areas for wildlife, walks through the countryside easily accessible by train. So that you can give people mental reassurance that you don't HAVE to build houses at every train station. You will get far more respect!!!!	This comment relates to call for sites ALT2. 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.
Winifred	Sutherland			
Lucien	Taylor		This is commendable.	Support for policy noted.
Reegan	Howles		D1 looks to be sufficient, if a little subjective on what makes 'quality' design. The significance of the natural environment should be strengthened.	Support for the LDP design policy is noted. Your suggested change will be considered along side the other suggested changes.
David	Baker		Yes, the existing policy is producing housing stock that does nothing to meet the plans stated aims to produce beautiful housing in keeping with the district's character. Looking at the Heybridge and Maldon developments you could easily transport them to any town or village in the country. This is contributing to the impression that the countryside is being concreted over.	The need for amendment is noted. Your suggested change will be considered along side the other suggested changes.
Jeremy	Richardson			
Glenna	Wilkins			
Cheryl	Carter	Education		
Susan	Mason			
Melad	Kamlow			
Danny	Soul			
Dave	Draper	The Hartford Insurance Group		
Fiona	Barkham	Private Individual		
Roy A	Clare	Charities	Insufficient emphasis on new materials and innovative solutions.	Agree that design policies should support innovation. The need for amendment is noted. Your suggested change will be considered along side the other suggested changes.
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		
Victoria	Cutmore	Endurance Estates		
Peter	Clack		There is no real reflection towards aspects such as the preservation of areas previously identified/designated as a Special Landscape Area and Coastal Protection Belt.  Forms a good guideline, but, also needs to encompass the basics of good design that is good for the environment and utilises Modern Methods of Construction (MMC) should be actively encouraged on all developments.	The designations mentioned refer back to policies in the Replacement Local Plan (2005) which pre-date the NPPF. at the time, the RLP recognised that the Special Landscape Area policy only gave partial recognition to the value of landscape generally and that the policy was intended to be superseded by the Maldon District Landscape Character Assessment which provides a better basis on which to assess the development capacity of different landscape types in the District. Protection of the landscape and coastal areas are now covered by other policies.  The construction methods are outside the remit of the Local Plan.  The environmental performance of buildings is mandated through the Building Regulations.
Brian	Haydon	Cold Norton Parish Council	Considered to be still appropriate	Support for the LDP design policy and the Maldon District Design Guide (MDDG) is noted.
Rowan	Rampersad			
LUKE	MACFARLANE	S A RAVEN		
Anna	Wombwell	Morris Farm		
Lee	Foster		Yes, to understand the overworked and understaff facilities we have in the district especially education and medical	This response relates to infrastructure provision, rather than the design policy.
Ronald	Owen	Not applicable		
Elizabeth	Johns			

## Question 35

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Collin	Day			
Vanessa	Horner		Yes when plan is compiled to reflect new proposal	The need for amendment is noted. The policy and MDDG will be reviewed to ensure that they conform with the current version of the NPPF and the National Design Guide.
Natalie	Bradford			
Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company		
Tony	Vanner			
Josie	Vanner			
Tracy	Carroll			
Ian	Roberts	N/A		
Marion	Gunn		Still appropriate	Support for the LDP design policy and the Maldon District Design Guide (MDDG) is noted
Tony	Ashton	none		
mandy	SHORT			
David	Hill	Dandara Ltd		
Steven	Potter		The Design Guide SPD 2018 is a useful and well thought out document and should be given greater weight in any new design policy.	Support for the Maldon District Design Guide (MDDG) is noted
Vysian	Banyard	TKPC		
Linda	Raffray			
John	Cooper			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	Do not wish to comment.	Noted
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council	N/A	N/A
Tim	Chilvers			
Ruth	Bull	The Othona Community		
Mark	Jackson	Mark Jackson Planning	The Design Guide is not prescriptive enough such as spatial separation standards. The Local Plan Policy D1 is too long and should be separated into different policies that address specific matters. An example of this is that the Design Policy includes Energy and Resource efficiency, and in this case a specific policy should address this.	Your suggestion to split policy D1 into separate topic based policies is noted. Your suggested change will be considered along side the other suggested changes.
Elliott	George			
ann	cutting			
Sharon	Cushen			
Ian	Tooley			
Sally	Tokeley			
Kate	Ellis			
Christina	Chan			
Tim.	Holdsworth			
Graham	Snow			
Chris	Melbourne			
Sarah	Packard			
Jake	Nugent	Endurance Estates Ltd		
Martin	Cook			
Clifford	Brown			
Steve	Gallant	Crouch Valley Defence Group		
Lesley	Woodley			

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John	Buchanan		<p>Regarding LDP 2017 on natural environment. Section N2: Line "All development should seek to deliver net biodiversity and geodiversity gain where possible" should have "where possible" deleted. It is important to strengthen the requirement for the developer to seek to deliver net biodiversity gain.</p> <p>Regarding mitigation, there should be a statement stressing that mitigation measures will be assessed after the event and if they are considered inadequate, then further action will be required.</p> <p>Regarding 6.18 on Locally Important Sites It is said that an ecological survey is required if the area or site is of known ecological importance. This should be changed to say that a survey is required if the area or site is of known ecological importance OR COULD DIRECTLY IMPACT A SITE OF KNOWN ECOLOGICAL IMPORTANCE The reason for this change is there are examples locally where a new development is directly adjacent to a local wildlife site and the increase in population can be shown to cause serious disturbance to the site and mitigating actions should have been put in place.</p>	<p>This response does not relate to this question. The Biodiversity Net Gain (BNG) proposals in the Environment Act will effectively result in ecological surveys being undertaken on each development site, to provide the baseline data for the BNG metric.</p> <p>Additional mitigation measures cannot be applied retrospectively. However, if the agreed measures are not implemented correctly, then their implementation can be enforced.</p> <p>Your suggested changes will be considered along side the other suggested changes.</p>
Kirsty	Rowsell			
Tim	Bradford	leadenhall		
Philip	Wakeling			
Pete	Butcher			
David	Brock			
Mark	Tentori	Mazdev Limited	Policy D1 does require amending to reflect more up to date approaches to design and changes to National Policy. The Policy should be amended to bring it in line with the principles set out in the NPPF Chapter 12 and the PPG.	Policy D1 is being reviewed to ensure that it conforms with the current version of the NPPF and the National Design Guide
Niki	Halls			
Neil	Burke	Bradwell Power Generation Company Limited	Bradwell B do not have any specific comments to make on this question.	Noted
Jane	Pilgrim			
Lynne	Goodbourn			
Stewart	Geden			
Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith		No	Support for the LDP design policy and the Maldon District Design Guide (MDDG) is noted
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt		The concepts within the Planning Document are sound - it would be worth repairing and upgrading current areas/buildings to comply with this document before new developments are commenced - sadly the new developments that have been built (and are still being built) since 2018 show very little resemblance to the plan.	Support for the LDP design policy and the Maldon District Design Guide (MDDG) is noted.
Simon	Priest			
Philippa	Marshall			
Lewis	Cook	Form Architecture Ltd.	I do not think they need amending.	Support for policy noted.
Kevin	Head		Both LDP 2017 (Policy D1) and the Design SPD will require amending to reflect the current NPPF, PPG and NDG as well to encourage zero carbon in line with national policy.	Both the LDP design policy and the Maldon District Design Guide (MDDG) will need to be reviewed to ensure that they conform with the current version of the NPPF and the National Design Guide
Steve	Williamson			
James	Cowell	E & B R Cowell	n/a	N/A
Colln	Hawkes			
Ronald	PIPER			
Tracey	Merritt	Dengle Hounds and Horses		
John	McLarty		No	Support for policy noted.
John	McLarty		No	Support for policy noted.
Norman	Branch	N/A		
John	McLarty		No	Support for policy noted
Valerie	Coleby	Berrys		
James	Clarke			
David	Stilwell			
Ann	Thomas			
michael	harris			
Geoffrey	Cox			
John	McLarty		No	Support for policy noted.
Kevin	Bruce		Do not have time to study this at present	Comment noted



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Barrington	Thomas			
Matthew	Taylor			
Robyn	Woloszczuk			
Lesley	Speller			
William	Shepherd		Housing development should be sited in areas that have the infrastructure to support and sustain them	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.
Nicola	O'Dean	Balgores Motors		
Alexander	Romang			
Hayley	Holgate	ECC		
Eirlys	Parry	N/A		
Victoria	newson	Childrens Nursery	It is essential to have large outdoor spaces of natural beauty for the use of everyone.	Spaces within and around developments contribute to how well a development functions and how liveable it is.
Michael	Unwin	N/A		
Tony	Barber			
Nick	Mason	ECOCClassics		
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	It is likely that Policy D1 and the Design Guide SPD will need to be updated to be consistent with the national policy contained in Section 12 of the NPPF, national guidance on well-designed places contained in Section 1d.26 of the PPG, and with the adopted National Design Guide and National Model Design Code.	The design policy is being reviewed. If the MDDG is carried over to the Local Plan Review, it will need to be reviewed to ensure that it conforms with the current version of the NPPF and the National Design Guide
.	.	Cooper Property Holdings Ltd		
Jane	Coleman	Maldon Town Council	Currently fit for purpose	Support for the LDP design policy and the Maldon District Design Guide (MDDG) is noted
c/o Agent	c/o Agent			
kelly	tilley			
Catherine	Bicknell	Mid and South Essex Health and Care Partnership		
N	Baseley	IBA Planning Ltd		
Chris	clark			
Sarah	Yates			
Leonard	Lewis		I support any policy in the LDP that beautifies spaces and good design as regards to new development but also to respect and protect the beauty we already have in our Dengie Peninsular particularly Burnham on Crouch, Creeksea and The Crouch Valley.	Support for policies on design are noted.
Isabel	Adcock		Design needs to be both in keeping but not slavishly so. Our ancestors didn't hesitate in trying new and nor should we. Again allow individualism	Well designed places and buildings that function well and are well related to surrounding development and facilities are important, but design requirements should not stifle innovation.
R	Minney			
Tim	Grant	Evolution Town Planning		
Jane	Potter	Purleigh Parish Council	The Design Guide SPD 2018 is a useful and well thought out document and should be given greater weight in any new design policy.	Support for the Maldon District Design Guide (MDDG) is noted.
ANNE	OSBORN	Purleigh Community Shop		
BRIAN	COLLINS			
c/o Agent	c/o Agent	Maldon Wick Limited		
ZOE	HOSTY			
S	Swain			
Kevin	Coleman	Phase 2 Planning		
John	Lawrence		n/a	N/A
Diane	Wallace			

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Jonathan	Aldis	Good life Countryside Services	Some spaces need to be left unspoilt by development otherwise we risk losing our unique identity.	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.
sara	doran		There are photos of horses using bridleways in the supplementary planning document, but repeatedly bridleways are being lost with new developments. Equestrians are a part of rural life, and there is a need to sustain access to safe riding routes, this is also greener, and there is a growing market in horse leisure holidays, and I think if we actively extend our bridleways and make them accessible and interlinked this will be positive for horseriders and cyclists and would also boost local leisure, but also tourism.	Providing the opportunity for active travel within and between new developments and destination locations points is becoming increasingly important. Your suggested change will be considered along side the other suggested changes.
Grace	Godwin			
Sue	Hillman			
michael	carr	NHS		
Colin	Horner	Villageretreat	The should be amended when the plan is compiled to reflect the new proposals	The policy (and the MDDG if carried over to the Local Plan Review) will need to be reviewed to ensure that it conforms with the current version of the NPPF and the National Design Guide
Kevin	Money	St. Lawrence Parish Council		
Mark	Anderson			
Karen	Wellum			
Emma	Wright		Listening to the public should be a priority over granting permission to build.	Development requiring planning permission is assessed against the development plan and national planning policy. The Council works to ensure that the development approved within the District is appropriate.
Robert	Scott	Lewis & Scott Retirement Living Ltd	Yes - they need to specifically assess modern specialist housing, and its design beyond flatted development in Town Centres.	Older person's housing and other specialist housing is often located in town centres as that location offers easy access to shops and services. Whilst flatted development, which can be appropriate in urban locations, offers accessible, single storey living accommodation. In the District specialist housing is provided in a range of locations and as a range dwelling types. The need for amendment is noted. Your suggested change will be considered along side the other suggested changes.
Claire	Udall	1		
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council		
Mary	Hammond			
Rob	Bard			
Ian	Drinkwater			
John	hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council		
Peter	Lampard		No, it is adequate.	Support for the LDP policy and the Maldon District Design Guide (MDDG) is noted.
Nicola	Taylor	Elixirr		
Graham	Johnson	graham v johnson		
Chris	Yates			
Judith	Radcliffe		Needs amending to include for the inclusion of energy conservation measures such as solar panels which are currently in conflict with traditional aesthetics.	Good design is not just about aesthetics, but also covers how buildings and places function, how liveable places are and their impact on the environment and human health. Energy conservation/generation has a role to play in this. The need for amendment is noted. Your suggested change will be considered along side the other suggested changes.
Burnham	Town Council	Burnham on Crouch Town Council	We agree in principle, but we need to be flexible and responsive to local experience and knowledge.	Your view that the LDP design policy and MDDG need to be flexible is noted. Your suggested change will be considered along side the other suggested changes.
Sally	Everitt	Community360		
Mark	Garrett		They need strengthening to ensure compliance	The need for amendment is noted. Your suggested change will be considered along side the other suggested changes. The increased emphasis on design in the NPPF should make it easier to achieve well designed places.
Justin	Barkham	Self employed		

## Question 35

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Paul	Vidler			
Simon	Butler-Finbow	Pigeon Investment Management		
Victoria	Long			
Victor	Staines			
Jayne	Moore	Essex County Fire and Rescue Service	<p>A large amount of building has already gone on across the whole of the Maldon district, however the Infrastructure has not been updated to cope. New residents into the area struggle to find Doctors and Dentists and the schools are full meaning local schools are attended by children from other villages, causing parking problems in the residential areas around the school.</p> <p>The roads around the Latchingdon area are terrible. The recent repairs are atrocious, with the main road having a section where the white lines haven't been replaced. Despite the repairs being carried out again because they were so uneven.</p> <p>The area LD2 on the proposed plan, is a flood plain. We have had Aviva refuse us house insurance for that reason. Gardens in this area are flooded throughout the winter. The field is currently a swamp, where as those that are not flood planes are drying up.</p> <p>Another site in this area was given planning permission several years ago but has yet to be built on due to the costs of the flood alleviation scheme making the project not viable.</p> <p>LD2 would require significant flood alleviation so as not to cause further damage to the gardens of the current residents and to allow for the proposed houses. I can't see that this option is a viable one for the 31 houses suggested on this identified area on the plan.</p> <p>Going back to the infrastructure. Latchingdon cannot cope with the traffic that goes through it presently. You LDP will essentially turn Latchingdon from what you class a large village, into a small town, without suitable infrastructure to support it,</p>	<p>This response does not relate to the question.</p> <p>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.</p> <p>Essex County Council is responsible for road repairs.</p> <p>Your concerns regarding flooding are noted.</p>
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		
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		no comment	Noted
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		No	Support for the LDP policy D1 and the Maldon District Design Guide (MDDG) is noted
T	Kettleley		Yes. Amendments needs to raise the quality of the expected build design	The need for amendment is noted. Your suggested change will be considered along side the other suggested changes.
Elizabeth	Weston			
Jacky	Barber			

## Question 35

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Stephen	Hodgkinson		Both LDF 2017 (Policy D1) and the Design SPD will require amending to reflect the current NPPF, PPG and NDG as well to encourage zero carbon in line with national policy.	Support for the Maldon District Design Guide (MDDG) is noted. If the MDDG is carried over to the Local Plan Review, it will need to be reviewed to ensure that it conforms with the current version of the NPPF and the National Design Guide. Your suggested change will be considered along side the other suggested changes.
Ursula	Benjafield			
Paul	Mitchell			
Kristian	Tokeley	CTC Construction Ltd		
Lynda	Bugg			
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		
James	Campbell	HMPPS		
William	Moss			
Simon	Mackenzie Smith			
Richard	Udall			
Rosalind	Bishop			
Paul	Burgess	None	Same "gobbledy gook" mishmash	The language used in the LDP is quite technical. We will try to make the Local Plan Review easier to understand.
John	Symington			
D	Cooper			
C/O Agent	C/O Agent			
Zoe	May	East of England Ambulance Service NHS Trust	Agree with policy, suggest link to supplementary guidance for linking with Emergency Services for Essex (NB EEAST elements to be updated) <a href="https://www.essexdesignguide.co.uk/supplementary-guidance/engaging-with-the-emergency-services/">https://www.essexdesignguide.co.uk/supplementary-guidance/engaging-with-the-emergency-services/</a>	Support for policy noted. Your suggested change will be considered along side the other suggested changes
Roger	Woodcock			
Michael	Manning			
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates		
Simon	Plater	Plater+Claiborne	Yes they do. They are too prescriptive at present, and do not encourage new creative design. The original Essex Design Guide, authored by Mel Dunbar, was to encourage good design and an understanding of the context of the county. Since then the Design Guides have become more dogmatic. Design Guides should indicate what is not acceptable not dictate how design should be done in any context in the District/County.	Your view that the LDP design policy and MDDG are too prescriptive are noted. Your suggested change will be considered along side the other suggested changes.
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park		
Linda	Coom			
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			
Tim	Dixon			
Unknown	Unknown	Ministry of Defence		
Josh	Plant	Gladmans		
Duncan	Clark			
Patricia	Smith			
Mick	Sargeant		Nice words but do they have a real purpose?	Comment noted
John	Cockerell	Hatfield Peverell Parish Council		
Catherine	Williams	C/O Savills (Agent)		
Tom	Kelly			
Linda	Gemmill			
Linda	Gemmill			

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Mark	Norman	Highways England		
*	*		The Maldon Supplementary Planning Design Guide is a comprehensive and reasonably up-to-date guide which provides very useful information in respect of local character and vernacular which is important in informing designs which respect local distinctiveness. National planning policy strongly encourages the production of local design guides and codes. Accordingly, it is recommended that the supplementary planning guidance is updated to reflect the national design policy criteria having regard to the National Design Guide and National Model Design Code.	Support for the Maldon District Design Guide (MDDG) is noted. If the MDDG is carried over to the Local Plan Review, it will need to be reviewed to ensure that it conforms with the current version of the NPPF and the National Design Guide
*	Willmott		The Maldon Supplementary Planning Design Guide is a comprehensive and reasonably up-to-date guide which provides very useful information in respect of local character and vernacular which is important in informing designs which respect local distinctiveness. National planning policy strongly encourages the production of a local design guides and codes. Accordingly, it is recommended that the supplementary planning guidance is updated to reflect the national design policy criteria having regard to the National Design Guide and National Model Design Code.	Support for the Maldon District Design Guide (MDDG) is noted. If the MDDG is carried over to the Local Plan Review, it will need to be reviewed to ensure that it conforms with the current version of the NPPF and the National Design Guide
Thomasin	Foster			
Ivor	Watson			
*	*			
*	*			
*	*			
*	*			
*	*			
*	*			
*	*			
*	*			
*	*			
Alan	Massow			
*	*			
Ian	Butt			
Sarah	Sayer			

## Question 36

First Name	Last Name	Organisation	Question 36. Should the Council seek to endorse the Essex Design Guide with a Maldon District supplementary section? Would this be a more flexible approach to design?	COUNCILS RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council		
Kevin	Ashman	Estates and Agency Strategic Land	No comment.	Noted
David	Smye	The Maldon Society	Following the Essex Design Guide is all very good, but there must be consideration of innovative design solutions and use of materials. The use of recycled materials needs to be encouraged.	The Essex Design Guide encourages good design that understands the local context of the site being developed. As such it does not reduce the opportunity for innovative solutions. Although the Essex Design Guide encourages the use of traditional materials, it does preclude the use of innovative materials.
Jacky	Bannerman	Woodham Walter Parish Council	<p>as above in Question 35: Design guides should be exactly that, a guide not a decree.</p> <p>There should be a review of all design related material and associated planning policies with updates as required. There is little point in promoting design related issues if case officers do not have the supporting powers to engender alterations to proposals.</p> <p>Where villages or towns have design statements these should be supported by case officers rather than ignored as per current experience. Policies should be robust enough to withstand challenge in this respect.</p> <p>The Essex Design Guide is a mere tool that has perhaps outlasted its usefulness and has its flaws. Most new developments in Essex have the same look and 'one size' does not usually fit all. All sites should have their own signature and appearance.</p> <p>The support of innovative design should be the keynote of all design guides. Innovative design to accommodate climate changes is likely to become increasingly important. Every site should be treated on its own merits and therefore innovation in design might not be appropriate.</p> <p>General design guidance on relevant site locations would be useful. However, it is essential to have appropriate design guidance such as a village design statement or similar that is adhered to by the</p>	<p>The Essex Design Guide is updated and guidance on new topics is added periodically, for example guidance on climate change and the historic environment is due to be added this year.</p> <p>Earlier versions of the Essex Design Guide have resulted in a proportion of new development in Essex having a distinct Essex Design Guide appearance. The current Essex Design Guide encourages good design that understands the local context of the site being developed, as such it allows for site specific solutions.</p> <p>Having general design guidance for site allocations could be a useful tool. One of the Essex Design Guide key themes is climate change.</p> <p>Four Village Design Statements (VDS) have been endorsed by MDC as material planning considerations. However, these pre-date the NPPF, and as such a judgement has to be made on whether or not they conform with the NPPF and therefore how much weight should be given to them. The VDS for Wickham Bishops and Great Totham are incorporated into the respective Neighbourhood Plans, which gives them more weight in the planning process.</p>
Paula	Stanbury			
Sonia	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Peter	Ingram		I think it is difficult to have a one fits all policy. What would be advantageous in an urban environment would not suit a rural location.	The Essex Design Guide encourages good design that understands the local context of the site being developed, as such it allows for site specific solutions.
Gareth	Davies	N / A		
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
EDWARD	GITTINS	Edward Gittins & Associates	We support the idea of the Essex Design Guide being used as the basis for District-specific advice which reflects the particular local character and vernacular.	Your support for this approach is noted
Alan	Shrimplin	N/A		
Helen	James			
Kathy	Day			
Richard	Edwards			
Peter	Wakling			
Sue	White		I broadly agree with the Essex Design guide, but it is not suitable in the more rural areas. It works in the urban and town areas, but not rural (the gardens are far too small for rural areas and look contrived and cramped). The parking standards are not large enough and the level should be higher.	The Essex Design Guide encourages good design that understands the local context of the site being developed, as such it allows for site specific solutions. The Essex Design Guide stipulates minimum garden sizes, so gardens can be larger, depending on the local context. MDC currently uses its own Vehicle Parking Standards. The 2009 Essex Parking Standards are being reviewed.
Stuart	Willsher	Persimmon Homes Essex	Given the Council's wide existing evidence base on design matters, which encompasses a Design Guide; and technical documents on Landscape; Planning and Noise; Designing for Older Persons' Housing; Planning and Waste Management; and Vehicle Parking Standards; Persimmon Homes does not consider it necessary for the Council to endorse the use of the Essex Design Guide (providing that such evidence is reviewed and updated where required).	The recognition of level and range of design guidance available for Maldon District is welcomed.
Sara	Howarth			
Roy	Martin	Mr Roy Martin	Would allow more flexibility if considered appropriate, but not an excuse for use of high densities if locations or existing settings demand otherwise. Town centres likely most suitable for higher densities	The Essex Design Guide encourages good design that understands the local context of the site being developed, as such it allows for site specific solutions.
Eissa	Leo			
Tim	Hann		Again I haven't read it but but it seems a sensible approach	Your support for this option is noted
Poppy	Vidler	Crown Consumer Ltd	.	
Tara	Strydom			
Jenny	Ball		Don't know enough to be able to comment.	Noted
Cliff	Baron			
Gill	Winsor	Tesco		

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Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			
Shaneen	Illanes			
Sarah	Sapsford		Is the design guide updated or is it relevant to Maldon?	The Essex Design Guide is updated and guidance on new topics is added periodically, for example guidance on climate change and the historic environment is due to be added this year. The Essex Design Guide encourages good design that understands the local context of the site being developed, as such it allows for site specific solutions. However, as the Essex Design Guide covers the whole of Essex, from hamlets to cities, it has to be in some degree generic in its approach.
Merryl	Quilter			
Bear	Keen			
Jessica	Cox			
Robert	Burton			
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	Can't find this information to comment	Noted
Roy	Warren	Sport England	The Council should endorse the Essex Design Guide (EDG) as this would help ensure that the detailed advice in the EDG is reflected in a Maldon context. The EDG has embedded Sport England's Active Design guidance and other contemporary themes <a href="https://www.essexdesignguide.co.uk/overarching-themes/">https://www.essexdesignguide.co.uk/overarching-themes/</a> that design should address such as climate change and health & wellbeing which are consistent with the Local Plan's proposed amended vision. As the EDG is regularly updated endorsement of it would offer flexibility as well.	Your support for this option is noted
STUART	SOWTER			
Mark	Raffray			
April	Rowley			
Douglas	Channer	Private	Please see previous answer: Regarding the design link you refer to it appears to me the wider Essex Design Guide is being promoted or being encompassed.  I have not caught up with changes in that document or review that may have been done. However I do recall that some years ago it was considered that the Essex Design Guide was not something that Maldon District Council could subscribe wholly to. Therefore the Council drew up its own design guide.  Are you now saying that design Guide is out of date and not fit for purpose. Or is it that it needs updating as time has moved on and things have changed in construction ,materials and now Climate Change very much on the agenda	This consultation is testing different options for the Local Plan Review, at this stage in the review process, a range of options are being considered. The range of topics covered by the Essex Design Guide is wider than a District specific design guide could cover, but as it covers the whole of the county, its approach is more general.; whereas a district specific design guide can focus on local issues and situations.
Kevin	Lagan			
Bill	Withers			
Joanna	Jeffery			
Braxted and Blackwater Conservation Group	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	No comment.	Noted
Bethany	Jones	Colchester Borough Council	Design Guidance or Codes should be developed at the District/Borough level and through Neighbourhood Plans.  Response is subject to call in until 15 March.	The NPPF requires that LPAs prepare design guides/codes for their area. However, that may not necessarily preclude using the Essex Design Guide. There are relatively few parishes in the District preparing Neighbourhood Plans, so that is not a realistic route to provide district wide design guidance coverage.
magnus	Magnusson	Parker Planning Services		
raymond	dundas	Householder	Keeps new developments in sync.	Your support for this option is noted.
Peter	Layley			
Rex	Davenport			
Lesley	Mitchelmore	Danbury Parish Council		
John	Watson		If it is a method for updating policy within the plan period as guidance changes with respect to climate change mitigation.	The Essex Design Guide is updated and guidance on new topics is added periodically, for example guidance on climate change and the historic environment is due to be added this year.
Ali	Aldis			
N	DA			
Peter	Holmes			
Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			

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Colin	Pryke		Whichever is most likely to improve design standards - without bureaucracy for the sake of it.	Design and access statements are already used to explain the design thinking behind a planning application and demonstrate how the design of the development is suitable to the site and its setting. Design guidance should help improve standards, without the need for additional bureaucracy.
Stewart	Newlands	Fambridge Lake	A mix of traditional Essex designs and flexibility for good modern and innovative architectural design or alternative settlement styles should be available. They add character to a district.  Should a new development be aimed at local e-bicycle or e-scooters with electrical taxis/ mini buses with traditional vehicles limited to external parking areas and timed access delivery routes? Please do not rule out visionary projects that might become available.	The EDG and MDDG enable both traditional and innovative designs. Limiting parking for private vehicles may not be appropriate in a rural district, where it is difficult to access services and facilities by public transport and safe cycle routes may not be available. If such a proposal were to be put forward, and it was supported by evidence to show that it would work in practice, then it could be considered.
sue	Rawlinson	Evolve		
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed	In my experience most people identify with the specifics of the area that they live and not creating a picture post card of Essex.	The Essex Design Guide encourages good design that understands the local context of the site being developed, as such it allows for site specific solutions.
Gavin	Rowsell		Flexibility is key to any successful policy.	The Essex Design Guide encourages good design that understands the local context of the site being developed, as such it allows for site specific solutions.
Jackie	Gibbs			
Lindsey	Squire	North Fambridge Parish Council		
K	Jeffries			
John	Lakin	?		
Andy	Quelch		I don't think I have seen any evidence that new builds in Essex are in line with what I think are good, so any supplement to this would just mean more of the same rubbish	Good design is not just about aesthetics, but also covers how buildings and places function, how liveable places are and their impact on the environment and human health.
Samantha	Weeks			
Carlie	Mayes			
James	Rushton		The principle of this seems sound and logical and, certainly so, if this leads to improvement in quality and involvement of local features and traditions. The diversity of environment and history in the Maldon District would need to be borne in mind if the principle of this was to be successfully applied.	The Essex Design Guide encourages good design that understands the local context of the site being developed, as such it allows for site specific solutions.
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			
Tim	Aves			
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		
Mike	Hayes			
Ronald	Edge	Construction Industry		
Daphne	Scott			
Gordon	Mussett	Little Braxted Parish Council		
David	Sismey			
Anthony	Fittock		If it is a method for updating policy within the plan period as guidance changes with respect to climate change mitigation.	The Essex Design Guide is updated and guidance on new topics is added periodically, for example guidance on climate change and the historic environment is due to be added this year.
Ronnie	Tongue	state school		
Daniel	McAllister	Robert Mulholland And Company Limited		
Matthew	Cooper		The current development of Beaulieu Park suggests this would be a disaster for Maldon.	Good design is not just about aesthetics, which can be subjective, but also covers how buildings and places function, how liveable places are and their impact on the environment and human health.
Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None		
christine	collins			



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Stuart	Williams	Ace group		
Michele	Williams		Maldon District has different needs to other areas of Essex therefore one policy does not suit all	The Essex Design Guide encourages design that understands the local context of the site being developed, as such it allows for site specific solutions. However, as the Essex Design Guide covers the whole of Essex, from hamlets to cities, it has to be, in some degree, generic in its approach.
David	Webb			
Andrew	Marsh	Historic England		
Brian	Haydon			
Jasbir	Singh			
Janice	Jackson			
Jenny	Clemon	Langford & Ulting Parish Council	Already have Maldon District Design Guide Supplementary Planning Document	Your support for the MDDG is noted
Hazel	Notley			
Jean	Brown			
Joanne	McGinity			
Stuart	Dedman	Nil		
e	e	e	Yes – these guides need to complement each other, not stand in isolation and definitely not conflict with each other.	Agreed. Any local level design guidance needs to conform with the NPPF and the National Design Guide
Kerry	McKenna			
Penny	McCauley	Tiptree dental		
Jane	Phillips	Solicitors		
David	Rees			
Felicity	Gale		Please see question 34, YOU HAVE BEAUTIFUL PLACES but you are destroying them by building more houses. ALT2 (Althorne) for example 1750 houses.	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			
John	Mitchell			
Doug	Lockwood	National Grid		
Sally	George			
Vara	Szajkowski			
Bob	Calver			
Nick	Whiteley		If it offers improvement	The NPPF, National Design Guide and local design guides aim to improve the design of new buildings and neighbourhoods.
Tessa	Lambert	Natural England		
Dawn	Howles			
Linda	Flowers	Self Employed		
natasha	frith			
Karen	Neath	Tolleshunt Major Parish Council		
Anthony	Bates			
Russell	Howles	WSP		
Diane	Carter		As long as have flexibility in order to respond to local experience.	The Essex Design Guide encourages good design that understands the local context of the site being developed, as such it allows for site specific solutions.
Gillian	Hollamby			
Richard	Courtney	University Of East London	What constitutes a beautiful building should be locally negotiated and identified with a transparent process for decision making	Good design is not just about aesthetics, which can be subjective, but also covers how buildings and places function, how liveable places are and their impact on the environment and human health. The Essex Design Guide encourages design that understands the local context of the site being developed as such it allows for site specific solutions.
Brian	Townsend			
Robin	Fanshawe			
Malcolm	Finch			
Peter	Taylor	Retired		
John	Hitcham		But it would need democratic consultation	Agreed, consultation on supplementary planning guidance is a requirement.
John	Brown			
Robert	Hollamby			
Chris	Waumsley	Inovo Consulting		
Phil	Jacklin			

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Kate	Priest	Purleigh Community Primary School		
Robert	Jones	The University of Reading		
Robert	Stephens	N/A	Yes, and with The National Design Guide. It would also assist if mandatory requirements were clearly identified as such with a hyperlink to a bibliography, or national document	Any local level design guidance needs to conform with the NPPF and the National Design Guide. Your suggested changes will be considered along side the other suggested changes, although it is recognised that hyperlinks can change over time and stop working
Gary	SPICER			
Richard	Kelly	Croudace Homes	Given the rural nature of Maldon, an area specific supplementary section would assist in ensuring design responds to the unique character and context of the District.	Your support for local design guidance is noted. The Essex Design Guide encourages design that understands the local context of the site being developed as such it allows for site specific solutions.
JO	COOMBES			
Helen	Bridge			
Melanie	Allen	Government	Not in Althorne	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.
Adam	Medlycott			
Jonney	Aldridge		Again i haven't read it all.	Noted
Joanne	Maloney			
Mark	Hurley	Selfridges		
Portia	Roelofs			
John	Tompkins		As above. The EDG has its flaws.	Earlier versions of the Essex Design Guide have resulted in a proportion of development in Essex having a distinct Essex Design Guide appearance. The current Essex Design Guide encourages design that understands the local context of the site being developed, as such it allows for site specific solutions.
Amanda	Clack		But, also needs to encompass the basics of good design that is good for the environment and utilises Modern Methods of Construction (MMC) should be actively encouraged on all developments.	The current Essex Design Guide encourages design that understands the local context of the site being developed, as such it allows for site specific solutions. The Essex Design Guide covers a range of topics, including climate change, and flood risk. It is not the role of the Local Plan or supplementary guidance to direct how buildings should be built. That is controlled by the Building Regulations.
Christopher	Kent			
Lisa	Singh	Direct Call Centres Ltd		
Kenny	Alexander	Thomas Gainsborough School		
Elizabeth	Sawyer Bayliss			
Michael	Partridge			
Kenneth	Northfield			
Jerry	Petts			
Frederick	McMahon			
Sophie	Pryor			
David	Kennedy		The district's history is reflected in its architecture which is something that should be continued	The Essex Design Guide encourages good design that understands the local context of the site being developed, as such it allows for site specific solutions.
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home		
Jo	Crump	Servoca Secure Soutions		
Susan	ARCHER			
Phillipa	Griffiths			
Mark	Behrendt	Home Builders Federation		
Anne	Bailey		This would apply to large towns and large villages.	The principles of design apply everywhere, not jus the larger settlements. The Essex Design Guide encourages design that understands the local context of the site being developed, as such it allows for site specific solutions.
Winifred	Sutherland			
Lucien	Taylor			
Reegan	Howles			
David	Baker		The council should have its own design guidelines produced to reflect local news and requirements	Your support for local design guidance is noted.
Jeremy	Richardson			
Glenna	Wilkins			
Cheryl	Carter	Education		
Susan	Mason			
Melad	Kamlow			

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Danny	Soul			
Dave	Draper	The Hartford Insurance Group		
Fiona	Barkham	Private Individual		
Roy A	Clare	Charities	As per my responses above, I feel "beauty" and "beautiful" to be a hopeless way to define the need.	Good design is not just about aesthetics, which, agreed, is subjective, but also covers how buildings and places function, how liveable places are and their impact on the environment and human health. Beauty and beautiful are terms used in the NPPF
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		
Victoria	Cutmore	Endurance Estates		
Peter	Clack		Needs to encompass the basics of good design that is good for the environment and utilises Modern Methods of Construction (MMC) should be actively encouraged on all developments.	The current Essex Design Guide encourages design that understands the local context of the site being developed, as such it allows for site specific solutions. The Essex Design Guide covers a range of topics, including climate change, and flood risk. It is not the role of the Local Plan or supplementary guidance to direct how buildings should be built. That is controlled by the Building Regulations.
Brian	Haydon	Cold Norton Parish Council	To encourage a wider scope to design alternatives.	The EDG encourages good design that understands the local context of the site being developed. As such it does not reduce the opportunity for innovative solutions.
Rowan	Rampersad			
LUKE	MACFARLANE	S A RAVEN		
Anna	Wombwell	Morris Farm		
Lee	Foster		This does not represent the history of the Maldon district	Your support for local design guidance is noted.
Ronald	Owen	Not applicable		
Elizabeth	Johns			
Colin	Day			
Vanessa	Horner			
Natalie	Bradford			
Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company		
Tony	Vanner			
Josie	Vanner			
Tracy	Carroll			
Ian	Roberts	N/A		
Marion	Gunn			
Tony	Ashton	none		
mandy	SHORT			
David	Hill	Dandara Ltd		
Steven	Potter			
Vysian	Banyard	TKPC		
Linda	Raffray			
John	Cooper			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	Do not wish to comment.	Noted
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council	It is in keeping with the districts current housing stock.	Your comment is noted
Tim	Chilvers		The Essex Design Guide is a widely recognised and respected document which provides useful design information. It is however becoming dated and does not recognise current design pressures sufficiently. An updated version might be useful and represent a more cost-effective and resource effective update compared to a review of the District Design Guide.	Design guidance does need to be up to date. The EDG is updated and guidance on new topics is added periodically, for example guidance on climate change and the historic environment is due to be added this year.
Ruth	Bull	The Othona Community		
Mark	Jackson	Mark Jackson Planning	The Essex Design Guide is more prescriptive and helpful when addressing Development Control measures.	Your support for this approach is noted
Elliott	George			
ann	cutting			
Sharon	Cushen			
Ian	Tooley			
Sally	Tokeley			
Kate	Ellis			

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Christina	Chan			
Tim.	Holdsworth			
Graham	Snow			
Chris	Melbourne			
Sarah	Packard			
Jake	Nugent	Endurance Estates Ltd		
Martin	Cook			
Clifford	Brown			
Steve	Gallant	Crouch Valley Defence Group		
Lesley	Woodley			
John	Buchanan			
Kirsty	Rowsell			
Tim	Bradford	leadenhall		
Philip	Wakeling		Yes because this is a clear and trusted approach and would save re-inventing the wheel.	Your support for this approach is noted
Pete	Butcher			
David	Brock			
Mark	Tentori	Mazdev Limited		
Niki	Halls			
Neil	Burke	Bradwell Power Generation Company Limited	Bradwell B do not have any specific comments to make on this question.	Noted
Jane	Pilgrim		If you want people to walk more, then you need to make it an pleasant experience.	This response does not relate to the question asked. The Essex Design Guide does include guidance on walkable neighbourhoods, active design principles - as well as streets and roads.
Lynne	Goodbourn			
Stewart	Geden			
Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith			
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt		Any development should compliment the buildings in the district otherwise all character will become lost and Maldon will just become an extension of the Thames corridor, dirty, busy and characterless.	The current Essex Design Guide design that understands the local context of the site being developed, as such it allows for site specific solutions.
Simon	Priest			
Philippa	Marshall			
Lewis	Cook	Form Architecture Ltd.		
Kevin	Head		It is considered preferable that Maldon District has its own Design Guide to be developed with local communities to reflect local characteristics and design preferences, rather than rely on the Essex Design Guide, which has tended to influence a specific similar ubiquitous form of design found almost everywhere - including the new Garden Suburbs.	Your support for local design guidance is noted
Steve	Williamson			
James	Cowell	E & B R Cowell		
Colin	Hawkes			
Ronald	PIPER			
Tracey	Merritt	Dengie Hounds and Horses		
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			
Matthew	Taylor			
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	ECOCClassics		

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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		
		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		
Chris	clark		If you build in villages more cars will have to be used to get from A to B	This response does not relate to the question asked.
Sarah	Yates			
Leonard	Lewis			
Isabel	Adcock		As above	The Essex Design Guide encourages design that understands the local context of the site being developed, as such it allows for site specific solutions.
R	Minney			
Tim	Grant	Evolution Town Planning		
Jane	Potter	Purleigh Parish Council		
ANNE	OSBORN	Purleigh Community Shop		
BRIAN	COLLINS			
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		
Kevin	Money	St. Lawrence Parish Council		
Mark	Anderson			
Karen	Wellum			
Emma	Wright			
Robert	Scott	Lewis & Scott Retirement Living Ltd		
Claire	Udall	1		
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council		
Mary	Hammond			
Rob	Bard			
Ian	Drinkwater			
john	hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council		
Peter	Lampard			
Nicola	Taylor	Elixirr		
Graham	Johnson	graham v johnson		
Chris	Yates			
Judith	Radcliffe		more recognition of maritime influence desirable.	Your suggestion is noted
Burnham	Town Council	Burnham on Crouch Town Council	As above.	The current Essex Design Guide encourages design that understands the local context of the site being developed, as such it allows for site specific solutions.
Sally	Everitt	Community360		
Mark	Garrett			
Justin	Barkham	Self employed		
Paul	Vidler			

Question 36

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Simon	Butler-Finbow	Pigeon Investment Management	See our response to Question 34.	Support noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location
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		What ever it takes to make housing to be of good standard and energy saving.	Noted
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			
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		Any development in existing settlement should blend in.	Well designed places and buildings that function well and are well related to surrounding development and facilities are important
T	Ketteley			
Elizabeth	Weston			
Jacky	Barber			
Stephen	Hodgkinson		It is considered preferable that Maldon District has its own Design Guide to be developed with local communities to reflect local characteristics and design preferences, rather than rely on the Essex Design Guide which has tended to influence a specific similar ubiquitous form of design found almost everywhere, including the new Garden Suburbs.	Your support for local design guidance is noted. Earlier versions of the Essex Design Guide have resulted in a proportion of development in Essex having a distinct Essex Design Guide appearance. The current Essex Design Guide encourages good design that understands the local context of the site being developed, as such it allows for site specific solutions.
Ursula	Benjafield			
Paul	Mitchell			
Kristian	Tokeley	CTC Construction Ltd		
Lynda	Bugg			
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		
James	Campbell	HMPPS		
William	Moss			
Simon	Mackenzie Smith			
Richard	Udall			
Rosalind	Bishop			
Paul	Burgess	None	Refer to the Essex Design Guide absorb the relevant bits, but keep Maldon as a unique separate entity.	Your support for this approach is noted
John	Symington			
D	Cooper			
C/O Agent	C/O Agent			

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Zoe	May	East of England Ambulance Service NHS Trust	Agree with policy, suggest link to supplementary guidance for linking with Emergency Services for Essex (NB EEASt elements to be updated)  <a href="https://www.essexdesignguide.co.uk/supplementary-guidance/engaging-with-the-emergency-services/">https://www.essexdesignguide.co.uk/supplementary-guidance/engaging-with-the-emergency-services/</a>	Your support for this approach is noted
Roger	Woodcock			
Michael	Manning			
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates		
Simon	Plater	Plater + Claiborne	A flexible approach is needed to allow creativity and the specialness of places to come forward. The supplement has to be carefully drafted, otherwise it just becomes a rigid policy creating pastiche.	Earlier versions of the Essex Design Guide have resulted in a proportion of development in Essex having a distinct Essex Design Guide appearance. The current Essex Design Guide encourages good design that understands the local context of the site being developed, as such it allows for site specific solutions.
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park		
Linda	Coom		Sorry, I didn't have time to read the guide. But I do think it's important to create beautiful places for all our sakes.	Your support for good design is noted
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			
Tim	Dixon			
Unknown	Unknown	Ministry of Defence		
Josh	Plant	Gladmans		
Duncan	Clark			
Patricia	Smith			
Mick	Sargeant		You risk becoming too prescriptive to a particular concept	The Essex Design Guide encourages good design that understands the local context of the site being developed, as such it allows for flexible, site specific solutions.
John	Cockerell	Hatfield Peverell Parish Council		
Catherine	Williams	C/O Savills (Agent)		
Tom	Kelly			
Linda	Gemmill			
Linda	Gemmill			
Mark	Norman	Highways England		
*	*		The Essex Design Guide is a widely recognised and respected document which provides useful design information. It is, however, becoming dated and does not recognise current design pressures sufficiently. It is also dominated by highly urban design themes such as linked frontages which may be less appropriate to rural growth centres. An updated version might be useful and represent a more cost-effective and resource effective update compared to a review of the District design guidance. National planning policy confirms that such guidance can be prepared on an area-wide basis.	The Essex Design Guide is updated and guidance on new topics is added periodically, for example guidance on climate change and the historic environment is due to be added this year.
*	Willmott		The Essex Design Guide is a widely recognised and respected document which provides useful design information. It is however becoming dated and does not recognise current design pressures sufficiently. An updated version might be useful and represent a more cost-effective and resource effective update compared to a review of the District design guidance. National planning policy confirms that such guidance can be prepared on an area-wide basis.	The Essex Design Guide is updated and guidance on new topics is added periodically, for example guidance on climate change and the historic environment is due to be added this year.
Thomasin	Foster			
Ivor	Watson			
*	*			
*	*			
*	*			
*	*			
*	*			
*	*			
*	*			
*	*			
Alan	Massow			

Question 36

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*	*			
Ian	Butt			
Sarah	Sayer		<p>This links to the comment about Design standards. We should encourage unique design standards that meet each village's rural aesthetic. In addition to this, developments should as standard have renewable sources of energy (such as roof or ground turbines, solar panels, a biomass heater, heat exchange boiler etc.) Development is no longer purely about the aesthetic but also 'future proofing' homes and ensuring they contribute positively rather than act as resource drains to small villages and towns.</p> <p>This closely ties to climate change and the possibility of Net Zero Homes. In Uttlesford, a company called HEMSPAN is working with the council to build homes using hemp which can be grown locally. Hemp is regenerative and beneficial for soil as well as acting as a carbon sink and being a completely renewable building material, which is more insulating than man made ones. This is something we recommend MDC should pursue in their policy, along with our comments above.</p>	<p>Developing separate design standards for each village would be extremely resource intensive, and may not necessarily result in dramatically different standards for the different villages. The EDG has a section on climate change, which covers issues such as renewable energy and housing design. The EDG encourages good design that understands the local context of the site being developed, as such it allows for site specific solutions. Building Regulations govern the energy efficiency of new buildings.</p>



Question 37

First Name	Last Name	Organisation	Question 37. Should the Council in its design policy encourage support for modern innovative design and design to counter the effects of climate change?	COUNCILS RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council		
Kevin	Ashman	Estates and Agency Strategic Land	Policy should support the Council declaration of a Climate Emergency. Design will be an important factor; however, it should not be prescriptive as it is likely the extent of change will be significant by 2038. Therefore, the policy should seek to try and make long-term predictions. Instead, any policy should be set out as guiding principles or objectives.	Agreed, technology is changing all the time, and the Local Plan needs to be flexible enough to accommodate this change. Responding to climate change may lead to changes having to be made in building designs and development layouts which diverge from the existing local character,
David	Smye	The Maldon Society	The use of recycled materials needs to be encouraged. The reduction of carbon emissions should be a major consideration in appraising designs (of all types of new buildings).	Your support for this approach is noted. In 2021 the Royal Institute of British Architects (RIBA) stated that the most effective way to avoid embodied carbon emissions is to refurbish, retrofit and extend the lives of existing buildings. <a href="https://www.architecture.com/knowledge-and-resources/resources-landing-page/built-for-the-environment-report#available-resources">https://www.architecture.com/knowledge-and-resources/resources-landing-page/built-for-the-environment-report#available-resources</a> Reusing materials clearly has a role to play here, although it is not the role of the Local Plan to prescribe the sources of building materials.
Jacky	Bannerman	Woodham Walter Parish Council	The support of innovative design should be the keynote of all design guides. Innovative design to accommodate climate changes is likely to become increasingly important. Every site should be treated on its own merits and therefore innovation in design might not be appropriate.  General design guidance on relevant site locations would be useful. However, it is essential to have appropriate design guidance such as a village design statement or similar that is adhered to by the LPA when considering planning applications.	Your support for this approach is noted. In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, climate change may lead to changes having to be made in building designs and layouts which diverge from the existing local character. It is important that any design guidance or village esign statement is not too restrictive, or stifle contemporary design solutions being implemented.
Paula	Stanbury			
Sonia	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Peter	Ingram			
Gareth	Davies	N / A	Unless there are nearby historic areas allowing the best modern designs will be an attractive and sustainable approach.	In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, climate change may lead to changes having to be made in building designs and layouts which diverge from the existing local character.
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
EDWARD	GITTINS	Edward Gittins & Associates	It is important to ensure that each century makes a positive contribution to design and heritage as well as harnessing the most sustainable forms of development.	Agreed, each century adds to the building design palette of our country. Design innovations from the past have over time become design staples and even design classics. Your support for this approach is noted.
Alan	Shrimplin	N/A		
Helen	James			
Kathy	Day			
Richard	Edwards		Design should take account of climat change and should encourage the use of sustainable techniques	Your support for this approach is noted
Peter	Wakling			
Sue	White		Yes, absolutely. This must be at the forefront in such a coastal area.	Your support for this approach is noted
Stuart	Willsher	Persimmon Homes Essex	Persimmon Homes would endorse this approach.	Your support for this approach is noted
Sara	Howarth			
Roy	Martin	Mr Roy Martin	In the right locations this would be sensible, but effects of climate change should be reflected in all design both traditional and modern.	Your support for climate change design is noted. In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, climate change may lead to changes having to be made in building designs and layouts which diverge from the existing local character.
Eissa	Leo			

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Tim	Hann		Yes but not at any cost. The likelihood is that this approach could only be effective on smaller builds as the implementation on larger settlements would probably make it uneconomic and we would end up with at two tier housing development. Eco friendly innovative properties and non eco-friendly no innovative 'affordable' housing.	Your support for design that counteracts the effects of climate change is noted. In 2020 the Green Building Council UK calculated that to meet net zero targets could add 3.5-5.3% cost onto the build costs for a residential tower block. <a href="https://ukgbc.s3.eu-west-2.amazonaws.com/wp-content/uploads/2020/09/05144621/Building-the-Case-for-Net-Zero_UKGBC.pdf">https://ukgbc.s3.eu-west-2.amazonaws.com/wp-content/uploads/2020/09/05144621/Building-the-Case-for-Net-Zero_UKGBC.pdf</a> . A climate action Local Plan policy or improved Building Regulations would apply to all new development. The increasing standards in the Building Regulations will result in costs coming down, as green building technologies and techniques become mainstream. Improved energy efficiency will drive down heating bills - as the energy cap for October 2022 is expected to be almost three times the cost of the price cap in summer 2020, this has never been more important.
Poppy	Vidler	Crown Consumer Ltd	Obviously !	Your support for this approach is noted.
Tara	Strydom			
Jenny	Ball			
Cliff	Baron			
Gill	Winsor	Tesco		
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			
Shaneen	Illanes			
Sarah	Sapsford		Very much so	Your support for this approach is noted.
Merryl	Quilter			
Bear	Keen			
Jessica	Cox			
Robert	Burton			
Yvonne	Wade			
Louise	Bywaters-Smith	Hospitality		
Brooke	Roberts-Morgan			
Patricia	Bunkle			
Stephanie	Ireland		Very wary of losing the towns' historic identity but if every new build satisfied climate change requirements it would help.	Your support for design to counter the effects of climate change is noted. Responding to climate change may lead to changes having to be made in building designs and development layouts which diverge from the existing local character.
Marc	Rawinsky	M R Sovereign Services Ltd		
Roger	Tiffn			
Kathryn	Beighton	Publishing		
Roy	Warren	Sport England		
STUART	SOWTER			
Mark	Raffray			
April	Rowley			
Douglas	Channer	Private	Climate Change is on the Agenda . However still need to be realistic and not make people have to take on exorbitant costs ie. ground source heat pumps which are now coming under some criticism.  Plus be realistic on the time frame regarding Climate Change. Plus there should be no penalties for selling a property that may have things that are in situ when that property was built ie: gas boilers /central heating. All things are relative to the time period properties were built in.	Your comments on the costs of adapting to climate change are a concern expressed by a number of respondents. In 2020 the Green Building Council UK calculated that to meet net zero targets could add 3.5-5.3% cost onto the build costs for a residential tower block. <a href="https://ukgbc.s3.eu-west-2.amazonaws.com/wp-content/uploads/2020/09/05144621/Building-the-Case-for-Net-Zero_UKGBC.pdf">https://ukgbc.s3.eu-west-2.amazonaws.com/wp-content/uploads/2020/09/05144621/Building-the-Case-for-Net-Zero_UKGBC.pdf</a> . The increasing standards in the Building Regulations will result in costs coming down, as green building technologies and techniques become mainstream. Improved energy efficiency will drive down heating bills - as the energy cap for October 2022 is expected to be almost three times the cost of the price cap in summer 2020, this has never been more important. In 2021 the Guardian reported that installing energy efficiency measures and green technology during construction is around a quarter of the cost of retrofitting it: <a href="https://www.theguardian.com/environment/2021/jan/23/buyers-of-brand-new-homes-face-20000-bill-to-make-them-greener">https://www.theguardian.com/environment/2021/jan/23/buyers-of-brand-new-homes-face-20000-bill-to-make-them-greener</a> . In the future property buyers are likely to consider how expensive it is to heat/cool a home, which in turn will affect how desirable an individual home will be - as is the case now for properties with single glazed windows or no central heating. Creating 'penalties' for the sale of properties with older heating systems is outside the remit of the Local Plan.
Kevin	Lagan			
Bill	Withers			
Joanna	Jeffery			

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Braxted and Blackwater Conservation Grou	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	Policy should support the Council declaration of a Climate Emergency. Design will be an important factor; however, it should not be overly prescriptive as it is likely the extent of technological change will be significant by 2038.	Your support for this approach is noted. Agreed, technology is changing all the time, and the Local Plan needs to be flexible enough to accommodate this change
Bethany	Jones	Colchester Borough Council	Yes, given that Maldon District Council declared a climate emergency in February 2021.	Your support for this approach is noted
magnus	Magnusson	Parker Planning Services	Response is subject to call in until 15 March.	
raymond	dundas	Householder	Some modern design can be too innovative so needs to be balanced but should be designed the counter the effects of climate change.	It is important not to discount innovation, especially when faced with the climate change emergency. Incremental changes may be easier to accept, however, it needs to be recognised that responding to climate change may lead to changes having to be made in building designs and layouts which diverge from the existing local character
Peter	Layley			
Rex	Davenport			
Lesley	Mitchelmore	Danbury Parish Council		
John	Watson		All possible powers and guidance should be applied and encouraged	Your support for this approach is noted.
All	Aldis			
N	DA			
Peter	Holmes			
Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			
Colin	Pryke		Too much emphasis on costly climate change provision will either increase the cost of the houses so that they become unaffordable, or other the "beauty" element will be sacrificed. See 34 above. The houses must sell or targets are not met. Developers will not sacrifice profits.	The increasing standards in the Building Regulations will result in costs coming down, as green building technologies and techniques become mainstream. Improved energy efficiency will drive down heating bills - as the energy cap for October 2022 is expected to be almost three times the cost of the price cap in summer 2020, this has never been more important. In 2021 the Guardian reported that installing energy efficiency measures and green technology during construction is around a quarter of the cost of retrofitting it: <a href="https://www.theguardian.com/environment/2021/jan/23/buyers-of-brand-new-homes-face-20000-bill-to-make-them-greener">https://www.theguardian.com/environment/2021/jan/23/buyers-of-brand-new-homes-face-20000-bill-to-make-them-greener</a> . Responding to climate change may lead to changes having to be made in building designs and development layouts which diverge from the existing local character, but change does not automatically mean a loss of aesthetics.
Stewart	Newlands	Fambridge Lake	Society and work lives are changing rapidly, electric transport, working from home, small and micro business and 24/7 International work mean traditional modelling may not be the best for future needs.	Agreed, Local Plan policies do need to be flexible enough to deal with changing circumstances. As Local Plans are required to be reviewed every five years, any sudden changes in society and work can be accommodated within these frequent reviews.
sue	Rawlinson	Evolve		
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed	This is possible. However, I think it is more important to have conventional design houses with enhanced insulation and heat efficiency, including mandatory solar panels, than it is to have futuristic designs that may prove costly down the line.	Acheiving improved efficiency, whilst maintaining a conventional appearance has been mentioned by other consultees too. In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, climate change may lead to changes having to be made in building designs which diverge from the existing local character
Gavin	Rowsell		It should encourage anything truly positive, rather than a tick box exercise of trendy phrases.	Agreed, design changes and Building Regulations improvements should result in clear positive environmental outcomes.
Jackie	Gibbs			
Lindsey	Squire	North Fambridge Parish Council	As long as modern innovative design is appropriate in its setting.	In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, climate change may lead to changes having to be made in building designs which diverge from the existing local character
K	Jeffries			
John	Lakin	?		
Andy	Quelch		Yes definitely. The current building regulations are nowhere tough enough and current housing design and quality falls way short of what is possible. Developers will always do just enough to meet the rules. It doesn't have to actually cost more to build more efficient homes.	The Building Regulations have recently been updated. Currently, meeting the new Building Regulations will increase construction costs, but costs will reduce as green building technologies and techniques become mainstream. Improved energy efficiency will, in turn, drive down heating bills - as the energy cap for October 2022 is expected to be almost three times the cost of the price cap in summer 2020, this has never been more important.
Samantha	Weeks			
Carlie	Mayes			

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James	Rushton		Everything should be 'modern' - not cod-Edwardian or cod-Tudor, but, of course, using the best of local traditions.	Agreed, we need design guidance that encourages the adaption of the best design solutions of the past, but always looking to the future, and not risk creating pastiche buildings or places.
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	As long as it can be in character with the existing housing.	In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, climate change may lead to changes having to be made in building designs which diverge from the existing local character.
Amanda	Mickelsen			
Tim	Aves			
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		The sooner designs to counter the effects of climate change the better.	Agreed, the sooner action is taken, the less the impact on future generations will be
Jane	Senior			
Susan	Cumming	not applicable		
Mike	Hayes		But supplemented with standard design protocols to ensure consistency in placemaking.	Your suggested approach is an option for consideration. Consistency in the quality of place making is important, but neither do we want to be too prescriptive which could result in creating identikit places.
Ronald	Edge	Construction Industry		
Daphne	Scott			
Gordon	Mussett	Little Braxted Parish Council		
David	Sismey		Not necessary in design guide - it will happen anyway through national policies etc	National policy advocates the use of local design guidance and design codes, so it may not be appropriate to just rely on national policy.
Anthony	Fittock		All possible powers and guidance should be applied and encouraged	Your support for this approach is noted
Ronnie	Tongue	state school		
Daniel	McAllister	Robert Mulholland And Company Limited	This area is changing too rapidly for a policy to remain effective. The matter can be left to national policy and regulation	National policy advocates the use of local design guidance and design codes. Agreed, Local Planning policy needs to be flexible to adapt to changes in technologies and construction methods.
Matthew	Cooper		Building regulations should continue to promote heat efficient construction.	Building regulations have recently been updated, to improve the energy efficiency of new buildings. Local plan policies can exceed the Building regulations requirements.
Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None	No, innovative design can be acceptable and must be considered case by case to ensure it is compatible with its surroundings. Innovation as such should not be pursued as a policy particularly in an area with considerable heritage value. Any new building would be subject to building regulations that incorporate design features covering insulation and heating in line with Gov polices for low carbon economy.	In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, climate change may lead to changes having to be made in building designs which diverge from the existing local character. It is possible for Local Plan policies to go beyond Building Regulations.
christine	collins		Development must be in keeping with the other existing properties in a village especially where there are heritage and listed properties and sites	In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, climate change may lead to changes having to be made in building designs which diverge from the existing local character.
Stuart	Williams	Ace group		
Michele	Williams		Encourage but not prescribe	Design guidance does not prescribe. However, not acting now to reduce the environmental impact of new buildings, could create further problems for future generations.
David	Webb			
Andrew	Marsh	Historic England		
Brian	Haydon			
Jasbir	Singh			
Janice	Jackson			

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Jenny	Clemo	Langford & Ulting Parish Council	Should only include design to counter the effects of climate change. Modern innovation design does not sit well in the rural environment of the District.	Your support for design to counter the effects of climate change is noted. In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, climate change may lead to changes having to be made in building designs which diverge from the existing local character.
Hazel	Notley			
Jean	Brown			
Joanne	McGinity			
Stuart	Dedman	Nil		
e	e	e	Yes. We need sustainable building materials and construction methods, and sustainable, affordable energy for all new buildings. This includes commercial and industrial units which are all too often just metal sheds with minimal insulation, a (wasted) flat roof, and concrete yard.	Your support for design to counter the effects of climate change is noted. It is easier, cheaper and more efficient to incorporate environmental measures into the design stage rather than retrofitting at a later date. In 2021 the Guardian reported that installing energy efficiency measures and green technology during construction is around a quarter of the cost of retrofitting it: <a href="https://www.theguardian.com/environment/2021/jan/23/buyers-of-brand-new-homes-face-20000-bill-to-make-them-greener">https://www.theguardian.com/environment/2021/jan/23/buyers-of-brand-new-homes-face-20000-bill-to-make-them-greener</a> Commercial units by their nature and scale offer great opportunities for the installation of high/low tech green solutions - from green roofs to solar arrays. As energy costs for businesses are rising even faster than for residential properties, improving the energy efficiency of commercial buildings is becoming more urgent.
Kerry	McKenna			
Penny	McCauley	Tiptree dental		
Jane	Phillips	Solicitors		
David	Rees			
Felicity	Gale		Please see question 34, YOU HAVE BEAUTIFUL PLACES but you are destroying them by building more houses. ALT2 (Althorne) for example 1750 houses.	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			
John	Mitchell			
Doug	Lockwood	National Grid		
Sally	George			
Vara	Szajkowski			
Bob	Calver			
Nick	Whiteley		Absolutely, keeping to an old-world design does not help when we're moving to the future.  Countries like Dubai have changed the way they build some structures, which has reduced the 'local heat' for those that live and travel there.	Your support for modern design is noted. How buildings are designed to respond to extreme weather in other countries is a useful way to identify designs that are climate resilient.
Tessa	Lambert	Natural England	Comment as noted in response to Q35	Your support for the reduction of emissions, design to address climate change and provide biodiversity net gain is noted.
Dawn	Howles			
Linda	Flowers	Self Employed	As long as design isn't jarring to its setting. Climate change should be a top priority.	In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, climate change may lead to changes having to be made in building designs which diverge from the existing local character.
natasha	frith			
Karen	Neath	Tolleshunt Major Parish Council		
Anthony	Bates			
Russell	Howles	WSP		
Diane	Carter		Yes, but how achieve this?	This can be achieved through having flexible design policies and design codes that allow both traditional and contemporary design styles. There is a wealth of information on environmental building design and techniques, from the autonomous house, which is independent of all externally supplied utilities, to accreditation schemes like Building with Nature.
Gillian	Hollamby			

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Richard	Courtney	University Of East London	Yes design should be challenging whilst being justified in terms of beautiful spaces/buildings	Your support for this approach is noted. Beauty can be subjective, but good design, whether traditional or contemporary, also covers how buildings and places function, how liveable places are and their impact on the environment and human health.
Brian	Townsend			
Robin	Fanshawe			
Malcolm	Finch			
Peter	Taylor	Retired		
John	Hitcham		Very modern cutting edge design is likely to date very quickly by definition, leaving isolated buildings that stick out like a sore thumb	Contemporary buildings do not necessarily need to be isolated dwellings. In areas of mixed housing styles, contemporary designs can add to the variety of the street scene.
John	Brown			
Robert	Hollamby			
Chris	Waumsley	Inovo Consulting		
Phil	Jacklin			
Kate	Priest	Purleigh Community Primary School		
Robert	Jones	The University of Reading	This is essential for any responsible planning of domestic and commercial buildings and is one of the few ways in which the otherwise vacuous term 'sustainability' can be given real effect.	Your support for this approach is noted
Robert	Stephens	N/A		
Gary	SPICER			
Richard	Kelly	Croudace Homes	Not only does sustainable design form a key component of the Council's objective of being able to respond to the climate crisis but modern innovative design could also act a catalyst to expediate the delivery of housing across the District.	Your support for this approach is noted.
JO	COOMBES			
Helen	Bridge		New housing should have solar panels on appropriate facing roofs as standard.	Local Planning policy can encourage the installation of solar panels, but cannot require it.
Melanie	Allen	Government	Not in Althorne	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.
Adam	Medlycott			
Jonney	Aldridge		of course, where appropriate. However, most effective for climate change is retrofit, I suppose in two words 'Insulate Britain'.	Agreed, the biggest impact on mitigating climate change can be achieved through the retrofitting of energy efficiency measures and green technology in existing buildings. However, most retrofitting measures do not need planning permission and therefore do not need a Local Plan policy. In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, it needs to be recognised that responding to climate change may lead to changes having to be made in building designs which diverge from the existing local character.
Joanne	Maloney			
Mark	Hurley	Selfridges		
Portia	Roelofs			
John	Tompkins		The support of innovative design should be the keynote of all design guides. Innovative design to accommodate climate change is likely to become increasingly important. Every site should be treated on its own merits and therefore innovation in design might not be appropriate.  General design guidance on relevant site locations would be useful. However, it is essential to have appropriate design guidance such as a village design statement or similar that is adhered to by the LPA when considering planning applications.	Your support for this approach is noted. In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, it needs to be recognised that responding to climate change may lead to changes having to be made in building designs which diverge from the existing local character.
Amanda	Clack		Good design that is good for the environment and utilises Modern Methods of Construction (MMC) should be actively encouraged on all developments.	Your support for good design is noted. Modern Methods of Construction have a role to play in construction, however, it is not the role of the Local Plan to prescribe construction methods.
Christopher	Kent			
Lisa	Singh	Direct Call Centres Ltd		
Kenny	Alexander	Thomas Gainsborough School		
Elizabeth	Sawyer Bayliss			
Michael	Partridge			
Kenneth	Northfield			
Jerry	Petts			
Frederick	McMahon			
Sophie	Pryor			

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David	Kennedy		But is the context of the district historical architecture	In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. Your support for innovative heating and insulation is noted. However, climate change may lead to changes having to be made in building designs which diverge from the existing local character.
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home	This should be essential	Your support this approach is noted.
Jo	Crump	Servoca Secure Soutions		
Susan	ARCHER			
Phillipa	Griffiths		100% we need eco friendly housing and we need innovative designs, not the same characterless styles currently being built.	Your support this approach is noted.
Mark	Behrendt	Home Builders Federation		
Anne	Bailey			
Winifred	Sutherland			
Lucien	Taylor			
Reegan	Howles		Yes absolutely.	Your support this approach is noted.
David	Baker		But only where it is in keeping with existing local housing.	Your support this approach is noted. However, climate change may lead to changes having to be made in building designs which diverge from the existing local character.
Jeremy	Richardson		Provide the infrastructure. For example a large scale heat pump installation to provide heating to a large area of development	Your support for this approach is noted. Large scale haet pump systems are a relatively new introduction to the UK. It is possible for developers to install district heating systems using this technology, although it would need to be included at the design stage for the development.
Glenna	Wilkins			
Cheryl	Carter	Education		
Susan	Mason			
Melad	Kamlow			
Danny	Soul		Given Maldon District Council approved 'Our Home Our Future' Climate Action Strategy due to climate emergency including 'Kick the Car Habit' and 'Show Nature We Care' – Jan 2022 - then yes to above as this policy must by definition include innovative design.	Your support for this approach is noted
Dave	Draper	The Hartford Insurance Group		
Fiona	Barkham	Private Individual	The policy and plan should support designs that support the energy transition and climate emergency	Your support for this approach is noted
Roy A	Clare	Charities	Yes, yes and yes.	Your support for this approach is 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		
Tim	Murphy			
Claire	McGrane		They should. However, it depends whether this can be fully or only partly delivered in affordable housing. It would be a nice to have but not if local people could not afford to live near their families which is the point of the plan. Therefore it must be balanced and not make affordable housing unachievable.	Your support for design that counteracts the effects of climate change is noted. The increasing standards in the Building Regulations will result in costs coming down, as green building technologies and techniques become mainstream. Improved energy efficiency will drive down heating bills - as the energy cap for October 2022 is expected to be almost three times the cost of the price cap in summer 2020, this has never been more important. In 2021 the Guardian reported that installing energy efficiency measures and green technology during construction is around a quarter of the cost of retrofitting it: <a href="https://www.theguardian.com/environment/2021/jan/23/buyers-of-brand-new-homes-face-20000-bill-to-make-them-greener">https://www.theguardian.com/environment/2021/jan/23/buyers-of-brand-new-homes-face-20000-bill-to-make-them-greener</a> . Whilst in 2020 the Green Building Council UK calculated that to meet net zero targets could add 3.5-5.3% cost onto the build costs for a residential tower block. <a href="https://ukgbc.s3.eu-west-2.amazonaws.com/wp-content/uploads/2020/09/05144621/Building-the-Case-for-Net-Zero_UKGBC.pdf">https://ukgbc.s3.eu-west-2.amazonaws.com/wp-content/uploads/2020/09/05144621/Building-the-Case-for-Net-Zero_UKGBC.pdf</a> .
Tracey	Munford	NA		
Victoria	Cutmore	Endurance Estates		
Peter	Clack		Good design that is good for the environment and utilises Modern Methods of Construction (MMC) should be actively encouraged on all developments.	Your support for good design is noted. Modern Methods of Construction have a role to play in construction, however, it is not the role of the Local Plan to prescribe construction methods.
Brian	Haydon	Cold Norton Parish Council		
Rowan	Rampersad			

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LUKE	MACFARLANE	S A RAVEN		
Anna	Wombwell	Morris Farm		
Lee	Foster		its essential	Your support for this approach is noted
Ronald	Owen	Not applicable		
Elizabeth	Johns			
Colin	Day			
Vanessa	Horner		Provided that the local character is maintained	In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, it needs to be recognised that responding to climate change may lead to changes having to be made in building designs which diverge from the existing local character
Natalie	Bradford			
Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company	High tech / innovative /Low / zero carbon economies / housing development are a misnomer. The very fact of increasing the population / housing / industry will not be zero carbon or help the climate crisis. It's complete nonsense to suggest otherwise	Population control is outside the remit of the Local Plan. The Local Plan needs to meet identified housing and employment needs. Sustainable development has three strands, environment, social and economic. Not building homes is not a sustainable option due to the severe impacts it will have on human wellbeing. Yes it is difficult to be net zero, but it is better to aim high, rather than give up and not try at all.
Tony	Vanner			
Josie	Vanner			
Tracy	Carroll			
Ian	Roberts	N/A		
Marion	Gunn			
Tony	Ashton	none		
mandy	SHORT			
David	Hill	Dandara Ltd		
Steven	Potter		Need to incorporate energy efficient features without compromising good design principles, e.g. all new development to have solar panels on the roofs, none of which exist on the vast amount of new housing built around Maldon in the last few years.	It is more efficient and far cheaper to incorporate energy efficiency measures and green technology during construction. In 2021 the Guardian reported that installing energy efficiency measures and green technology during construction is around a quarter of the cost of retrofitting it: <a href="https://www.theguardian.com/environment/2021/jan/23/buyers-of-brand-new-homes-face-20000-bill-to-make-them-greener">https://www.theguardian.com/environment/2021/jan/23/buyers-of-brand-new-homes-face-20000-bill-to-make-them-greener</a>
Vysian	Banyard	TKPC	Yes, but development must be in character with the rural nature of the district and it's heritage.	In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, it needs to be recognised that responding to climate change may lead to changes having to be made in building designs which diverge from the existing local character
Linda	Raffray			
John	Cooper			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	Do not wish to comment.	Noted
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council	Providing it is in keeping with Essex vernacular design guide.	In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, it needs to be recognised that responding to climate change may lead to changes having to be made in building designs which diverge from the existing local character
Tim	Chilvers		Modern design has its place however is not essential to counter the effects of climate change. Experience shows that modern design is more challenging especially when planning applications are being determined by a planning committee. Therefore, any policy which positively promoted modern design would have to be supported by supplementary planning guidance as well as extensive training for planning committee members.	You are correct in raising the point that design to counter the effects of climate change does not necessarily need to be modern/contemporary. Contemporary designs can be challenging, and are sometimes more difficult to get permission for. In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene
Ruth	Bull	The Othona Community		
Mark	Jackson	Mark Jackson Planning		
Elliott	George			
ann	cutting			
Sharon	Cushen			
Ian	Tooley			
Sally	Tokeley			



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Kate	Ellis		Climate change should definitely be considered but housing styles and plans should be in keeping with the areas.	Your support for design that counters the effect of climate change is noted. However, it needs to be recognised that adapting to climate change may lead to changes having to be made in building designs which diverge from the existing local character.
Christina	Chan		There should be full provisions and infrastructure for renewable energy and electrification of transport.	Assuming that the electricity used to power e-vehicles is from clean, renewable sources, then the consumer use of e-vehicles has a lower impact than existing combustion engine vehicles. The provision of charging points in homes, businesses and public spaces can assist with that transition. The Building Regulations have been changed to require e-charging points for new residential dwellings.
Tim.	Holdsworth			
Graham	Snow			
Chris	Melbourne		If by this you are referring to ground and air source heat pumps - most contractors point out these are prohibitively expensive and often not fit for purpose	Design to counter climate change covers building materials, energy efficiency as well as green technologies. As green technologies become mainstream they will become more efficient and affordable. The update to the Building Regulations (June 2022) sets standards for ventilation, energy efficiency, heating and e-vehicle charging points. An updated Local Plan policy would cover more than air/ground source heat pumps.
Sarah	Packard			
Jake	Nugent	Endurance Estates Ltd		
Martin	Cook			
Clifford	Brown			
Steve	Gallant	Crouch Valley Defence Group		
Lesley	Woodley			
John	Buchanan		It is far more efficient and better for the look of a housing estate to have such features as solar panels and heat pumps designed into the development from the outset rather than expecting homeowners to carry out retro-fit actions.	Agreed, it is far cheaper to incorporate energy efficiency measures and green technology during construction. In 2021 the Guardian reported that installing energy efficiency measures and green technology during construction is around a quarter of the cost of retrofitting it: <a href="https://www.theguardian.com/environment/2021/jan/23/buyers-of-brand-new-homes-face-20000-bill-to-make-them-greener">https://www.theguardian.com/environment/2021/jan/23/buyers-of-brand-new-homes-face-20000-bill-to-make-them-greener</a>
Kirsty	Rowsell			
Tim	Bradford	leadenhall		
Philip	Wakeling			
Pete	Butcher		I think wherever possible house designs should be green and counter the effects of climate change. However, this will obviously come at a cost and may make private housing even more unaffordable. Suggest that all low cost measures are taken as standard and possibly private companies are involved higher cost designs in subsidising solar panels etc.	Your support for design that counteracts the effects of climate change is noted. The increasing standards in the Building Regulations will result in costs coming down, as green building technologies and techniques become mainstream. Improved energy efficiency will drive down heating bills - as the energy cap for October 2022 is expected to be almost three times the cost of the price cap in summer 2020, this has never been more important. In 2021 the Guardian reported that installing energy efficiency measures and green technology during construction is around a quarter of the cost of retrofitting it: <a href="https://www.theguardian.com/environment/2021/jan/23/buyers-of-brand-new-homes-face-20000-bill-to-make-them-greener">https://www.theguardian.com/environment/2021/jan/23/buyers-of-brand-new-homes-face-20000-bill-to-make-them-greener</a> . Whilst in 2020 the Green Building Council UK calculated that to meet net zero targets could add 3.5-5.3% cost onto the build costs for a residential tower block. <a href="https://ukgbc.s3.eu-west-2.amazonaws.com/wp-content/uploads/2020/09/05144621/Building-the-Case-for-Net-Zero_UKGBC.pdf">https://ukgbc.s3.eu-west-2.amazonaws.com/wp-content/uploads/2020/09/05144621/Building-the-Case-for-Net-Zero_UKGBC.pdf</a> .
David	Brock			
Mark	Tentori	Mazdev Limited		
Niki	Halls			
Neil	Burke	Bradwell Power Generation Company Limited	As noted above, national policy reflects that good design is not just about aesthetics but delivering sustainable buildings and spaces. This should be reflected in the Local Plan policy on design. This is particularly important given the acknowledged climate emergency.	Your support for sustainable development is noted.
Jane	Pilgrim			
Lynne	Goodbourn		Energy efficient homes are essential but maintain a local design. Not housing development design that fits anywhere We need to maintain our areas uniqueness	Your support for energy efficient homes is noted. There has been a lot of support expressed for maintaining local character within the district.
Stewart	Geden			
Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith			
Christopher	Mabbutt	Burnham Primary School		

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Mary	Putt		We just need a solid plan and one that delivers quality results - so many of the products that support climate change are untested, unreliable and look unattractive.	Your support for design quality is noted. Over time, green technologies will become more reliable and more efficient. Although the appearance of some technology cannot be described as attractive (for example, air source heat pump housing), their appearance is related to their function.
Simon	Priest			
Philippa	Marshall			
Lewis	Cook	Form Architecture Ltd.		
Kevin	Head		This is particularly relevant in finding new design solutions that seek to reduce energy and achieve zero carbon.	Your support for design that reduces energy use and achieves zero carbon is noted.
Steve	Williamson			
James	Cowell	E & B R Cowell		
Colin	Hawkes			
Ronald	PIPER			
Tracey	Merritt	Dengie Hounds and Horses		
John	McLarty			
John	McLarty			
Norman	Branch	N/A		
John	McLarty			
Valerie	Coleby	Berrys		
James	Clarke			
David	Stilwell			
Ann	Thomas		Provided it is not totally out of keeping with surrounding properties.	In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, climate change may lead to changes having to be made in building designs which diverge from the existing local character.
michael	harris			
Geoffrey	Cox			
John	McLarty			
Kevin	Bruce			
Barrington	Thomas			
Matthew	Taylor		The policy should clearly support the Council's declaration of a Climate Emergency and design will be an important factor; however, it should not be overly prescriptive as it is likely the extent of technological change will be significant by 2038.	Agreed, technology is changing all the time, and the Local Plan needs to be flexible enough to accommodate this change.
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	ECOCClassics	There should be full provisions and infrastructure for renewable energy and electrification of transport.	Assuming that the electricity used to power e-vehicles is from clean, renewable sources, then the consumer use of e-vehicles has a lower impact than existing combustion engine vehicles. The provision of charging points in homes, businesses and public spaces can assist with that transition. The Building Regulations have been changed to require e-charging points for new residential dwellings.
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	The National Design Guide identifies 10 characteristics of well-designed places, one of which is about resources and is related to climate change. The resources characteristic refers to efficient use of land, compact and walkable neighbourhoods, energy efficient buildings, building materials, building orientation, landscaping, and sustainable drainage systems as methods to counter the effects of climate change. As such, the design policies in emerging MLP should support design measures related to climate change mitigation and adaptation.	Your support for climate mitigation and adaption in building design is noted.
.	.	Cooper Property Holdings Ltd		
Jane	Coleman	Maldon Town Council		
c/o Agent	c/o Agent			
kelly	tilley			

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Catherine	Bicknell	Mid and South Essex Health and Care Partnership		
N	Baseley	IBA Planning Ltd		
Chris	clark		I support the carbon foot plate for houses just do not build them ugly .	Responding to climate change may lead to changes having to be made in building designs and development layouts which diverge from the existing local character, but this will not automatically mean a loss of aesthetics.
Sarah	Yates			
Leonard	Lewis		I support traditional design with innovative heating and insulation built into the design. We live in an area with a historical background and this is reflected in our buildings and to depart to much from that past would change the character of the district to the detriment of our present residents and to tourists who probably expect to see tradition and history reflected in our buildings and encouraging tourism is one of the aims of the LDP.	In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. Your support for innovative heating and insulation is noted. However, climate change may lead to changes having to be made in building designs which diverge from the existing local character
Isabel	Adcock		Our ancestors always changed and innovated and we need to follow them or everywhere becomes alike	Your support for evolving design is noted.
R	Minney			
Tim	Grant	Evolution Town Planning		
Jane	Potter	Purleigh Parish Council	In its design policy the Council should encourage support for modern innovative design and those designs which counter the effects of climate change. Purleigh Parish Council believes that there is a need to incorporate energy efficient features within all new development without compromising good design principles, e.g. the incorporation of solar panels on roofs, none of which exist on the vast amount of new housing built around Maldon in the last few years. An opportunity missed.	Your support for modern innovative design and the inclusion of energy efficiency measures in new buildings are noted. It is agreed that more could be done. However focusing on external, visible measures such as solar panels, may overlook equally important, though unseen climate change measures such as improved insulation or air source heat pumps.
ANNE	OSBORN	Purleigh Community Shop		
BRIAN	COLLINS		Everything should be done to reduce carbon emissions	Your support for the reduction of carbon emmissions is noted.
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	Provided that the local character is maintained	In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, to mitigate climate change may require different designs and street layouts, meaning that local character may need to change over time for places to remain habitable
Kevin	Money	St. Lawrence Parish Council		
Mark	Anderson			
Karen	Wellum			
Emma	Wright			
Robert	Scott	Lewis & Scott Retirement Living Ltd		
Claire	Udall	1		
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council		
Mary	Hammond			
Rob	Bard			
Ian	Drinkwater			
John	hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council		
Peter	Lampard		Within reason.	Yes, any additonal design guidance provided locally would need to be reasonable
Nicola	Taylor	Elixirr		
Graham	Johnson	graham v johnson		
Chris	Yates			
Judith	Radcliffe			
Burnham	Town Council	Burnham on Crouch Town Council	These are two different things.	The question was seeking opinions on two topics: modern, innovative design, and design for climate change. The question could have been phrased better.
Sally	Everitt	Community360		

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Mark	Garrett			
Justin	Barkham	Self employed	The policy and plan should support designs that support the energy transition and climate emergency	Agreed, new building needs to be the best it can be to mitigate climate change and to enable occupants to transition to low carbon energy, where ever possible.
Paul	Vidler			
Simon	Butler-Finbow	Pigeon Investment Management	See our response to Question 34.	Your support for a local design guide that builds upon the national design guide is noted. Your view that the national design code and EDG can be relied upon for guidance covering modern innovative design and design to counter the effects of climate change is noted. Both of these are comprehensive and would form a good framework for any additiional local guidance
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	No, innovative design can be acceptable and must be considered case by case to ensure it is compatible with its surroundings. Innovation as such should not be pursued as a policy particularly in an area with considerable heritage value. Any new building would be subject to building regulations that incorporate design features covering insulation and heating in line with Gov polices for low carbon economy.	Supporting innovative design does not mean that innovative design would be pursued at all costs. In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. Building regulations standards do improve over time, although it is permissable to exceed existing building regulations standards in Local Plan policy.
Deborah	Anderson	NHS		
John	Pilgrim	Self employed	Bear in mind that 1970s housing was considered to be modern once.	Agreed, in the 1970's new homes were built to the modern standards of their times. The issue now is to try to ensure that new homes are designed to counter the effects of climate change, and that as technology and knowledge improves, so does the housing stock.
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		"Design to counter the effects of Climate change" should no longer be an option, but an imperative in all development. It is shocking that this is even up for discussion given the current Climate Crisis.	Your support for design to counter the effects of climate change is noted.
Rebecca	Tucker			
Mark	Faraway		Only to counter the effects of climate change other than that they need to blend with surroundings	Your support for design to counter the effects of climate change is noted. In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene.
T	Ketteley			
Elizabeth	Weston			
Jacky	Barber			
Stephen	Hodgkinson		This is particularly relevant in finding new design solutions that seek to reduce energy and achieve zero carbon.	Your support for this approach is noted.
Ursula	Benjafield			

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Paul	Mitchell			
Kristian	Tokeley	CTC Construction Ltd		
Lynda	Bugg			
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		
James	Campbell	HMPPS		
William	Moss			
Simon	Mackenzie Smith			
Richard	Udall			
Rosalind	Bishop			
Paul	Burgess	None	The two issues are quite separate.	The question was seeking opinions on two topics: modern, innovative design, and design for climate change. The question could have been phrased better.
John	Symington			
D	Cooper			
C/O Agent	C/O Agent			
Zoe	May	East of England Ambulance Service NHS Trust		
Roger	Woodcock			
Michael	Manning			
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates		
Simon	Plater	Plater+Claiborne		
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park		
Linda	Coom			
John	Peirson			
Ron	Brown	Corporate		
Roger	HAWES			
Anne	Hull	Elmwood Equestrian Centre	This should in my opinion be a high consideration	Your support for this approach is noted.
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			
Tim	Dixon		A no brainer, climate change is the biggest threat facing humanity at the current time.	Your support for this approach is noted.
Unknown	Unknown	Ministry of Defence		
Josh	Plant	Gladmans		
Duncan	Clark			
Patricia	Smith			
Mick	Sargeant		National Policy to apply	The NPPF and National Design Guide advocate for local level design policies, so relying on national policy may not be possible.
John	Cockerell	Hatfield Peverell Parish Council		
Catherine	Williams	C/O Savills (Agent)		
Tom	Kelly			
Linda	Gemmill			
Linda	Gemmill			
Mark	Norman	Highways England		
*	*		Modern design per se, is not essential to counter the effects of climate change. Experience shows that excessive prescription over design elements can lead to a delay in the delivery of sites. Design policy should be applied flexibly so as not to stifle customer choice or practical buildability of schemes.	You are correct in raising the point that design to counter the effects of climate change does not necessarily need to be modern/contemporary. Contemporary designs can be challenging, and are sometimes more difficult to get permission for. In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene.
*	Willmott		Modern design has its place, however, is not essential to counter the effects of climate change. Experience shows that modern design is more challenging, especially when planning applications are being determined by a planning committee. Therefore, any policy which positively promoted modern design, would have to be supported by supplementary planning guidance, as well as extensive training for planning committee members.	You are correct in raising the point that design to counter the effects of climate change does not necessarily need to be modern/contemporary. Contemporary designs can be challenging, and are sometimes more difficult to get permission for. In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene.
Thomasin	Foster			

Question 37

First Name	Last Name	Organisation	Question 37. Should the Council in its design policy encourage support for modern innovative design and design to counter the effects of climate change?	COUNCILS RESPONSE
Ivor	Watson			
*	*			
*	*		Modernism is a specific architectural style and we believe the question more accurately concerns contemporary designs rather than modern designs. In either case, we disagree with the premise of the statement. We would welcome the Council supporting modern or contemporary designs but this would not be essential to counter the effects of climate change, which can be countered with good quality buildings in any style.	Agreed, 'modern' in this context could have two meanings. We were using the dictionary definition of modern in the question, rather than the architectural definition. The question was seeking opinions on two topics: modern, innovative design, and design for climate change. The question could have been phrased better. You are correct in raising the point that design to counter the effects of climate change does not necessarily need to be modern/contemporary.
*	*		Modernism is also a specific architectural style and we believe the question more accurately concerns contemporary designs rather than modern designs. In either case, we disagree with the premise of the statement. We would welcome the Council supporting modern or contemporary designs but is not essential to counter the effects of climate change.	Agreed, 'modern' in this context could have two meanings. We were using the dictionary definition of modern in the question, rather than the architectural definition. The question was seeking opinions on two topics: modern, innovative design, and design for climate change. The question could have been phrased better. You are correct in raising the point that design to counter the effects of climate change does not necessarily need to be modern/contemporary.
*	*		Modernism is a specific architectural style and we believe the question more accurately concerns contemporary designs rather than modern designs. In either case, we disagree with the premise of the statement. We would welcome the Council supporting modern or contemporary designs but is not essential to counter the effects of climate change, which can be achieved in any style with good quality materials.	Agreed, 'modern' in this context could have two meanings. We were using the dictionary definition of modern in the question, rather than the architectural definition. The question was seeking opinions on two topics: modern, innovative design, and design for climate change. The question could have been phrased better. You are correct in raising the point that design to counter the effects of climate change does not necessarily need to be modern/contemporary.
*	*		Modernism is also a specific architectural style and we believe the question more accurately concerns contemporary designs rather than modern designs. In either case, we disagree with the premise of the statement. We would welcome the Council supporting modern or contemporary designs but is not essential to counter the effects of climate change.	Agreed, 'modern' in this context could have two meanings. We were using the dictionary definition of modern in the question, rather than the architectural definition. The question was seeking opinions on two topics: modern, innovative design, and design for climate change. The question could have been phrased better. You are correct in raising the point that design to counter the effects of climate change does not necessarily need to be modern/contemporary.
*	*		Modernism is also a specific architectural style and we believe the question more accurately concerns contemporary designs rather than modern designs. In either case, we disagree with the premise of the statement. We would welcome the Council supporting modern or contemporary designs but is not essential to counter the effects of climate change.	Agreed, 'modern' in this context could have two meanings. We were using the dictionary definition of modern in the question, rather than the architectural definition. The question was seeking opinions on two topics: modern, innovative design, and design for climate change. The question could have been phrased better. You are correct in raising the point that design to counter the effects of climate change does not necessarily need to be modern/contemporary.
*	*			
*	*			
Alan	Massow		Climate change is one of the biggest threats that will be faced at local, national and globally level. The Local Plan Review intends to review the LDP to significantly strengthen its policies in connection with climate change. The Council supports this approach.	Your support for this approach is noted.
*	*			
Ian	Butt			
Sarah	Sayer			

Question 38

First Name	Last Name	Organisation	Question 38. Please provide comments below on design matters you consider to be particularly important. We would be especially interested in your views on whether we should include general design guidance on relevant site allocations?	COUNCILS RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council		
Kevin	Ashman	Estates and Agency Strategic Land	EASL do not consider it necessary to provide design guidance on a site-by-site basis. Exceptions to this could be largescale strategic sites; however, policy should not be overly prescriptive and should reflect character of location and market demand.	Your suggestion that light touch design guidance should only be applied to large scale strategic sites will be considered alongside the other suggestions made. Design guidance that provides broad design parameters could be helpful in ensuring that new development fits in to its location.
David	Smye	The Maldon Society	The generation of Design Briefs for specific sites or locations would ensure that prospective developers know from the off what is expected of them to ensure appropriate layouts, good design and particular materials.	Your suggested use of design briefs will be considered alongside the other suggestions put forward. Design briefs can provide a level of certainty for both the community and developers.
Jacky	Bannerman	Woodham Walter Parish Council	Essential to have appropriate design guidance such as a village design statement or similar that is adhered to by the LPA when considering planning applications.  Of particular concern in rural areas should be the space between buildings, building style, massing, retention of long and significant views.  Materials to match the areas, design relationships, treatment of boundaries, external lighting, <del>profess and good layout, patterns and finishes</del>	Your suggestion for the use of detailed village design statements will be considered alongside the other suggestions made. It is important that design guidance is flexible and adaptable, whether at the village or district scale.
Paula	Stanbury			
Sonla	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Peter	Ingram		There is a move by government to install heat pumps. In reality this is very expensive in individual houses but if it was planned for in a development in would be far more cost effective.	Agreed, it is far cheaper to incorporate energy efficiency measures and green technology during construction. In 2021 the Guardian reported that installing energy efficiency measures and green technology during construction is around a quarter of the cost of retrofitting it: <a href="https://www.theguardian.com/environment/2021/jan/23/buyers-of-brand-new-homes-face-20000-bill-to-make-them-greener">https://www.theguardian.com/environment/2021/jan/23/buyers-of-brand-new-homes-face-20000-bill-to-make-them-greener</a>
Gareth	Davies	N / A	Sustainability and efficiency will provide the best long term designs.	Agreed, sustainability and efficiency in the use of resources during the construction and occupancy of buildings underpin good design.
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
EDWARD	GITTINS	Edward Gittins & Associates	Design guidance will continue to be vital in terms of the larger allocations which otherwise can become a repetition of national house types. To an extent, the devil is in the detail and design guidance is able to focus on features such as materials, doors, windows, chimneys and boundary treatment in order to point developers in the right direction.	Your suggested use of design guidance for larger allocations will be considered alongside the other suggestions put forward. Design guidance can provide a level of certainty for both the community and developers.
Alan	Shrimplin	N/A	Climate change is going to have impacts on all new builds, MDC need to keep up with this.	Agreed, adapting to climate change may result in changes to building designs and development layouts that diverge from the existing local character of the area. Adapting to/mitigating climate change will be a core theme running through the Local Plan review.
Helen	James		If developers are allowed to basically do what they want, there is more chance that the developments will not reflect the character of the area	Your support for local design guidance is noted
Kathy	Day			
Richard	Edwards		I would expect some indication of the type of development expected eg range of type of housing envisaged and what additional features would be expected such as supporting infrastructure shops, commercial facilities, schools	This type of detail for allocations will be included in site specific policies and the Infrastructure Development Plan for the Local Plan. The range of housing expected will also be set out in the Local Plan
Peter	Wakling			
Sue	White		Sympathetic, taking into account the rural nature of the district. More green and garden areas. More parking. Sympathetic design and materials, not faceless housing estates.	Your suggestions for more green and garden areas, more parking and sympathetic design and materials will be considered alongside the other suggestions put forward. The current Vehicle Parking Standards sets out parking standards that recognises the rural nature of the district and people's reliance on cars for accessing everyday services. The Maldon District Design Guide sets out guidance on design and materials and sets minimum garden sizes

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Stuart	Willsher	Persimmon Homes Essex	<p>Persimmon would welcome the use of design guides, codes or masterplans, which would be supported by the NPPF:</p> <p>"Being clear about design expectations, and how these will be tested, is essential..." (para. 126)            "Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable." (para. 127)            "To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences." (para.128)</p> <p>Persimmon Homes would also refer to paragraph 129 of the NPPF:</p> <p>"Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes."</p> <p>However, given the variety of settlements and styles within Maldon, we would suggest that separate Design Codes be created for each settlement.</p>	Your support for design guides, codes or masterplans that are NPPF compliant is noted.
Sara Roy	Howarth Martin	Mr Roy Martin	In high visibility locations design should conform as not compete and sites adopted under the plan should be assessed to ensure only suitable design styles are adopted, there may be different design guidance according to whether close to historic locations/villages (heritage/listed buildings) as opposed to coastal/marine environments or areas already developed in given styles, different styles could be adopted but respectful contrasts and not abruptly as evident in some local authorities.	Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters could be helpful in ensuring that new development fits in to its location.
Eissa Tim	Leo Hann		A large percentage of the Maldon District villages are not on gas and rely on oil for a means of heating. With the push away from fossil fuels and the desire to use more renewable forms of energy. Any future development big or small must include alternative energy source in their plan.	Your suggestion for the inclusion of alternative energy sources in future developments will be considered alongside the other suggestions made. Providing alternative sources of energy is particularly important as the as the energy cap for October 2022 is expected to be almost three times the cost of the price cap in summer 2020.
Poppy	Vidler	Crown Consumer Ltd	.	
Tara	Strydom			
Jenny	Ball			
Cliff	Baron			
Gill	Winsor	Tesco		
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			
Shaneen	Illanes			
Sarah	Sapsford		Good design is important and has not been achieved in Maldon in some of the newest developments. There should be general design principles, guidance and specifics. Encouragement of integrating new homes into the natural environment, environmental considerations, characteristics of the district and then hyper local area	Your suggestion for having broad design principles, will be considered alongside the other suggestions made.
Merryl	Ouilter			
Bear	Keen			
Jessica	Cox		Developments should all include some form of green, "wild" spaces. Consider small woodlands or natural ponds as part of development designs.	Your support for biodiversity on development sites i snoted. This is indeed, the intention of the Environment Act's requirement for biodiversity net gain.
Robert	Burton		Treble glazing, solar panels, insulation etc	Your suggestion of including energy efficiency measures and green technology is a sensible approach, to reduce the cost of running a home or business, and will be considered alongside the other suggestions made. The Building Regulations have been updated this year, to improve the energy efficiency of new buildings.
Yvonne	Wade			
Louise	Bywaters-Smith	Hospitality		
Brooke	Roberts-Morgan			
Patricia	Bunkle			



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Stephanie	Ireland		Bus routes and regular accessible service. All new build to have solar panels, electric charging points, good insulation/ heating etc.	Your suggestion for the inclusion of bus routes with regular services and energy efficiency measures/green technology will be considered alongside the other suggestion being made. Having accessible, frequent public transport is an issue for all rural areas. It may not be possible to improve public transport, but it is something worth aiming for. The Building Regulations have been updated this year, to improve the energy efficiency of new buildings and to require e-vehicle charging points.
Marc	Rawinsky	M R Sovereign Services Ltd		
Roger	Tiffin		tba	N/A
Kathryn	Beighton	Publishing	Some areas in historic centres should be traditional in design, but where greenfield sites are used then modern methods of construction and contemporary design should be encouraged	Your view that there should be traditional design in historic areas, but that MMC and contemporary design would be appropriate on greenfield development sites is noted, and will be considered alongside the other suggestions made. In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, which can include historic areas, contemporary designs can add to the variety of the street scene. However, climate change may lead to changes having to be made in building designs and development layouts which diverge from the existing local character. Your suggestion will be considered alongside the other suggestions
Roy	Warren	Sport England	As set out in the responses to Questions 35 and 36, the Local Plan review would provide the opportunity to address contemporary themes through the approach to design and many of these themes have been considered in the current Essex Design Guide. From Sport England's perspective, providing opportunities for people to be physically active through design is important not just because of the sport and recreation benefits but because of the significant contribution that physical activity can make to broader health and wellbeing and climate change (e.g. through active travel) objectives. An updated design policy in the Local Plan should therefore include a principle which addresses this and provide guidance on how developments can consider this in practice. For example through Sport England/Public Health England's Active Design guidance and the Essex Design Guide as referenced in response to question 35.	Your suggestion to incorporate opportunities for sport and recreation, and Active Design in new development will be considered alongside the other suggestions. The masterplanning work for the North Heybridge and South Maldon Garden Suburbs included significant levels of green and recreational space within the suburbs.
STUART	SOWTER		Protecting views/areas of beauty - ALT2 The relevant area from EB009a, as you will be aware, is D9 FAMBRIDGE DRAINED ESTUARINE MARSH which includes the area in Althorne from the B1010 Fambridge Road and Burnham Road Althorne south to the River Crouch. This area has a special place at the centre of the village: it retains a strong sense of place and offers many opportunities, especially along the sea wall, to find places with a great sense of isolation and tranquillity. The open nature of the area is visually sensitive to new development, and Potential new development either within the area, or within adjacent character areas, may also disturb the strong sense of tranquillity. Overall, this character area has high sensitivity to change.	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.
Mark	Raffray			
April	Rowley		Eco	Noted
Douglas	Channer	Private	Design can be both objective and subjective. A design guide should perhaps set parameters however not dismiss a really innovative design that may not necessarily fall in to line. Some eco homes often present with designs that are not the norm but have a real positive impact when built and can fit in to some places where the design of surrounding properties is far removed.	Your suggestion for flexible design parameters that do not stymie innovation is noted. However, much of the technology that will help an eco home function (eg insulation, rainwater harvesting/grey water systems/heat pumps) wouldn't necessarily be reflected in their outward appearance, whereas a building's orientation, windows, external materials and solar panels will be visible. Your suggestion will be considered alongside the other suggestions made.
Kevin	Lagan			
Bill	Withers			
Joanna	Jeffery			
Braxted and Blackwater Conservation Group	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	No comment.	N/A
Bethany	Jones	Colchester Borough Council	Depending on the preferred spatial strategy, specific design guidance for large scale strategic allocations would be appropriate. Similarly, subject to the preferred spatial strategy, CBC would wish to engage on this matter in respect of any sites on the Borough boundary, under the duty to co-operate.	A number of consultees have suggested that design guidance for strategic sites would be a useful approach to take. DTC discussions will be held throughout the Review process.
magnus	Magnusson	Parker Planning Services	Response is subject to call in until 15 March	
raymond	dundas	Householder	Some modern design can be too innovative so needs to be balanced but should be designed the counter the effects of climate change.	It is important not to discount innovation, especially when faced with the climate change emergency. Incremental changes may be easier to accept, however, it needs to be recognised that responding to climate change may lead to changes having to be made in building designs and layouts which diverge from the existing local character.
Peter	Layley			
Rex	Davenport			
Lesley	Mitchelmore	Danbury Parish Council		
John	Watson			
Ali	Aldis			
N	DA			
Peter	Holmes			

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Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Willeman			
Colin	Pryke			
Stewart	Newlands	Fambridge Lake	Mixed use home office provision, high speed Internet access, appropriate road widths and parking provision for wider safer modern vehicles (wide garage sizes).	Thank you for highlighting the design matters that you feel are particularly important. The LDP already includes support for live-work units; ECC Highways has the final say on road widths; the MDC 2018 Vehicle Parking Standards requires wider car parking spaces, for the exact same reason you have raised. There are known issues with internet speed in the rural areas of the District. It is recognised that internet connections are an important part of the infrastructure for the District. Your points will be considered along with the other suggestions made during this consultation.
sue	Rawlinson	Evolve	Flooding should be a priority, rising sea levels mean that any site close to a river should be considered shelved.	Thank you for highlighting flooding as an important issue. Although some land near rivers is liable to flooding, not all land near rivers is at risk - it depends upon topography; most areas in the district at risk from coastal flooding are protected to a certain degree by sea walls installed after the 1953 floods. However, sea level rise and increased winter storms may increase the frequency and seriousness of flood events. The Strategic Flood Risk Assessment is being updated as part of the LDP Review, and this will inform the site allocation process. Your suggestion will be considered along with the other suggestions
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed	I do not think general design guidance is necessary. Within reason let the developments be eclectic, we do not want to create a series of lego land houses. The only caveat being the necessary minimum standards in energy efficiency.	Interestingly, the majority of comments received support the use of design guidance, although most have said that it shouldn't be too restrictive, to allow for variety and innovation. The Building Regulations set minimum energy efficiency standards and these were upgraded this year, so the Local Plan Review may not need to include standards for energy efficiency. They will be considered along with the other suggestions made during this consultation.
Gavin	Rowsell		Any design guidance would be such fluffy statements that in reality it is left wide open to an individual planners subjective opinion whether an application meets that criteria. Just leave it open and flexible rather than trying to cover every possibility within a policy	Design guidance that provides broad design parameters could be helpful in ensuring that new developments are designed well. Your suggestion will be considered alongside the other suggestions made
Jackie	Gibbs			
Lindsey	Squire	North Fambridge Parish Council		
K	Jeffries			
John	Lakin	?		
Andy	Quelch		Plot sizes need to be increased, there should be a parking space for one car per bedroom. The access roads should be wide enough for cars to park on both sides of the road whilst still leaving access for large vehicles, such as fire engines. All houses should have their own separate driveways with no shared access part from the main roads.	Plot size depends upon the size of the house and market demand. The Maldon District Design Guide already provides minimum open space standards for new dwellings and the 2018 Vehicle Parking Standards sets out relatively generous parking standards for residential development. Having a parking space for every bedroom, plus having sufficient road space for cars to be parked on both sides of the road (in effect having an A-road running through the development) may not be financially viable and would result in car dominated development, with little room for anything else of public benefit to be included on site, for example the biodiversity net gain required under the Environment Act. Road sizes are based on the DfT Manual for Streets (which is being updated in 2022). Having multiple, small cul-de-sacs with shared access within a larger development can create a confusing layout, and may not result in the most effective use of land. However in some circumstances where land behind existing houses is being developed, having a shared drive is the only way to access the site. Your suggestions will be considered alongside the other suggestions received, however significantly increasing road space in new development above that set out in the Manual for Streets is unlikely to happen.
Samantha	Weeks		As much greenery and natural fencing as possible. Too many new builds with all concrete and wood fencing and paved driveways/no front lawns.	Increasing the green-ness and biodiversity on new development sites has been raised by a number of people in this consultation, as a way to make developments nicer places to live. Your suggestions will be considered alongside the other suggestions received
Carlie	Mayes			
James	Rushton		As above, building in the style of the past is to be avoided. Original and diverse design - but making use of older traditions within a modern context - is to be encouraged.	Your support for contemporary designs is noted. In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. Your suggestions will be considered alongside the other suggestions put forward
Richard	Martin	Scott Properties		
Mike	Spurgeon	Phase 2 Planning and Development		
C/O Agent Mike	Spurgeon	Phase 2 Planning & Development		

## Question 38

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Catherine Terence	Champion Hughes	Burnham-on-Crouch constituent	On new estates building regulations should include all the latest insulation methods. If possible could have solar panels and heat exchange airflow systems.	Agreed, sustainability and efficiency in the use of resources during the construction and occupancy of buildings underpin good design. Your support for energy efficient homes is noted. The update to the Building Regulations (June 2022) sets improved standards for ventilation, energy efficiency, heating and e-vehicle charging points, so the Local Plan Review may not need to include standards for energy efficiency. Your suggestions will be considered along with the other suggestions made during this consultation.
Amanda	Mickelsen			
Tim	Aves			
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		External design guidance should be included in Large, medium and smaller villages to maintain the character of the villages. The trend of adding exterior illumination to houses should be discouraged as it adds to light pollution.	Light pollution is an issue across the country: few places have truly 'dark skies' now. Poorly installed lighting can cause a nuisance to neighbours and a hazard to traffic, and can negatively impact wildlife. Your suggestions for design guidance for different sized villages and for the discouragement of exterior lighting on houses will be considered alongside the other suggestions made.
Jane	Senior			
Susan	Cumming	not applicable		
Mike	Hayes		Yes, design guidance for allocated sites would allow developers to deliver sites more quickly and ensure broader design consistency across the district.	Your support for design guidance for allocated sites is noted, and it will be considered alongside the other suggestions made.
Ronald	Edge	Construction Industry	Try not to build any more houses then general design guidance on relevant site allocations will not come into it.	Not building any more houses is not feasible or reasonable. All Local Planning Authorities (LPA) have a legal and moral duty to meet their own housing need. Planning for growth in a Local Plan enables the LPA to exercise some control over where new development takes place. Without allocating sufficient land for housing in the Local Plan would result in the District being targeted by speculative developers, development occurring in unsustainable locations, and 'planning by appeal' where the decision on new developments is ultimately taken by the Planning Inspectorate.
Daphne Gordon	Scott Mussett	Little Braxted Parish Council	Low energy/passive buildings for all	Agreed, sustainability and efficiency in the use of resources during the construction and occupancy of buildings underpin good design. Your support for energy efficient homes is noted. Your suggestions will be considered along with the other suggestions made during this consultation.
David	Sismey			
Anthony	Fittock		No opinion to offer	N/A
Ronnie	Tongue	state school		
Daniel	McAllister	Robert Mulholland And Company Limited		
Matthew	Cooper		Design should complement the existing environment and context. General design guidance cannot be usefully set to cover the wide array of different environments and contexts within the District. Design should be considered on a case by case basis.	Well designed places and buildings that function well and are well related to surrounding development and facilities are important. As you point out, design guidance could never hope cover all eventualities. However, design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location. Your suggestions will be taken into consideration, along with the other suggestions received.
Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None	I think it should be policy that MDC planning have the option to give mandatory guidelines for Design when approving site allocations. This would be of particular value particularly in sensitive areas when blending with existing building or heritage features is required.	Your support for design guidelines for site allocations is noted.
christine	collins		Yes I think general design guidance would be important and should be assessed in each case to make sure it is compatible with existing properties	Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location. Your suggestions will be taken into consideration, along with the other suggestions received.
Stuart	Williams	Ace group	Specify a certain amount of eco homes within rural developments	Agreed, sustainability and efficiency in the use of resources during the construction and occupancy of buildings underpin good design. Your support for eco homes is noted. Your suggestions will be considered along with the other suggestions made during this consultation.
Michele	Williams		Yes design guidance would help applicants know what MDC are looking for thus negating the need to constantly refuse policies and incurred huge architect fees as plans need constantly amending	Your support for design guidance is noted.
David	Webb			

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Andrew	Marsh	Historic England	<p>The Plan should have a clear design vision and design policy that is grounded in an understanding and evaluation of the areas defining characteristics. It is important to demonstrate that you have evaluated as understood the defining characteristic of the areas as part of your evidence base for the local plan in order to identify appropriate design opportunities and policies, being sympathetic to local character and history including the surrounding built environment and landscape setting and establishing a strong sense of place. There could be merit in different local design policies (for the main market towns, large villages, medium villages etc) to reflect and promote their own unique character and identity. It is important that the evidence base understands and articulates the different characters of the areas/towns/villages.</p> <p>Bespoke policies for relevant site allocations will be essential in addressing particular local character issues and helping to ensure the individual unique characteristics of particular settlements are maintained.</p>	Your support for design guidance and site specific guidance for site allocations is noted. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Your suggestions for design guidance for different sized villages will be considered alongside the other suggestions made.
Brian	Haydon			
Jasbir	Singh			
Janice	Jackson		Protect local areas and views (ALT2) reduce housing targets and consider your ridiculous classification of villages	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. The village classification was based on an objective assessment of the services and facilities accessible to residents, both within and near to the village.
Jenny	Clemon	Langford & Ulting Parish Council	<p>Langford &amp; Ulting Neighbourhood Plan Policy 5 Design and Character Proposals must plan positively for the achievement of high quality and inclusive design reinforcing the locally distinctive and aesthetic qualities of the buildings and landscape in the Parish. This means that:</p> <p>a) new buildings, alterations and extensions to existing buildings, will be individually designed but take their cue from the scale and character, form and materials of existing buildings, and where relevant the host building; and</p> <p>b) traditional boundary treatments will be respected and reinforced and high walls and fences will be discouraged; and</p> <p>c) plot sizes and widths and gardens will reflect the existing grain and pattern of development in the locality; and</p> <p>d) good quality materials will be used; and</p>	Your suggestion for use of this design guidance is noted. Your suggestion will be considered alongside the other suggestions made.
Hazel	Notley			
Jean	Brown			
Joanne	McGinity			
Stuart	Dedman	Nil		
e	e	e	<ul style="list-style-type: none"> <li>• Sustainable energy solutions</li> <li>• Habitats for wildlife</li> <li>• New build in prominent positions must reflect local characteristics (avoid a repeat of the Travelodge and Costa development)</li> <li>• Require simplicity and uniformity: avoid a confusion of brick colours, roof materials, cladding / rendering types, rooflines, shapes etc</li> <li>• Minimise use of slate and orange engineering bricks</li> <li>• More is needed on standards for commercial premises – eg a requirement to have sufficient EV charging points; to use flat roofs for photovoltaic panels or at least to have a sedum roof; for</li> </ul>	Thank you for letting us know your design priorities. Your suggestions will be taken into consideration along with the other suggestions made
Kerry	McKenna			
Penny	McCauley	Tiptree dental		
Jane	Phillips	Solicitors	<p>To maintain the heritage and distinct characteristics of the District to ensure that design is sympathetic to the local heritage and rural nature it is imperative that general design guidance and interventions be developed for each and every site allocation. The area is renowned for its maritime history and rural homes.</p> <p>There needs to be a reflection towards aspects such as the preservation of areas designated as a Special Landscape Area and Coastal Protection Belt.</p>	<p>Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location. Your support for design guidance for site allocations is noted.</p> <p>The policies mentioned refer back to policies in the Replacement Local Plan (2005) which pre-date the NPPF. At the time, the RLP recognised that the Special Landscape Area policy only gave partial recognition to the value of landscape generally and that the policy was intended to be superseded by the Maldon District Landscape Character Assessment which provides a better basis on which to assess the development capacity of different landscape types in the District. Protection of the landscape and coastal areas are now covered by</p>
David	Rees			

## Question 38

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Felicity	Gale		Please see question 34, YOU HAVE BEAUTIFUL PLACES but you are destroying them by building more houses. ALT2 (Althorne) for example 1750 houses.	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			
John	Mitchell			
Doug	Lockwood	National Grid	In keeping with local building designs in Maldon, not modern.	Your preference for local building design is noted.
Sally	George			
Vara	Szajkowski			
Bob	Calver			
Nick	Whiteley		Modern or near-future-esque. Suitable uses of green spaces.	Your support for contemporary design is noted. The introduction of formal levels of Biodiversity Net Gain through the Environment Act will mean that provision for nature will now be a key component in new developments
Tessa	Lambert	Natural England		
Dawn	Howles			
Linda	Flowers	Self Employed	<p>The current HELAA demonstrates that many land owners are seeking to sell off green land and priority should be given to those who meet local needs/services, even if this is less profitable. High quality design must be relevant to the setting. Absolutely the Council should be proactive in master plan design and not just of home design but roads, pavements and green/shared spaces. Only sites meeting a high criteria should be allocated given such high potential supply.</p> <p>If good design reduces profits it doesn't mean unacceptable profits or non viability. There is an over supply of land on the HELAA and this is probably understated. If land owners want to sell their land it has to meet needs (affordability/design/self build etc. ) and supply of infrastructure before a site is accepted preferably before being sold off to developers. If sold to major developers they must then be held to account for the design elements agreed. The potential current over supply of land will inevitably lead to cherry picking sites so the Council must proactively input to these designs to</p>	Your suggested approach to design guidance for site allocations is the one used for the North Heybridge and South Maldon garden suburbs. S106 agreements are used to ensure that necessary infrastructure is delivered. The Government's proposed national infrastructure levy may supersede the use of S106. More land than is necessary to meet the District's housing need has been put forward through the HELAA process. However, not all the sites submitted will be suitable for development, or are in sustainable locations. Your suggestion that landowners should provide the infrastructure before it is allocated is an interesting one, however, this is not something that can be required through the current planning system.
natasha	frith			
Karen	Neath	Tolleshunt Major Parish Council		
Anthony	Bates		MDC should obtain comments from prospective purchasers	Your suggestion to consult with prospective buyers is noted, although this might prove to be logistically impossible to do. The Local Plan Review policies and any future design guidance will be available for public consultation.
Russell	Howles	WSP	Bike/cycle storage EV charging points and accessibility	Your suggestions for bike storage, EV charging points and accessibility are noted and will be considered alongside the other suggestions made. The current Vehicle Parking Standards provide for bike storage at home and at business premises. The update to the Building Regulations (June 2022) sets standards for ventilation, energy efficiency, heating and e-vehicle charging points, and sets out accessibility standards for buildings. The Local Plan can require a higher standard of accessibility for dwellings, eg the provision for more wheelchair accessible dwellings, if there is evidence to justify it.
Diane	Carter		Harmony with the local environment . Adequate roads and pavements which meet local needs. Green spaces. Cycle paths	Thank you for letting us know your design priorities. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Your suggestions will be taken into consideration along with the other suggestions made
Gillian	Hollamby			
Richard	Courtney	University Of East London	The look, accessibility, how imposing, how it is embroidered into the local fabric should all be considerations alongside its innovation.	Thank you for letting us know your design priorities. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Your suggestions will be taken into consideration along with the other suggestions made
Brian	Townsend			
Robin	Fanshawe			
Malcolm	Finch			
Peter	Taylor	Retired		
John	Hitcham		Blending in with the established streetscene. Maintaining and slowing developing character	In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, it needs to be recognised that responding to climate change may lead to changes having to be made in building designs which diverge from the existing local character. Your suggestions will be considered along with the other suggestions made during this consultation
John	Brown			
Robert	Hollamby			

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Chris	Waumsley	Inovo Consulting		
Phil	Jacklin			
Kate	Priest	Purleigh Community Primary School		
Robert	Jones	The University of Reading	South facing roofs for solar panels and the ability to install convenient charging points for electric vehicles.	Agreed, adapting to climate change may result in changes to building designs and development layouts that diverge from the existing local character of the area. Adapting to/mitigating climate change will be a core theme running through the Local Plan review. The update to the Building Regulations (June 2022) sets standards for ventilation, energy efficiency, heating and e-vehicle charging points. The installation of solar panels and equipment on residential buildings and land may be 'permitted development' with no need to apply to the Local Planning Authority for planning permission (although there are limits and restrictions on permitted development). Therefore, these issues do not need to be covered by Local Plan policy.
Robert	Stephens	N/A	Climate change, and properties for both an aging and younger residents	Adapting to/mitigating climate change will be a core theme running through the Local Plan review. Adapting to and mitigating the effects of climate change has been raised by a lot of people in their comments on the consultation. The proportion of housing types (the housing mix) in the Local Plan will be based on the evidence from the Local Housing Needs Assessment.
Gary	SPICER			
Richard	Kelly	Croudace Homes	We support the need for design to respond to the climate crisis and support the District's move to carbon neutrality and net zero emissions. Site specific policies can be incorporated into the Plan, to support this, but would need to be sufficiently flexible to respond to this fast-changing area of policy and practice. It is therefore imperative that the Council discusses any such requirements with potential developers through the process of delivering the Plan so policies can be shaped as necessary. This will also avoid potential delays of sites coming forward.	Adapting to/mitigating climate change will be a core theme running through the Local Plan review. Agreed, technology is changing all the time, and the Local Plan needs to be flexible enough to accommodate changes in technology, and climate change knowledge. Future stages of the Local Plan review will be open for public consultation.
JO	COOMBES			
Helen	Bridge			
Melanie	Allen	Government	No houses in Althorne	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.
Adam	Medlycott		N/A	N/A
Jonney	Aldridge		Yes; particularly with energy efficiency, and 'passive solar gain'. It seems that some architects have forgotten where the sun is.	Thank you for sharing your design priorities with us. Adapting to climate change may result in changes to building designs and development layouts that diverge from the existing local character of an area. Adapting to/mitigating climate change will be a core theme running through the Local Plan review. The Building regulations were updated in June 2022 to improve standards for ventilation, energy efficiency, heating and e-vehicle charging points. Your suggestions will be considered along with the other suggestions made during this consultation.
Joanne	Maloney			
Mark	Hurley	Selfridges		
Portia	Roelofs			
John	Tompkins		Essential to have appropriate design guidance such as a village design statement or similar that is adhered to by the LPA when considering planning applications. Of particular concern in rural areas should be the space between buildings, building style, massing and retention of long and significant views. Materials to match the areas, design relationships, treatment of boundaries, external lighting, roofscape and road layout (pattern and finishes).	Thank you for sharing your design priorities with us. Several respondents have expressed support for village design statements / rural design guidance. Although it needs to be recognised that adapting to climate change may result in changes to building designs and development layouts that diverge from the existing local character of an area. Your suggestions will be considered along with the other suggestions made during this consultation.
Amanda	Clack		There is a need to encompass the basics of good design that is good for the environment and utilises Modern Methods of Construction (MMC) should be actively encouraged on all developments.  To maintain the heritage and distinct characteristics of the District to ensure that design is sympathetic to the local heritage and rural nature it is imperative that general design guidance and interventions be developed for each and every site allocation. The area is renowned for its maritime history and rural homes.  There needs to be a reflection towards aspects such as the preservation of areas designated as a Special Landscape Area and Coastal Protection Belt	Your support for good design, modern methods of construction and design guidance for site allocations is noted. Your suggestions will be considered alongside the other suggestions made.  Modern Methods of Construction have a role to play in construction, however, it is not the role of the Local Plan to prescribe construction methods.  It needs to be recognised that adapting to climate change may result in changes to building designs and development layouts that diverge from the existing local character of an area.  The designations mentioned refer back to policies in the Replacement Local Plan (2005) which pre-date the NPPF. At the time, the RLP recognised that the Special Landscape Area policy only gave partial recognition to the value of landscape generally and that the policy was intended to be superseded by the Maldon District Landscape Character Assessment which provides a better basis on which to assess the development capacity of different landscape types in the District. Protection of the landscape and coastal areas are now covered by other policies.

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Christopher	Kent		They need to suit the surrounding area.	Thank you for sharing your design priority with us, it will be considered along with the other suggestions made. It needs to be recognised that responding to climate change may lead to changes having to be made in building designs and layouts which diverge from the existing local character.
Lisa Kenny	Singh Alexander	Direct Call Centres Ltd Thomas Gainsborough School	More use of renewable energy sources at affordable prices to all.	Thank you for sharing your design priority with us, it will be considered along with the other suggestions made. A number of comments have been made supporting the increased use of renewable energy and several people have expressed concern at energy costs. The update to the Building Regulations (June 2022) sets standards for ventilation, energy efficiency, heating and e-vehicle charging points, which will result in higher levels of energy efficiency in new buildings, which will help reduce the cost of heating new homes, albeit new build is a very small proportion of the housing stock nationally.
Elizabeth Michael	Sawyer Bayliss Partridge		Design guidance should not discourage variety and diversity but perhaps restrain excesses.	Thank you for highlighting the design matters that you feel are particularly important. They will be considered along with the other suggestions made during this consultation. Agreed, design guidance should not stifle variety and diversity. However, restraining 'excesses' would be difficult to define - design taste is subjective and one person's 'excess' is another person's 'minimalist'.
Kenneth	Northfield		Energy efficient Adequate parking Combined footpath and roadway. Room for trees without blocking light. Consideration on how taller buildings block out light	Thank you for highlighting the design matters that you feel are particularly important. They will be considered along with the other suggestions made during this consultation. Energy efficient buildings, access, and nature in development sites have been often cited as important during this consultation.
Jerry Frederick	Petts McMahon		Holistic intelligent design	Thank you for highlighting the design matters that you feel are particularly important. They will be considered along with the other suggestions made during this consultation. Thinking about design in the round results in a better outcome than just focusing on one aspect of design.
Sophie David	Pryor Kennedy		Being green does not mean being ugly. Developments need to meet the needs of both being green and attractive. Developers need to put greater effort into meeting both	Your support for green design quality is noted. Responding to climate change may lead to changes having to be made in building designs and development layouts which diverge from the existing local character, but this will not automatically mean a loss of aesthetics. Granted, the appearance of some technology cannot be described as attractive (for example, air source heat pump housing), their appearance is directly related to their function.
c/o Agent Stephanie	c/o Agent Jones	Clarion Housing home	Solar panels should be included on all south facing roofs and there should be provision of charging points for vehicles.	Thank you for highlighting the design matters that you feel are particularly important. The update to the Building Regulations (June 2022) sets standards for ventilation, energy efficiency, heating and e-vehicle charging points. The installation of solar panels and equipment on residential buildings and land may be 'permitted development' with no need to apply to the Local Planning Authority for planning permission (although there are limits and restrictions on permitted development). Therefore, these issues do not need to be covered by the LDP.
Jo	Crump	Servoca Secure Solutions	Throughout Essex horse riding is part of the life of many people, unfortunately this pastime has become increasingly dangerous as riders have been forced off green fields onto roads that have become faster and busier. Provision of bridleways in new developments and the linking of different areas would make life much safer for horse riders	Thank you for highlighting the design matters that you feel are particularly important. Access is an issue that has been raised through this consultation. They will be considered along with the other suggestions made during this consultation.
Susan Phillippa	ARCHER Griffiths			
Mark	Behrendt	Home Builders Federation		
Anne	Bailey		Yes as I have explained in answer 15. Certainly design Althorne as a green zone, with plenty of natural countryside, working farmland, areas for wild life, walks through the countryside easily accessible by train. So that you can give people mental reassurance that you don't HAVE to build houses at every train station. You will get far more respect!!!!	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.
Winifred Lucien	Sutherland Taylor		It's important to preserve the character and historical views of the district. We must be careful not to destroy the very thing that attracts people to the area.	Thank you for highlighting the design matters that you feel are particularly important. They will be considered along with the other suggestions made during this consultation. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.

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Reegan	Howles		Attractive places and spaces are, by their nature, subjective, but they often reflect local character and what is special or distinctive about a place. In Althorne, for example, what makes it special and distinctive is the beautiful views of the estuary and sloping hills rich in biodiversity and natural interest	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.
David	Baker		Effort should be put into ensuring guidelines help prevent the type of anonymous developments that are being allowed today. Existing guidance produces soulless housing stock that does nothing to add to the beauty of the district but detracts greatly from its character.	Thank you for highlighting the design matters that you feel are particularly important. They will be considered along with the other suggestions made during this consultation. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.
Jeremy	Richardson			
Glenna	Wilkins			
Cheryl	Carter	Education		
Susan	Mason			
Melad	Kamlow			
Danny	Soul			
Dave	Draper	The Hartford Insurance Group		
Fiona	Barkham	Private Individual		
Roy A	Clare	Charities	Already covered above.	Your support for innovative design and new materials is noted.
Kevin	Cooper			
Katherine	Whitehouse			
Linda	Soul			
Robert	Wilson		I think each design should be assessed on its own merit and within the context of its location. I like the idea of allowing some flexibility.	Thank you for highlighting the design matters that you feel are particularly important. They will be considered along with the other suggestions made during this consultation. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location.
Sarah-Jayne	Hunt	SJ Aesthetics LTD		
Jonathan	Hunt			
Deborah	de Boltz	Farleigh Hospice		
alan	Johnson	sky broadcasting		
Tim	Murphy			
Claire	McGrane		Yes there should be general design guidance	Your support for design guidance is noted, and will be taken into consideration with the other suggestions made.
Tracey	Munford	NA		
Victoria	Cutmore	Endurance Estates		
Peter	Clack		Maintain the heritage and distinct characteristics of the District to ensure that design is sympathetic to the local heritage and rural nature it is imperative that general design guidance and interventions be developed for each and every site allocation. The area is renowned for its maritime history and rural homes.  There needs to be a reflection towards aspects such as the preservation of areas designated as a Special Landscape Area and Coastal Protection Belt	Your priorities of protecting local character and heritage and support for design guidance for site allocations are noted, and will be considered along with the other suggestions made.  The designations mentioned refer back to policies in the Replacement Local Plan (2005) which pre-date the NPPF. At the time, the RLP recognised that the Special Landscape Area policy only gave partial recognition to the value of landscape generally and that the policy was intended to be superseded by the Maldon District Landscape Character Assessment which provides a better basis on which to assess the development capacity of different landscape types in the District. Protection of the landscape and coastal areas are now covered by other policies.
Brian	Haydon	Cold Norton Parish Council	On sites of particular interest or history with regard to their location it would be valuable to provide design guidance to encourage conformity with a local vernacular.	Your support for design guidance for allocated sites is noted, and it will be considered alongside the other suggestions made.
Rowan	Rampersad			
LUKE	MACFARLANE	S A RAVEN		
Anna	Wombwell	Morris Farm		
Lee	Foster		Keeping the natural beauty of the area district though small subtle developments	Thank you for letting us know your design priorities. However, it is not possible to meet the District's identified housing need through small developments alone. The Local Plan Review will seek to protect the natural beauty of the district as far as possible.
Ronald	Owen	Not applicable		
Elizabeth	Johns			
Colin	Day		Design should be in up keeping with the local properties	Your priority that design should be in keeping with the local area is noted and will be considered alongside the other suggestions made. However, responding to climate change may lead to changes having to be made in building designs and development layouts which diverge from the existing local character.
Vanessa	Horner		Building materials, roof types, landscape, use of trees, lorry reduction measures traffic calming measures	Thank you for telling us your priorities for design, they will be considered along with the other suggestions made.
Natalie	Bradford			
Harriet	Hurst-Smith			



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Brian	Howson	Pharmaceutical company	No to any housing / road / industrial development	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
Tony	Vanner			
Josie	Vanner			
Tracy	Carroll			
Ian	Roberts	N/A		
Marion	Gunn			
Tony	Ashton	none		
mandy	SHORT			
David	Hill	Dandara Ltd		
Steven	Potter		In consultation with parish councils. Development has to be appropriate in its context, respecting local distinctiveness, the effect on any locally or nationally listed buildings, and on its effect on the amenities of nearby properties.	Your design priorities will be considered along with the other suggestions made. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. It needs to be recognised that responding to climate change may lead to changes having to be made in building designs and development layouts which diverge from the existing local character
Vysian	Banyard	TKPC		
Linda	Raffray			
John	Cooper			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	Do not wish to comment.	N/A
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council		
Tim	Chilvers		Appropriate masterplanning, along with the production of design/development briefs by developers, would be an appropriate requirement for major site allocations of larger than 500 dwellings in size. National planning policy also advocates the use of design codes which would perform a similar function. However, these can also slow down the delivery rate of development and therefore it is important that provision for Design Codes or a Strategic Masterplan Frameworks are limited to larger sites of more than 500 dwellings in size.  The key to raising design quality in our view, is to allocate sites with smaller- medium sized house builders, such as the Anderson Group, which are committed to place making and bespoke design that compliments the character of the area.	Your view that design codes/master planning should only apply to large allocations of 500+ dwellings is noted. As is your suggestion that the allocation of smaller sites will enable smaller sized housebuilders to build bespoke designs is means of raising design standards. your suggestions will be considered alongside thw other suggestions put forward. The NPPF advocates that 10% of allocated sites should be of 1ha or less, to support SME builders. The Council agrees with this approach. The growth strategy for the Local Plan review will identify the broad locations for growth in the Local Plan review. However, the selection of site allocations will be constrained by both the growth strategy and the types of sites that accord with that strategy which have been put forward for consideration for allocation.
Ruth	Bull	The Othona Communtiy		
Mark	Jackson	Mark Jackson Planning	For any large strategic sites then a Master Plan and Design Briefs should be required at the initial Outline stages.	Your support for master plans and design briefs for large strategic sites is noted and will be considered alongside the other suggestions made.
Elliott	George			
ann	cutting			
Sharon	Cushen			
Ian	Tooley			
Sally	Tokeley			
Kate	Ellis		Sympathetic to the area in which they are being built	Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Several consultees have raised protecting local character as a key element to any design guidance. Your suggestion will be considered alongside the other suggestions made.
Christina	Chan		Infrastructure for charging electric cars.	There needs to be a better ev-charging network across the country, to make re-charging e-vehicles as easy as filling up petrol/diesel cars. The update to the Building Regulations (June 2022) sets standards for ventilation, energy efficiency, heating and e-vehicle charging points for new dwellings. As ev-charging is now dealt with under Building Regulations, the Local Plan doesn't need to cover this
Tim	Holdsworth			
Graham	Snow			
Chris	Melbourne			
Sarah	Packard			
Jake	Nugent	Endurance Estates Ltd		
Martin	Cook			
Clifford	Brown			
Steve	Gallant	Crouch Valley Defence Group		
Lesley	Woodley			

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John	Buchanan		There should be a standard paragraph for design of houses to ensure they are nature-friendly by providing sufficient swift & sparrow nest boxes, bat boxes. Gardens should have natural grass mixes and limited decking and there needs to be access routes between gardens for hedgehogs. The way that houses are laid out to incorporate open space and natural plantings should follow the guidelines in the TCPA guide "planning for a healthy environment – good practice guidance for green infrastructure and biodiversity".	Some developments already incorporate nesting boxes and hedgehog highways. However the maintenance of these is difficult to enforce. It is unlikely that Local Plan design guidance would include restrictions on garden decking or outbuildings as these are dealt with under permitted development rights. Neither will the Local Plan tell people what they can and can not plant in their own gardens - apart from being unreasonable, it would be impractical to enforce. The Biodiversity Net Gain proposals in the Environment Act will see an increase in the amount of habitat created/protected following development. In addition to the TCPA guidance, there are a number of healthy environment/nature conservation resources available (eg Building with Nature, Livewell Accreditation etc) . These will be considered when drafting any
Kirsty	Rowsell			
Tim	Bradford	leadenhall		
Philip	Wakeling		General design guidance should be given on all larger sites. Innovation should be supported, eg, on self builds and conversions,	A number of people have expressed support for design guidance for larger sites. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location. Supporting innovation in responding to climate change is particularly important at this time. These suggestions will be considered along with the other suggestions put forward.
Pete	Butcher		Design matters are usually subjective and hard the legislate for. I think design is especially important in small towns and villages and every effort should be made to maintain the character of the location whilst trying to keep additional costs to a minimum. There should also be a landscape survey as part of any new development to see if the developments can be toned down or blended in better.	Good design is not just about aesthetics, which, agreed, is subjective, but also covers how buildings and places function, how liveable places are and their impact on the environment and human health. Your support for maintaining the character of settlements and your suggestion for site specific landscape surveys to inform new development will be considered along with the other suggestions made.
David	Brock			
Mark	Tentori	Mazdev Limited	General design guidance should only be necessary on larger, strategic sites. Smaller/medium sites do not require specific design guidance. Innovative design should always be encouraged.	A number of people have expressed support for design guidance for larger sites. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. Design guidance that provides broad design parameters can be helpful in ensuring that new development fits in to its location. Supporting innovation in responding to climate change is particularly important at this time. These suggestions will be considered along with the other suggestions put forward.
Niki	Halls			
Neil	Burke	Bradwell Power Generation Company Limited	Bradwell B do not have any specific comments to make on this question.	N/A
Jane	Pilgrim			
Lynne	Goodbourn		More Essex weatherboarding and cottage styles	Your design priorities will be considered along with the other suggestions made.
Stewart	Geden			
Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith			
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt		The ideals in the LDP are good but much harder to develop, if the council was really serious about beauty and providing good places for walking they would embrace the area, improve current foot paths and bridle ways and make more sense out of the random planning permissions that have been passed over recent years.	Your design priorities will be considered along with the other suggestions made.
Simon	Priest			
Philippa	Marshall			
Lewis	Cook	Form Architecture Ltd.	General design guidance on site allocations will help people understand the extents and constraints of chosen sites, which can be beneficial in gaining local support.	The need for design guidance for site allocations has been raised frequently in this consultation. Your design priorities will be considered along with the other suggestions made.
Kevin	Head		Each site should be considered on its merits, but should identify the special qualities of each area and how new development should respond. Site specific policy, guidance and codes should ideally be negotiated through PPAs and collaborative working between MDC and the developer of each site.	The local context is an important aspect of designing a site sympathetically. The master plan frameworks for the LDP garden suburbs were prepared collaboratively with the developers. Your suggestion for site specific guidance will be considered alongside the other suggestions made.
Steve	Williamson			
James	Cowell	E & B R Cowell	n/a	N/A
Colin	Hawkes			
Ronald	PIPER			
Tracey	Merritt	Dengie Hounds and Horses		
John	McLarty		Vernacular houses in key villages such as Great Braxted should be considered and supported by the Essex Design Guide.	Although vernacular designs have a role to play in enabling new developments to fit in with the local context, there is a place for contemporary design too. Your suggestion will be considered alongside the other suggestions made.

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John	McLarty		Placemaking will be very important for the delivery of new urban extensions and communities. The ability to have policies that deal with 'Place' will be fundamental to providing locations, places and buildings where people will want to be.	Your support for placemaking is noted. Local Plans aim to created liveable places.
Norman	Branch	N/A		
John	McLarty		Vernacular houses in key villages such as Bradwell-on-Sea should be considered and supported by the Essex Design Guide.	Although vernacular designs have a role to play in enabling new developments to fit in with the local context, there is a place for contemporary design too. Your suggestion will be considered alongside the other suggestions made.
Valerie	Coleby	Berrys		
James	Clarke			
David	Stilwell			
Ann	Thomas			
michael	harris			
Geoffrey	Cox			
John	McLarty		Vernacular houses in key villages such as Latchingdon should be considered and supported by the Essex Design Guide.	Although vernacular designs have a role to play in enabling new developments to fit in with the local context, there is a place for contemporary design too. Your suggestion will be considered alongside the other suggestions made.
Kevin	Bruce		The Maldon District has many attractive and historic buildings. The first priority should be their preservation and good maintenance. The second is to avoid unsuitable adjacent designs and constructions. Their settings should be enhanced where possible.  The same applies to important landscape features and areas. Great care should be taken to not intrude into areas of woodland, open vistas and the coast.	preservation and maintenance of historic buildings is outside the remit of the local plan. Design guidance and codes can help new development to fit in with existing historic environments. Woodland and the open coast are protected by local plan policy. Whether a vista should be protected or not can be subjective, as different people will value different vistas. Your design priorities will be considered along with the other suggestions made.
Barrington	Thomas			
Matthew	Taylor			
Robyn	Woloszczuk			
Lesley	Speller			
William	Shepherd		All new developments should have adequate insulation, heat pumps and provision for solar energy plus charging points for electric vehicles with off road parking. Provision of high speed broadband should also be a priority	Your support for efficient building design is noted, your suggestions will be considered alongside the pother suggestions made. Building Regulations now govern the provision of EV charging points, so the Local Plan does not need to include that any more. Heat pumps and insulation are also dealt with under Building Regulations. In some circumstances the installation of solar panels is permitted development, so the Local Plan does not need to cover it.
Nicola	O'Dean	Balgores Motors		
Alexander	Romang			
Hayley	Holgate	ECC		
Eirlys	Parry	N/A		
victoria	newson	Childrens Nursery	Design should be traditional and with in keeping of other property in the area that are as eco friendly as they can be whilst being AFFORDABLE. EG insulated properly and appropriate parking so streets aren't lined with cars. Most families have 4 cars with grown up children, 2 spaces is not enough.	Eco-conscious buildings can be built using vernacular design, however, the option to build contemporary homes and buildings should not be discounted. Agreed, new housing is expensive in Maldon District. Each major development is required to provide affordable housing , in terms of social rent and lower cost ownership options, such as shared-ownership. The current parking standards sets parking provision proportionate to the number of bedrooms in a home, and reflects the level of car ownership in the District (which is one of the highest in Essex).
Michael	Unwin	N/A		
Tony	Barber			
Nick	Mason	ECOClassics	Infrastructure for charging electric cars.	There are not enough EV charging points in the district. Building Regulations now govern the provision of EV charging points at new residential and non-residential buildings; buildings undergoing a material change of use to dwellings; residential and non-residential buildings undergoing major renovation; and mixed-use buildings that are either new, or undergoing major renovation, so the Local Plan does not need to include that any more. The provision of charging points at existing premises is a decision for the building's owner/occupier, not the Local Plan.
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		

## Question 38

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.	.	SN Developments	It is anticipated that emerging MLP will include a general design policy that applies to all types of development throughout Maldon District and supported by supplementary design guidance i.e. updated versions of Policy D1 and the Design Guide SPD with reference to more recent national policy and guidance on design matters. In these circumstances there is no need for site allocation policies to repeat general design guidance in emerging MLP. It is suggested that site allocation policies only identify key site specific matters that are necessary to guide future development e.g. quantum of development, main points of access, any environmental or heritage constraints, sensitive site boundaries, and location of strategic landscaping if required.	Your suggestion that site specific policies should not replicate general Local Plan / Maldon District design guidance and instead focus on site specific issues is a sensible idea, and will be considered along with the other suggestions made.
.	.	Cooper Property Holdings Ltd		
Jane	Coleman	Maldon Town Council		
c/o Agent	c/o Agent			
kelly	titley			
Catherine	Bicknell	Mid and South Essex Health and Care Partnership		
N	Baseley	IBA Planning Ltd		
Chris	clark		Where are bungalows for older residents as you know the district is getting older . How many social houses in the area have only one person in and no they do not want flats as getting older where are the bungalows	There are a number of established and planned older persons housing schemes in the District that provide a choice of flats, houses and bungalows, for example Burnham Waters which is currently under construction. The provision for the housing needs for different sectors of the population will be included in the Local Plan.
Sarah	Yates			
Leonard	Lewis		I don't think we should depart too much from a traditional design but to include innovative heating and insulation within that design to help with global warming issues. I think guidance on traditional design in accordance with possible LDP requirements should be given to future developments.	Eco-conscious buildings can be built using traditional, vernacular design, however, the option to build contemporary homes and buildings should not be discounted. Your suggestion will be considered along with the other suggestions made.
Isabel	Adcock		Having applied for planning in the past on a number of occasions the most annoying things have always been the lack of help from the planners. Guidance and support for innovative matters should be offered. They are experts and to be told 'no' and 'no way' without comment will not improve housing stock.	Your support for innovation is noted and your suggestion for supportive design guidance for innovation will be considered along with the other suggestions made.
R	Minney			
Tim	Grant	Evolution Town Planning		
Jane	Potter	Purleigh Parish Council	Maldon District Council should include general design guidance on relevant site allocations in consultation with parish councils. Development has to be appropriate in its context, respect local distinctiveness, consider the effect on any locally or nationally listed buildings, and its effect on the amenities of nearby properties. Granting planning permission for a large modern building, whatever its energy efficient credentials, within a street scene characterised by small bungalows for example would be inappropriate and would fail to take into account local context and the feelings of nearby property owners.	Parish Councils already have the opportunity to comment on draft Local plan allocations and policies. The desire to have new development that fits in with the local context has been raised a number of times in this consultation. Well designed places and buildings that function well and are well related to surrounding development and facilities are important. In areas of design conformity, introducing contemporary designs may not be appropriate; however, in areas of mixed housing styles, contemporary designs can add to the variety of the street scene. However, to mitigate climate change may require different designs and street layouts, meaning that local character may need to change over time for places to remain habitable. Your design priorities will be considered along with the other suggestions made.
ANNE	OSBORN	Purleigh Community Shop		
BRIAN	COLLINS			
c/o Agent	c/o Agent	Maldon Wick Limited		
ZOE	HOSTY			
S	Swain			
Kevin	Coleman	Phase 2 Planning		
John	Lawrence		n/a	N/A
Diane	Wallace			
Jonathan	Aldis	Good life Countryside Services		
sara	doran		All building must be buildings that can counter the effects of climate change . New buildings also need to include digital technology to improve the opportunities for older people to live in their own homes for longer , and also to support working from home for younger people. I think that the district should seriously consider developing a whole new settlement and that this should be designed to the highest standards. It is very important to include community space, including eg allotments, meeting areas/parks, routes for non motor transport including bridle ways, cycleways and wide pedestrian routes.	The need for resource efficient, climate resilient buildings has been frequently raised by consultees. The world is becoming more digitally focussed, and digital technology in the home has a role to play in maintaining independence and employment. However, the Local Plan has a limited role in the provision of broadband and digital technology to new dwellings. A new settlement could be an option for delivering new homes the District. Agreed, good design is not just about aesthetics, but also covers how buildings and places function, how liveable places are and their impact on the environment and human health. Your design priorities will be considered along with the other suggestions made.
Grace	Godwin			
Sue	Hillman			
michael	carr	NHS		
Colin	Horner	Villageretreat	Building materials, roof types, landscape, use of trees, noise reduction measures, traffic calming measures	Thank you for highlighting the design matters that you feel are particularly important. They will be considered along with the other suggestions made during this consultation. These are matters often dealt with in design guidance.
Kevin	Money	St. Lawrence Parish Council		
Mark	Anderson			

Question 38

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Karen	Wellum			
Emma	Wright			
Robert	Scott	Lewis & Scott Retirement Living Ltd	<p>Yes - site allocations should carry design guidance.</p> <p>At present there is no modern guidance on the design of specialist housing for older people. Any new design guidance should acknowledge that older people are not one single entity, and that a range of preferences exist within this group; therefore, any design guidance should encourage the delivery of a range of accommodation (where possible in the same development). Emphasis should be placed on affordability, and support / encouragement given by the Council to planning applications that seek to ensure the initial capital costs and ongoing costs are affordable.</p> <p>To determine whether a density is appropriate on a site, it should not be based on a simple calculation of units per acre, as this ignores storey height and therefore total sqft volume. This means whilst the density per acre could be acceptable, the visual impacts of such development could be significant, given the storey height, which has been used to increase sales price. Instead, the Council should look at the volume per acre, but still treat it on a case by case basis, allowing the applicant the opportunity to deliver good design whilst exceeding a baseline simple metric.</p> <p>The basis of any density calculation should be to avoid the under development of a site, which in turn avoids pressure on other sites having to be developed.</p>	Thank you for highlighting the design matters that you feel are particularly important. They will be considered along with the other suggestions made during this consultation. Your support for having design guidance for site allocations and older persons housing is noted. There is a range of existing and planned older persons housing developments in the district that offer a range of types of housing and levels of care provision. Larger developments have an element of affordable housing included (eg social rent). Density is covered by later questions. However, storey heights can have a significant impact on the overall height of a new building, and therefore its impact on the neighbouring area.
Claire	Udall	1		
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council		
Mary	Hammond			
Rob	Bard			
Ian	Drinkwater		Any design guidance must be in keeping at local level with respect to the rural countryside, existing dwellings, buildings and particularly historic and heritage assets .	Several consultees have raised the point that new development should fit in with the character of the local area. Design guidance encourages the consideration of the local context in the early stages of designing a new scheme. Your design priorities will be considered along with the other suggestions made.
John	Hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council		
Peter	Lampard		We should favour traditional housing design.	Several consultees have raised the point that new development should fit in with the character of the local area. Design guidance encourages the consideration of the local context in the early stages of designing a new scheme. Your design priority will be considered along with the other suggestions made.
Nicola	Taylor	Elixirr		
Graham	Johnson	graham v johnson		
Chris	Yates			
Judith	Radcliffe		There are many industrial sheds in the district. All new buildings with extensive roofs should be used to support solar panels. There should be some way of getting existing buildings similarly used.	In certain circumstances the installation of solar panels on buildings are permitted development; therefore the local plan does not need to cover this issue in detail. The installation of solar panels is a decision for the building's owner/occupier.
Burnham	Town Council	Burnham on Crouch Town Council	Harmony with the local environment.	That new development should fit in with the surrounding area is an issue that has been frequently raised in this consultation. Your suggestion will be considered along with the other suggestions made.
Sally	Everitt	Community360		
Mark	Garrett		Low energy/passive buildings for all	That new buildings should be sustainable, conserve resources and have a low environmental impact has been a theme running through the responses received to this consultation. Your suggestion will be considered along with the other suggestions made.
Justin	Barkham	Self employed		
Paul	Vidler			
Simon	Butler-Finbow	Pigeon Investment Management	See our response to Question 34.	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			

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RICHARD	GROUT			
Tim	Madelin		Need to ensure buildings promote health and wellbeing	Agree, good design is not just about aesthetics, but also covers how buildings and places function, how liveable places are and their impact on the environment and human health. Your design priorities will be considered along with the other suggestions made.
Charles	Bishop			
Paul	Jewiss	Self Employed		
Joanna	Jeffery	Althorne Parish Clerk	I think it should be policy that MDC planning have the option to give mandatory guidelines for Design when approving site allocations. This would be of particular value particularly in sensitive areas when blending with existing building or heritage features is required.	Your support for design guidance for site allocations is noted, and will be considered along with the other suggestions made.
Deborah	Anderson	NHS		
John	Pilgrim	Self employed	Surely you do not want them all the same.	Variety is important for creating visually interesting places. Design guidance needs to be flexible enough to allow for innovation and change, whilst protecting areas from bad design.
Gloria	Gold	London Design and Engineering UTC		
Linda	Curry			
Lucy	Waterhouse			
Jon	Mayhew			
James	Goody	James Goody refurbishments		
Paul	Coppin		no comment	N/A
Johanna	Dale			
Tracy	Kinnane			
Steven	Bardwell	S P Bardwell Ltd		
David	Oxford	Lloyds Banking Group	yes	Your support for design guidance for site allocations is noted.
Stephen Francis	Dewick	Curry Farm		
Carlos	Rodriguez			
George	Dixon			
Rebecca	Tucker			
Mark	Faraway			
T	Kettleley			
Elizabeth	Weston		Solar panels on all new houses	The installation of solar panels in certain circumstances is permitted development, so does not need to be included in the Local Plan.
Jacky	Barber			
Stephen	Hodgkinson		Each site should be considered on its merits, but should identify the special qualities of each area and how new development should respond. Site specific policy, guidance and codes should ideally be negotiated through PPAs and collaborative working between MDC and the developer of each site.	The local context is an important aspect of designing a site sympathetically. The master plan frameworks for the LDP garden suburbs were prepared collaboratively with the developers. Your suggestion for site specific guidance will be considered alongside the other suggestions made.
Ursula	Benjafield			
Paul	Mitchell			
Kristian	Tokeley	CTC Construction Ltd		
Lynda	Bugg		Must be appropriate to the local area and the local character	The local context is an important aspect of designing a site sympathetic Your suggestion for site specific guidance will be considered alongside the other suggestions made.
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		
James	Campbell	HMPPS		
William	Moss		Designs guidance seems adequate for urban areas but for rural areas urban design is inappropriate so stronger guidance would be welcome.	Your support for stronger design guidance for rural areas is noted and will be considered along with the other suggestions made.
Simon	Mackenzie Smith			
Richard	Udall			
Rosalind	Bishop			
Paul	Burgess	None	The local built environment is highly varied and represents fashions at different periods of time. Site will have a significant impact. Generally speaking Maldon has a conservative and more mature demographic. Their sensibilities should be accommodated. In any case this years latest fad can quickly become a passé eyesore.	Variety can be an important aspect of good design. As you point out, local areas can have a variety of built form, as design has changed over time, with examples from different eras being present in one area. Innovation in design should not be discounted just because of it's newness. Your suggestion will be considered along with the other suggestions made.
John	Symington			
D	Cooper			
C/O Agent	C/O Agent			
Zoe	May	East of England Ambulance Service NHS Trust	NHS is committed to meeting carbon net zero and BREEAM outstanding	Your support for carbon net zero and BREEAM outstanding standards are noted. Environmentally conscious design has received significant support in this consultation. your suggestions will be considered along with the other suggestions made during this consultation.
Roger	Woodcock			
Michael	Manning			
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates		

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Simon	Plater	Plater + Claiborne	Planning Offices should have somebody with an architectural qualification available to advise on all schemes. Additionally, the basic introduction to the context of where the buildings are to be placed is useful for developers/individuals wanting to make a planning application. In that sense a guide about the District's different environments would be helpful	Staff qualifications are outside the remit of the Local Plan. Design guidance encourages the consideration of the local context in the early stages of designing a new scheme. Simplified design guidance could be a useful tool to help improve design quality. your suggestions will be considered along with the other suggestions made during this consultation
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park		
Linda	Coom			
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			
Tim	Dixon			
Unknown	Unknown	Ministry of Defence		
Josh	Plant	Gladmans		
Duncan	Clark			
Patricia	Smith			
Mick	Sargeant		Listening to the views of Parish Councils and residents on planning applications	Parish Councils and residents already have the opportunity to comment on planning applications. Planning decisions are based on national and local policy and relevant planning considerations
John	Cockerell	Hatfield Peverell Parish Council		
Catherine	Williams	C/O Savills (Agent)		
Tom	Kelly			
Linda	Gemmill			
Linda	Gemmill			
Mark	Norman	Highways England		
*	*		Appropriate masterplanning along with the production of design/development briefs by developers would be an appropriate requirement for major site allocations. National planning policy also advocates the use of design codes which would perform a similar function. However, these should be prepared by applicants, with appropriate consultation to ensure they are brought forward at the appropriate time and do not become dated or obsolete. Furthermore, the local planning authority is unlikely to have the resources to prepare these for all sites, without delaying delivery.	Your support for masterplanning/ design codes for site allocations is noted. The National Model Design Code provides flexibility as to who leads on the production of design codes for a site, as long as there is three-way collaboration between the LPA, developer and community. your suggestions will be considered along with the other suggestions made.
*	Willmott			
Thomasin	Foster			
Ivor	Watson			
*	*			
*	*			
*	*		National planning policy advocates the use of design codes which would perform a similar function.	Your support for design codes for site allocations is noted. Your suggestions will be considered along with the other suggestions made.
*	*		3.35 National planning policy advocates the use of design codes which would perform a similar function.	Your support for design codes for site allocations is noted. Your suggestions will be considered along with the other suggestions made.
*	*		National planning policy advocates the use of design codes which would perform a similar function.	Your support for design codes for site allocations is noted. Your suggestions will be considered along with the other suggestions made.
*	*		National planning policy advocates the use of design codes which would perform a similar function.	Your support for design codes for site allocations is noted. Your suggestion will be considered along with the other suggestions made.
*	*			
*	*			
Alan	Massow			
*	*			
Ian	Butt			
Sarah	Sayer			

Question 40

First Name	Last Name	Organisation	Question 40. What do you consider to be important in terms of development and climate change? Are on-site renewables such as photovoltaics, ground source heat pumps, etc as important/more important as off-site renewable energy projects such as on-land wind farms, solar farms, district heating networks, etc?	COUNCILS RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council	Tackling Climate Change. The matter of net-zero carbon should await central Government action.	The Government have committed to the UK becoming 'net zero' by 2050. The Council declared a climate emergency in 2021; the local plan will be underpinned by matters of sustainability and climate action
Kevin	Ashman	Estates and Agency Strategic Land	These issues are important, but also flexibility to take account of new/emerging technologies. It is important that it is taken into account not just in terms of the 'standards' applied to development but in regard to the spatial strategy and location of site allocations to minimise the need to travel and support sustainable patterns of movement.	Both on site and off site renewables will be encouraged. Policies will be as flexible as possible, however they will be reviewed and updated every five years, in line with national guidance. Sustainability and accessibility is a key factor in national guidance and will continue to play a key role in the new local plan.
David	Smye	The Maldon Society	Both approaches are important and must be in 'sync' with each other. New buildings should always be designed to include on-site generation of power - whether from heat pumps (if sufficient room), solar panels (incorporated into the roof covering if possible) or other means. The materials used for the construction should also be considered as many materials (particularly bricks) will affect the overall score to achieve a carbon neutral building.	Both on site and off site renewables will be encouraged.
Jacky	Bannerman	Woodham Walter Parish Council	It is likely that Climate Change will become increasingly important during the planning process and therefore it should be a key priority. Policies need to be robust but also flexible as much of the facilities technology is in its infancy both in design and cost.  The public needs greater education in understanding the principles of climate change technology. There needs to be financial support across the board for such retrofit installations and a need for inclusion within all new builds.  Local plan policies should strongly embrace the economy in terms of a transition to a low carbon economy, to ensure that development and growth opportunities	The policies need to be based on existing evidence however it is a statutory duty that local plans are reviewed at least every 5 years and therefore the policies will be reviewed and updated in the future to take into account updated national guidance.
Paula	Stanbury			
Sonia	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Peter	Ingram		I think this must be viewed together. We probably need both but where to put them is a problem.	The Council will include policies which are positive and supportive towards both on site and off site renewables.
Gareth	Davies	N / A	On site renewables at scale would be sensible for bigger developments. However, the location of future developments (particularly taking into account sea level rise and flooding risk are most important	Comments noted. The siting of future developments will have regard to both national and local policies with regard to flood risk.
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
EDWARD	GITTINS	Edward Gittins & Associates	The planning system needs to lead the way in this respect, requiring sustainability measures to be mandatory rather than discretionary.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation
Alan	Shrimplin	N/A	Yes, new build should include PV roofs. In the UK 183450 new build in 2021, with average roof size of 60-70m2, using half the roof would give 5Kw , so that would equate to about 100Gw of electricity produced, more than one power station, do this 5 years in a row, and you have 5 new power stations.	The Council will be proactive in supporting the inclusion of solar panels on new buildings.
Helen	James		Climate change will not be affected by anything the UK does, since the vast majority of the problems are caused by India, China and the USA. If it's happening and we see sea levels rising, Maldon district would be better focused on raising the height of sea defences to protect existing settlements and to completely prevent any new development in areas likely to flood if sea defences fail. NOW is the time to start this. NOT after a flood event happens	Comments noted. Each Local Authority has a part to play in the fight against climate change, in this instance, through the creation of a new local plan. Improvements of the sea defences are outside of the scope of the LDP policies.
Kathy	Day			
Richard	Edwards		On site renewables should be mandated wherever possible	The Council will be proactive in supporting the inclusion of on site renewables.
Peter	Wakling			
Sue	White		Both should be taken into account. Ground source has issues in wet areas, which Maldon does. We should encourage ALL renewables and this should be part of our decision making process. On sustainability, a rural dwelling which has a low carbon footprint, should be a decision making factor and weigh favorably in the decision making process. Electric cars will negate a lot of the perceived difficulties in the more isolated settlements	All renewables, both on site and off site, will be supported. Developments will be supported in sustainable areas. The design/carbon footprint of a development will be taken into account within the planning decision making process. The use of electric vehicles and the provision of charging points will also be supported.



Question 40

First Name	Last Name	Organisation	Question 40. What do you consider to be important in terms of development and climate change? Are on-site renewables such as photovoltaics, ground source heat pumps, etc as important/more important as off-site renewable energy projects such as on-land wind farms, solar farms, district heating networks, etc?	COUNCILS RESPONSE
Stuart	Willsher	Persimmon Homes Essex	<p>Climate change is a principal risk for Persimmon Homes and a significant issue, with more extreme weather events such as heatwaves, rising sea levels and flooding being experienced and resulting in impacts of both global and local significance. Society is more environmentally conscious with the international community and Government taking a leading role to reduce greenhouse gas emissions by setting and legislating ambitious targets for all to achieve.</p> <p>As one of the UK's leading house builders we acknowledge our role in supporting these common aims. We understand the risks and challenges that climate change presents to our business and the wider industry. We are proactively working with all stakeholders to more effectively integrate climate change issues within our operations and ensure that sustainable improvements are managed in a pragmatic and robust manner.</p> <p>We recognise that we have a key role to play in minimising our contribution to climate change, through our own operations, our supply chain and by striving to ensure that the homes and communities we build are sustainable, inherently energy efficient and encourage our customers to live in a way that minimises any impact to climate change. We are committed to working alongside all stakeholders to achieve this.</p> <p>Working with the Carbon Trust, a global climate change and sustainability consultancy providing specialist support to assist businesses to reduce their greenhouse gas emissions, Persimmon has set ambitious targets to be net zero carbon in our homes in use by 2030 and in our operations by 2040.</p> <p>These targets are supported by interim science based carbon reduction targets to reduce greenhouse gas emissions from our own operations by 46.2% (2019 baseline) and our indirect operations (i.e. those from our homes in use and our supply chain) by at least 22% per m2 completed floor area by 2030 (2019 baseline).</p> <p>Furthermore, Persimmon Homes would support new homes being built to meet the new Future Homes Standard (being introduced from 2025), which proposes an ambitious uplift in the energy efficiency of new homes through changes to Part L (Conservation of fuel and power) of the Building Regulations. This will mean that new homes will be built to a standard that is 35-50% more energy efficient than homes built today.</p>	Your support of measures to mitigate climate change are welcomed and encouraged.
Sara Roy	Howarth Martin	Mr Roy Martin	Quite clearly a mix of these energy sources will emerge, no one should be prioritised above others and leaves ability to adapt.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation.
Eissa Tim	Leo Hann		On-site renewables are extremely important. Offsite renewables energy projects serve their purpose but at present there are not enough to serve the ever increasing demand. The building of additional off-site on-land structures take years with unnecessary amounts of red tape which would delay developments or, worse result in developments being built and ignoring the Maldon District climate change policy. Also such large on land sites would be built on Greenfield sites in rural settings, ignoring Section 13: Effective use of land & Section17: A beautiful built environment. See Issues & Options	Your comments are noted. Both on site and off site renewables will be supported as they both play a role in mitigating climate change. The support of off site renewable developments will not always include large-scale sites; it will also relate to single wind turbines on a farm, for example, any renewable developments are not proposed as part of a wider development. The policy will also take into account other impacts, such as visual impacts, and the agricultural classification of the land, so that renewable developments are only built on the most suitable land. It is also a national requirement of the local plan and policy creation process, to map areas within the District that may be suitable for wind
Poppy	Vidler	Crown Consumer Ltd	I believe in a good mix of both energies and we need it now.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation.
Tara Jenny	Strydom Ball		I think we need to normalise climate change in all aspects of planning and development - otherwise its always down to someone else / someone else's project to be responsible for doing something different. The net result is everyone carries on the same and nothing improves. So this will include on site actions in site developments as well as other renewable energy projects.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation.
Cliff Gill	Baron Winsor	Tesco	Some of the sites marked out are flood plane. We have a big problem with flooding in the district. Development have added to the problem as fields and trees are no longer there to help soak up the rain, but I certainly wouldn't buy a house built on flood plain with the climate changing to being wetter every year	Your input is acknowledged. National and local policies do not promote building on floodplains in general throughout the planning application process, subject to the sequential and exceptions test being undertaken. However, sites can be allocated in floodplains if it is deemed necessary, if there is not enough land elsewhere, subject to appropriate mitigation being provided.
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			
Shaneen	Illanes			
Sarah	Sapsford		Yes and the starting point should be efficiency and reducing use of fuel. There are affordable homes that cost £120 per annum to heat in Essex. If an RP can do it, commercial builders can as well. Passivhouse design is more expensive build but will save residents money	Your support is welcomed.
Merryl Bear	Quilter Keen			

Question 40

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Jessica	Cox		Renewable energy sources should be planned into all new developments, this is a high priority for me. The preservation of key countryside and coastal habitats is also extremely important.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation. The impact on the natural environment will be considered as part of the policy.
Robert	Burton			
Yvonne	Wade			
Louise	Bywaters-Smith	Hospitality		
Brooke	Roberts-Morgan			
Patricia	Bunkle			
Stephanie	Ireland		Yes see above.	Your support is welcomed. Developments will be encouraged in sustainable areas and the use of on site will be supported as part of proposed developments.
Marc	Rawinsky	M R Sovereign Services Ltd		
Roger	Tiffn		district heating has never worked in the past over a long period people like to have control	Your comments are noted.
Kathryn	Beighton	Publishing	Well insulated homes using modern methods of construction in combination with smart technology for heating is the way forward. Heat pumps are costly to run and provide inadequate heat with current technology. Mains gas should be maintained until better alternatives can be developed. District heating networks take away choice and often lock people into costly, inadequate systems. In the absence of mains gas, new generation storage heaters or electric radiant panels, individually controlled, should be encouraged. Wind farms are noisy and intrusive, Solar farms are much preferable, photovoltaic panels as standard on rooftops, using modern barely visible versions. Developers won't do any of this until they are forced to do so, so if we must have new housing let's at	Your comments are acknowledged. Both on site and off site renewables, including solar power, will be encouraged.
Roy	Warren	Sport England	The Local Plan review should consider the role that encouraging physical activity through walking and cycling can play in contributing towards climate change priorities. Active travel is usually looked at from a sustainable transport perspective but planning and design measures that support walking and cycling in new development from a physical activity perspective will give greater support to the delivery of active travel in practice. This should therefore be reflected in climate change related policies.	Comments noted. The local plan will include emphasis on sustainable travel and accessibility.
STUART	SOWTER			
Mark	Raffray		Much more emphasis should be placed on-site projects including ground-source heat pumps, PV, and solar water heating. The latter two renewables sources being particularly relevant to the region's climatic situation.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation. The local plan will be reviewed and updated at least every 5 years, to take into account developments in climate action guidance.
April	Rowley		As viable hydrogen-based technologies come on-stream these should also be actively pursued	
Douglas	Channer	Private	I am not sure I have the knowledge to say what is more important /not important. Can both can be applied without the measure of importance being the criteria. It surely must be things that help deliver climate change in a realistic affordable way and is sustainable	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation.
Kevin	Lagan		Protect green spaces. More solar on new builds. Solar and wind farms in the outside of towns.	The local plan will include policies to protect green spaces, support solar panels on new buildings and promote off site renewable energy developments.
Bill	Withers			
Joanna	Jeffery			
Braxted and Blackwater Conservation Grou	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	These issues are important, but also flexibility to take account of new/emerging technologies. It is important that it is taken into account not just in terms of the 'standards' applied to development but in regard to the spatial strategy and location of site allocations to minimise the need to travel and support sustainable patterns of movement.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation. The local plan will be reviewed and updated at least every 5 years, to take into account developments in climate action guidance. Policies in the local plan will also direct development to the most sustainable and accessible locations.
Bethany	Jones	Colchester Borough Council		
magnus	Magnusson	Parker Planning Services		
raymond	dundas	Householder	All should be considered actual location/development will determine the best fit. Not forgetting plug points for electric vehicles.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation. Electric charging points will also be a requirement for new developments.
Peter	Layley			
Rex	Davenport		District should seek to develop both . One should not preclude the other	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation.
Lesley	Mitchelmore	Danbury Parish Council		
John	Watson		All possible powers and guidance should be applied and encouraged	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation.
Ali	Aldis		All of the above is important and in every planning application should consider every option available.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation.
N	DA		Whilst the NDA and Magnox have no specific response to this question, net-zero targets are a key consideration in the decommissioning of the Bradwell site. The NDA and Magnox are currently investigating options regarding reutilisation of land at Bradwell for renewable energy uses - primarily solar and battery facilities	Your comments are acknowledged. Off site renewables will be encouraged in the appropriate locations.
Peter	Holmes			

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Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			
Collin	Pryke		I am not qualified to comment on the comparative advantages/costs of trying to deliver climate change in the various ways you mention. The science is changing fast and it is up to Central Government to make decisions on this subject and introduce legislation as they see fit.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation. The local plan will be reviewed and updated at least every 5 years, to take into account developments in climate action guidance.
Stewart	Newlands	Fambridge Lake		
sue	Rawlinson	Evolve	100% as important as renewable energy projects. the two work together. Houses MUST be built with heat pumps photovoltaics and all the energy saving devices that are available as STANDARD building requirements.	Your support is welcomed, both on site and off site renewables will be supported.
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed		Your support is welcomed, both on site and off site renewables will be supported.
Gavin	Rowsell		I think on site provision is more important, solar power pumps, ground source heating, even small wind turbines on roofs that can power and charge batteries (similar to that on boats). Statement 18.1 is media driven hyperbole, with many factually incorrect quotes that have extensively been proven incorrect. Irrespective of that, it is entirely sensible to make homes more efficient and less polluting (including waste/rain water systems). Many on-site renewables are currently a virtuous lifestyle choice above being financially viable or indeed sustainable without subsidies. Therefore policies should not be prescriptive in that respect. It is far more important to ensure effective insulation, genuinely effective long lasting soakaways (most do not work within a few years) and ensure their building is as environment friendly and sustainable as possible.	The Council has declared a climate emergency in 2021, and the government is committed to the UK achieving net zero by 2050 and therefore climate change mitigation is a key priority of the local plan. Both on site and off site renewables will be supported.
Jackie	Gibbs		No not necessarily	Your comments are acknowledged. Both on site and off site renewables will be encouraged.
Lindsey	Squire	North Fambridge Parish Council	Much more emphasis should be placed on-site projects including ground-source heat pumps, PV, and solar water heating. The latter two renewables sources being particularly relevant to the region's climatic situation. As viable hydrogen-based technologies come on-stream these should also be actively pursued.	Your support is welcomed, both on site and off site renewables will be supported.
K	Jeffries			
John	Lakin	?		
Andy	Quelch		yes I agree with all of the above. all new houses should have solar panels, and heat pumps. ground source heat pumps would be more viable for larger developments otherwise houses should be fitted with air source heat pump systems.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation.
Samantha	Weeks		Both are equally important	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation.
Carlie	Mayes			
James	Rushton		I don't have enough knowledge to answer this question. But clearly there is an issue of cost to residents - funding and support needs to be increased - and of the significant need to reduce carbon footprints in all areas of the District (towns / medium and small villages, rural / coastal) in the short term. I sense that the issue may not be as black and white as the question suggests, but rather that policy needs to apply a step by step approach that allows for progress to be made in the short term without compromising the overall net zero target.	The local plan will support on site and off site renewables. The implementation of funding and grants in relation to these types of developments would be down to central government.
Richard	Martin	Scott Properties	All of the above need to be considered and encouraged.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation.
Mike	Spurgeon	Phase 2 Planning and Development		
C/O Agent Mike	Spurgeon	Phase 2 Planning & Development		
Catherine	Champion			
Terence	Hughes	Burnham-on-Crouch constituent	On site renewables would make solar farms redundant or less necessary. However solar farms could be built on land not suitable for farming or building. Land around airports for instance.	Both on site and of site renewables will be encouraged. The renewable energy policy will include a stipulation that ensures renewable developments are built on land with a lower agricultural classification.
Amanda	Mickelsen			
Tim	Aves			
Samuel	Newton	Anglo European School		
Mary-Ann	Munford			
Jo	Harvey			
Jeremy	Potter	Chelmsford City Council		
Terry	Fleming		All aspects are important, options on new build for owner occupied to demand PV or air source factoring in extra cost to their purchase price to enable builders must be flexible and offer choice. Maximise government initiatives. Larger wind and solar farms will probably get initiatives and finance for development.	Both on site and off site renewables will be encouraged.

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Daniel	Goodman	Rochford District council	The Council supports the principle of MDC's new plan taking an ambitious stance on climate change, including to raise building standards as appropriate. The Council considers the exact form of any approach to climate change to be for MDC to determine, but would encourage MDC to consider how modern methods of construction, on- and off-site renewable energy generation and energy efficient building methods alongside other carbon-reducing measures such as planned neighbourhoods which reduce the need to drive, could be effective ways of moving towards net zero standards for development.	Your advice is welcomed. The Council will look into modern construction methods, renewable energy generation, energy efficient construction and the reduction in the use of the car.
Chris Philip	Harvey Davies		On-site renewables are as important as off-site renewables and should be encouraged if the climate improvement objectives are to be achieved.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation.
Jane	Senior			
Susan	Cumming	not applicable		
Mike	Hayes		Both on-site and off-site renewables should be targeted where possible.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation.
Ronald	Edge	Construction Industry	Have a word with the local council in Stanford le Hope. They are building renewable energy projects	Your advice is acknowledged. The Council will take guidance from other Council's when reviewing and creating new policies.
Daphne Gordon	Scott Mussett	Little Braxted Parish Council	Heat pumps/passive buildings for ALL new builds, and solar/wind to support those existing properties unable to install heat pumps Car charging points for every new dwelling	On site and off site renewables will be supported, as well as electric charging points for vehicles.
David	Sismey			
Anthony	Fittock		All such matters are of importance and should be encouraged where they will be beneficial to do so.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation.
Ronnie	Tongue	state school		
Daniel	McAllister	Robert Mulholland And Company Limited		
Matthew	Cooper		All are required as part of a well rounded and comprehensive response to the inevitable challenges faced by climate change. However, these challenges will be faced in the medium- to long-term and there is a current need for encouragement and incentives for these measures, rather than a requirement in the short-term (i.e. within the current LDP timeframe).	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation. Any incentives to provide climate change mitigation or renewable technologies are likely to have to come from central government.
Sue Terry	Dobson Inkpen	Essex Bridleways Association None	We should ensure that all new building is robust to the effects of climate change, i.e. extreme weather conditions and flooding, whilst following Gov Guidance on best practice for choice for renewable energy systems. Technology developments could shift the choice of systems within the life of the LDP.	The local plan will ensure all new buildings are adapted to climate mitigation, following government guidance. The local plan will be reviewed at least every 5 years, in order to ensure it is up to date and takes into account the most recent government guidance.
christine	collins		This is a rapidly changing area and in its infancy and many projects such as ground source heat pumps are not proving to be viable options All applications need to be considered individually	The local plan will support all types of renewable energy. It would be down to the applicant or developer to propose a specific type.
Stuart	Williams	Ace group		
Michele	Williams		I think policy must follow the science	All policies in the local plan will be underpinned by robust evidence.
David	Webb			
Andrew	Marsh	Historic England	It is suggested that a policy approach to Climate change, sustainable design and energy efficiency should take into account the historic environment.  We invite a specific policy relating to the inclusion of renewable technologies within Conservation Areas and with regard to historic buildings and the wider historic landscape. A sustainable approach should secure a balance between the benefits that such development delivers and the environmental costs it incurs. The policy should seek to limit and mitigate any such cost to the historic environment.  Listed buildings, buildings in conservation areas and scheduled monuments are exempted from the need to comply with energy efficiency requirements of the Building Regulations where compliance would unacceptably alter their character and appearance. Special considerations under Part L are also given to locally listed buildings, buildings of architectural and historic interest within registered parks and gardens and the curtilages of scheduled monuments, and buildings of traditional construction with permeable fabric that both absorbs and readily allows the evaporation of moisture.  In developing policy covering this area you may find the Historic England guidance Energy Efficiency and Historic Buildings – Application of Part L of the Building Regulations to historically and traditionally constructed buildings <a href="https://content.historicengland.org.uk/images-books/publications/energy-efficiency-historic-buildings-ptl/heag014-energy-efficiency-partl.pdf">https://content.historicengland.org.uk/images-books/publications/energy-efficiency-historic-buildings-ptl/heag014-energy-efficiency-partl.pdf</a> to be helpful in understanding these special considerations.	The local plan will include policies in relation to the protection of the the historic environment and therefore please be assured this is an important factor for the Council.  The Council will consider whether a specific policy relating to renewable developments in Conservation Areas is appropriate.  Building regulations are outside the remit of the local plan, however we note the guidance you have provided.
Brian	Haydon			
Jasbir	Singh			
Janice	Jackson			

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Jenny	Clemon	Langford & Ulling Parish Council	On-site renewables more important. Off-shore wind farms preferable to on-land. Not sure that district heating networks are suitable for rural nature of District.	Your comments are acknowledged. Both on site and off site renewables will be encouraged. Off shore wind farms are outside the remit of the Council, however it is a requirement of the local plan process to produce a map which shows areas suitable for on shore wind development, subject to detailed policy considerations.
Hazel	Notley		on site renewables more important	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation.
Jean	Brown		All new houses should be well insulated and have the ability to use the least amount of electricity	Your comments are acknowledged. Both on site and off site renewables will be encouraged.
Joanne	McGinity		both on site and off site renewable energy projects are vital , flexibility in approach will be required for different settlements.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation.
Stuart	Dedman	Nil		
e	e	e	Onsite renewables that don't impinge on open countryside and the landscape are the ideal, where possible.  Village-wide renewable schemes should be encouraged, such as a photovoltaic system that feeds a group of homes or offices.	Both on site and off site renewables will be supported. Policies will ensure there is no undue harm caused to the character of the countryside.
Kerry	McKenna		<del>Schemes that suited to allow different activities according to benefit should be encouraged.</del> On-site renewables are more important than wind farms and solar farms. Wind farms are an eyesore and solar farms take arable land out of production.	Both on site and off site renewables will be supported. It is a requirement of local plans to produce a map showing areas suitable for on shore wind development, subject to detailed policy considerations. The Council will work hard to ensure the renewable policy supports the use of land with the lowest agricultural classification, lessen the impact on the availability of arable land.
Penny	McCauley	Tiptree dental		
Jane	Phillips	Solicitors	Renewable energy projects should be encouraged.	The Council will include policies which are positive and supportive towards both on site and off site renewables, also requiring developments to be proactive in regard to climate change mitigation.
David	Rees		Government policy is to both encourage and mandate the development of energy efficient and environmentally friendly building and future proofing of settlements generally. This means that fossil fuel reliance must diminish immediately with modern technologies replacing them even when the initial cost is greater. There must be no loopholes for developers to reduce or dilute these requirements.	Both on site and off site renewables will be supported through the policies contained within the new local plan. Building regulations, whilst outside the remit of the local plan, will also help ensure developers provide energy efficient buildings.
Felicity	Gale			
Lindsey	Wright			
Darren	Weeks			
Phil	Manning			
John	Mitchell		The Council should pressurise the government to raise Building Control standards for new development rather than rely on the planning system. Bradwell B will ensure the District's contribution to climate change.	Building regulations are outside the remit of the local plan.
Doug	Lockwood	National Grid	Ground source heat pumps don't work effectively or efficiently below 5C, alternatives need to be investigated and used such as hydrogen. Also not enough research is given for old homes and pre-war where insulation is not possible.	The local plan policies will be written using existing evidence and guidance. The plan will be reviewed at least every 5 years to take into account updated guidance.
Sally	George			
Vara	Szajkowski		Yes	Your support is welcomed.
Bob	Calver		Not as important but still important	Your comments are noted. Both on site and off site renewables will be encouraged.
Nick	Whiteley		Yes, yes and yes. Having more solar power available to homesteads not only helps the Climate, but reduces outgoing costs, which I believe would create a more economically friendly environment. Having pre-installed car chargers is especially ideal considering the ban on new productions of gas based vehicles in the next 8 years.  Having solar farms that are beneficial to the environment are worthwhile too. There has been a examination into agrivoltaics, which utilises the fact that solar panels tend to absorb heat, helping surrounding crops. The examination also found that this method of solar farms increases yield and reduces water consumption (win-win). This was in Canada, Jack's Solar Garden for reference.  We should start moving to accept the scientific research available to us to determine changes and policy.  Many improvements to renewable energy products have been made, with more on the way. We should ask (demand) developers look at utilising more of these technologies in future builds.	
Tessa	Lambert	Natural England		
Dawn	Howles			
Linda	Flowers	Self Employed	On-site is crucial with the current climate issues and costs of bought in energy. It is also relevant to rural sites which are often disconnected to other potential	Your comments are noted. Both on site and off site renewables will be encouraged.
natasha	frith			

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Karen	Neath	Tolleshunt Major Parish Council	We believe that it is more important that each proposed development sets out how it has considered climate change and how it will help to achieve the Council's net zero goal. This could be location in terms of reducing car use, the building materials used, energy supply, flood alleviation etc.	All development will be encouraged to consider climate change, in terms of the build, transport, energy supply, flooding etc.
Anthony	Bates		Sites should be encouraged to to be self sufficient, if viable	Your comments are noted. Both on site and off site renewables will be encouraged.
Russell	Howles	WSP	Yes - on-site renewables such as photovoltaics, ground source heat pumps, etc are as important as off-site renewable energy projects such as on-land wind farms and solar farms.  Tackling climate change requires efforts from both supply side and demand side.	Comments noted. Both on-site and off-site renewable energy will be encouraged as part of the LDP.
Diane	Carter		All valid and important.	Your support is welcomed.
Gillian	Hollamby			
Richard	Courtney	University Of East London	Flood risk and water management. Energy will be green if there is a new Nuclear Power station	Policies will be included in the LDP in relation to flood risk. The responsibility to provide a new nuclear power station lies with the government and not with the local authority.
Brian	Townsend		House design that incorporates photovoltaics situated on roof tops, that are otherwise wasted space, will be an obvious development.	Policies will encourage this type of development.
Robin	Fanshawe			
Malcolm	Finch			
Peter	Taylor	Retired		
John	Hitcham		I'm not an expert, but I do not believe that the cost for many photovoltaics, ground source heat pumps, and even ultra high insulation/passiv houses is yet sustainable for most applications, especially conversions.	Comments noted. The government promotes these types of energy and therefore the LDP will encourage the use of this energy sources.
John	Brown			
Robert	Hollamby			
Chris	Waumsley	Inovo Consulting		
Phil	Jacklin			
Kate	Priest	Purleigh Community Primary School		
Robert	Jones	The University of Reading	there is no contradiction between on-site and off-site renewables and both forms should be pursued vigorously whenever possible.	Your support is welcomed, both on site and off site renewables will be supported.
Robert	Stephens	N/A	Each one needs to be assessed on its own advantages / disadvantages in relation to the proposed development. It is unlikely that one size will fit all	Both on site and off site renewables will be encouraged. Each planning application would be assessed on its own merits in relation to the relevant local plan policies.
Gary	SPICER			
Richard	Kelly	Croudace Homes	The need to address climate change has to be brought forward in a holistic manner. Subsequently and subject to viability, where possible, on-site renewables should be delivered alongside renewable energy projects across the District. This will deliver the most comprehensive strategy and allow the Council to be best placed to address the climate crisis.	Your support is welcomed. Both on site and off site renewable developments will be supported.
JO	COOMBES		Much better buildings, built by companies or government entities that truly understand how to build no impact housing.	This would be outside the remit of the local plan.
Helen	Bridge		On-site renewables are less important than off-site renewables where they produce sound. PV produces no sound and is best suited to individual houses.	Your comments are noted. Both on site and off site renewables will be encouraged.
Melanie	Allen	Government		
Adam	Medlycott		On-site are as important as off-site	Policies will be included that encourages both on site and off site renewable energy sources.
Jonney	Aldridge		As you have pointed out climate change is the biggest threat we face. We all have to do what we can. All renewables are key but then so is pollution. Much we don't know like the declines of native oyster but water quality is a big issue.	Your support is welcomed.
Joanne	Maloney		Any renewable energy project is good as far as I'm concerned, to reduce our reliance on gas and oil	Your support of renewable energy is welcomed. The new local plan will support both on site and off site renewables.
Mark	Hurley	Selfridges	Insulation, renewable energy sources and of course local services to allow people to walk to things rather than use a car.	Your comments are noted. Developments will be encouraged in sustainable and accessible areas to reduce the need to use a car.
Portia	Roelofs		I oppose the building of a new nuclear power station (Bradwell B) in Bradwell-on-Sea. Climate change will cause various forms of volatility and instability in the coming years, this amplifies the risks of nuclear power making it untenable. Moreover, the plans threaten the unique countryside and habitats of the Dengie Peninsula. It threatens the Othona Community of which I am a member going back 25 years.	The construction of a new nuclear power station lies outside of the scope of the local plan and the District Council, as this would be a Nationally Strategic Infrastructure Project which would be brought forward by central government.
John	Tompkins		It is likely that Climate Change will become increasingly important during the planning process and therefore it should be a key priority. Policies need to be robust but also flexible as much of the facilities technology is in its infancy both in design and cost.  The public needs greater education in understanding the principles of climate change technology. There needs to be financial support across the board for such retrofit installations and a need for inclusion within all new builds.  Local plan policies should strongly embrace the economy in terms of a transition to a low carbon economy, to ensure that development and growth opportunities are supported through the change	Climate change mitigation will be a key priority of the local plan. The Council will work hard to ensure policies are robust but also flexible. It is noted that the local plan will be reviewed at least every 5 years, and therefore changes in technology and guidance will be taken into account.  Funding for retrofitting and public education is outside of the remit of the local plan.  The Council will work hard to ensure economic policies are worded positively to encourage development and growth opportunities.

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Amanda	Clack		The emphasis is not specific enough to what will make a realistic impact in the consideration of what will make an impact to development and climate change in the District. This needs to be expanded and should as a de minimus include: - Greater availability of EV charging provision - Increased opportunities for localised green energy and heat pumps - Greater use of Modern Methods of Construction in Developments - Improved Bus and Rail transport provision - Introducing Bicycles (Cycle hire and cycle routes) within the Towns - Reducing embedded carbon - Clear objectives for net-zero carbon planning - Reducing negative environmental impacts and consideration i.e. Bradwell B and Southend Airport	The local plan will include policies which will encourage the provision of electric vehicle charging points, as well as on site and off site renewable energy developments. Modern and energy efficient design methods will be supported within the design policies. Improving bus and rail transportation is outside the remit of Maldon Council and the local plan. Cycling, active travel and sustainable modes of transport will be supported. The Council is committed to helping the UK move towards the government's target of net zero by 2050. The renewable policy will take into account environmental considerations and constraints.
Christopher	Kent		Flooding is a key issue.	The Council agree that flood risk is a key issue; there will be a flood risk policy in the LDP to address this. The Council has commissioned a Strategic Flood Risk Assessment which is currently being undertaken, in order to inform the local plan review.
Lisa	Singh	Direct Call Centres Ltd		
Kenny	Alexander	Thomas Gainsborough School	Yes	Your support is welcomed.
Elizabeth	Sawyer Bayliss			
Michael	Partridge		Incorporation of solar roof panels at the design stage would be preferable to later installation. All industrial developments should be encouraged to install renewable energy sources appropriate for the site. There needs to be a mix of renewable energy systems to avoid over-reliance on any one type.	Both on site and off site renewables will be supported through the policies contained within the new local plan. The policies will aim to be flexible so that the type of renewable energy used is commensurate and suitable to the scale and type of development.
Kenneth	Northfield		All above should be considered.	Your support is welcomed.
Jerry	Petts			
Frederick	McMahon		New builds must have heat pumps or equivalent. Strange this was not part of the new build around Maldon.	On site renewables such as this will be encouraged.
Sophie	Pryor		Sustainability is very important for the District. Future policies should require a level of performance from new housing but should be flexible enough in the delivery of new technology and building techniques to ensure policies do not quickly become out of date. They should reflect the need to utilise different technologies on different scales of development. Policies should encourage a mix of solutions in order to create robust developments.	Both on site and off site renewables will be supported through the policies contained within the new local plan. The policies will aim to be flexible so that the type of renewable energy used is commensurate and suitable to the scale and type of development.
David	Kennedy		In terms of climate change it is important that new developments are as energy efficient as possible. All energy production costs the environment, be it solar, wind or gas, it is just a matter of degree. Better to not require the energy in the first place.  Energy used should take into account the whole life impact of its generation and the lowest impact solution taken dependent upon individual situation.	Both on site and off site renewables will be supported through the policies contained within the new local plan. The policies will aim to be flexible so that the type of renewable energy used is commensurate and suitable to the scale and type of development.
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home	Both on-site renewables and off site renewable energy projects should be included	Both on site and off site renewables will be supported through the policies contained within the new local plan.
Jo	Crump	Servoca Secure Solutions		
Susan	ARCHER			
Phillipa	Griffiths			
Mark	Behrendt	Home Builders Federation	In considering on-site renewable energy the Council will need to consider the costs posed by any requirements and ensure that it does not impact on the deliverability of development in the Borough. The amount of energy that can be supplied through on-site renewable will also depend on the size and location of a site and as such both the feasibility and viability of on-site renewable energy should be a key consideration in the level of provision on a site.	Your comments are noted. Renewable energy will be encouraged at a level proportionate to the site.
Anne	Bailey		Both are equally important and should be worked together.	Both on site and off site renewables will be supported through the policies contained within the new local plan.
Winifred	Sutherland			
Lucien	Taylor		Likely impacts on localised flooding should be considered. New development should be fitted with renewable energy systems eg solar panels and energy efficient boilers.	Comments noted. There will be a flood risk policy in the local plan, and policies will encourage on site renewables in new developments.
Reegan	Howles		Climate change needs to be tackled at all levels of governance, from the individual mindset to the government policies. All methods that can reduce our impact on climate change are beneficial, but we must establish which is 'more important' from an objective stand point. Which methods generate the most energy per £ or per area? Does the creation & assembly of these energy projects involve the use expensive or non renewable resources? How long does it take for each method to create enough renewable energy to outweigh the initial set up costs? There are many factors involved and research that needs to be done to help us to answer this question more accurately.	The Council will aim to ensure policies support on site renewables, as well as off site renewables. Once the new local plan is adopted, each planning application will be assessed on its own merits against the new policies. Details relating to the costs involved etc are outside the remit of the local plan.
David	Baker		It is vital that developments should be as far as possible self sufficient or energy neutral.	The Council agrees and will aim to ensure policies support on site renewables, as well as off site renewables.
Jeremy	Richardson		Solar panels on roof should be standard.  Charging infrastructure for cars should also be elevated in importance.	The Council will aim to ensure policies support on site renewables, as well as off site renewables. Electric charging points will also be supported.
Glenna	Wilkins		All large housing developments should have independent sources of electric eg solar panels. Sewage and water supply.	The Council agrees and will aim to ensure policies support on site renewables, as well as off site renewables.
Cheryl	Carter	Education		
Susan	Mason			

## Question 40

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Melad	Kamlow			
Danny	Soul			
Dave	Draper	The Hartford Insurance Group	On-site renewables are very important	Both on site and off site renewables will be supported through the policies contained within the new local plan.
Fiona	Barkham	Private Individual	yes as long as these are considered alongside effects on the landscape	The Council will ensure policies in relation to renewables, consider the impact on the landscape and visual amenity.
Roy A	Clare	Charities	domestic projects should be easier to permit Yes, of course. It would be absurd to omit.	Both on site and off site renewables will be supported through the policies contained within the new local plan.
Kevin	Cooper		No loss of existing woodland and more native woodland planted	Your comments are noted.
Katherine	Whitehouse			
Linda	Soul			
Robert	Wilson		on-site or off-site should be equally important and in context of what is most suitable for the site.	Both on site and off site renewables will be supported through the policies contained within the new local plan.
Sarah-Jayne	Hunt	SJ Aesthetics LTD		
Jonathan	Hunt			
Deborah	de Boltz	Farleigh Hospice		
alan	Johnson	sky broadcasting	unless you have a large development you should probably focus on encouraging renewable energy sources as an alternative to building Bradwell B	Comments noted. Please be advised that any nationally significant infrastructure projects, such as Bradwell B, are brought forward by central government and not within the control of Maldon District Council.
Tim	Murphy			
Claire	McGrane		I don't have an opinion of these as reviews are mixed and install costly and whilst very important, I don't know how it would effect affordability. I'd like more information.	More information can be found on the Gov.uk website in relation to net zero, renewable energy and climate change. The policies in the local plan will take guidance from the most up to date evidence.
Tracey	Munford	NA	Renewable energy and the management and reduction of carbon emissions are important considerations for any planned development.  Increased cars and traffic to / from any site is a major consideration	Your comments are noted. Developments will be encouraged in sustainable and accessible areas to reduce the need to use a car.
Victoria	Cutmore	Endurance Estates		
Peter	Clack		The emphasis is not specific enough to what will make a realistic impact in the consideration of what will make an impact to development and climate change in the District. This needs to be expanded and should as a de minimus include: - Reducing negative environmental impacts and consideration i.e. Bradwell B and Southend Airport - Greater availability of EV charging provision - Increased opportunities for localised green energy and heat pumps - Improved Bus and Rail transport provision - Introducing Bicycles (Cycle hire and cycle routes) within the Towns	Policies will support the use of on site and off site renewables, including localised green energy and heat pumps. Policies will aim to ensure there are minimal negative environmental impacts of developments, however this harm may have to be weighed against any benefits. Electric charging points will be supported, as well as bicycles, to support the change to sustainable transport methods. The improvement of bus and rail services is outside the responsibility of the Council and the remit of the local plan.
Brian	Haydon	Cold Norton Parish Council		
Rowan	Rampersad		Yes	Both on site and off site renewables will be supported through the policies contained within the new local plan.
LUKE	MACFARLANE	S A RAVEN		
Anna	Wombwell	Morris Farm		
Lee	Foster		yes all housing should have its only green energy supply	Both on site and off site renewables will be supported through the policies contained within the new local plan.
Ronald	Owen	Not applicable		
Elizabeth	Johns			
Colin	Day			
Vanessa	Horner		Larger renewable is better than local as easier to upgrade when new technology emerges . Solar panels are expensive and have a finite life. Wind farm or heat ground source cheaper and more effective and good selling point for houses	Both on-site and off-site renewables will be encouraged as part of the policies within the local plan. It is a requirement of the local plan process to provide a map showing areas suitable for on shore wind development
Natalie	Bradford			
Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company	Development generally and increased population worldwide is increasing deleterious climate change. There need ts be push back to the U.K government to stop imposing these "developmen schemes" which are made out to be good for the general population - in my view they are not. Not to mentioned the terrible suffering and casualties of the insect and animal kingdom	Maldon District Council has a requirement to provide a certain number of houses each year, as required by central government. National and local guidance and policies are set in order to guide these developments to the most suitable location, also having regard to mitigating against any impacts, including those on habitats
Tony	Vanner			
Josie	Vanner			
Tracy	Carroll			
Ian	Roberts	N/A		
Marion	Gunn		On site renewables - solar panels, rainwater harvesting should be as important as off site projects	Your support is welcomed. Both on site and off site renewables will be encouraged through the local plan.
Tony	Ashton	none		
mandy	SHORT			



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David	Hill	Dandara Ltd	Climate change technologies, both on and off-site, continue to evolve over time. The cost of on-site requirements will need to be factored into viability assessments going forward, however, with a general shift in society to want to combat the issue, inclusion of such technologies are also viewed as a positive in relation to sales and marketing. In practical terms, the amount of energy that can be supplied through on-site renewables will depend on the size and location of a site and as such both the feasibility and viability of on-site renewable energy should be a key consideration in the level of provision on a site.	Your comments are acknowledged; both on and off site renewables will be supported.
Steven	Potter		More important. If all new development had solar panels on the roofs there wouldn't be a need to destroy good agricultural land to create 'solar farms' at the expense of food production.	Comments noted. Both on-site and off-site renewable developments will be supported.
Vysian	Banyard	TKPC	Flood alleviation measures; the reduction in the use of cars; building houses with a low carbon footprint.  Renewable energy is usually nowhere near as "green" as is made out! Air-source heat pumps are inefficient and require large amounts of electricity for little heat.	Flood mitigation will be supported and required through local plan policies. Developments will be supported in sustainable and accessible areas to reduce the reliance on the car, as well as the support of electric vehicles. The design of buildings in relation to mitigating climate change will also be encouraged. The support of renewable energy is promoted by central government, which is evidence by scientific research, of which the local plan will take guidance from.
Linda	Raffray			
John	Cooper			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	Obsidian Strategic consider that any policy requirements related to onsite renewables should have regard to the costs generated. This is to ensure that any requirements does not detrimentally impact on the deliverability of development in the District.	Your comments are noted.
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council	All of the above as appropriate.	Your support is welcomed. Both on site and off site renewables will be encouraged through the local plan.
Tim	Chilvers		4.38 Yes, climate change should be a key priority of the local plan. The Council have declared a Climate Change emergency and ensuring that the updated policies seek to mitigate the adverse impact of climate change over the plan period up to 2043, will make a positive will make a positive contribution towards the objective of reaching net zero carbon.  4.39 The incorporation of renewable technologies as part of new developments is important and this is an integral part of Anderson Groups commitment to tackling climate change. Ensuring designs incorporate appropriate measures to manage surface water, enhance habitats and deliver biodiversity gains will also be equally important. The Anderson Group are fully committed to provision for energy efficiency measures in all new dwellings to ensure carbon emissions are minimised.  4.40 However, one of the greatest challenges for the District will be helping to deliver improvements to the existing housing and commercial building stock to improve water and energy efficiency which is generally beyond the remit of the planning system. Therefore, supporting renewable energy projects on a larger scale such as wind and solar farms will be essential to help deliver more sustainable energy sources, particularly in a rural area where fuel poverty will be a significant issue.	Your support of climate mitigation is welcomed. The Council will ensure climate change mitigation is a key focus of the local plan. Both on site and off site renewable energies will be encouraged.
Ruth	Bull	The Othona Community	Othona intends to continue its contribution to reducing emissions and adapting to climate change in line with the declared Climate Change Emergency. We have ceased to use gas, are totally off-grid, and are optimising production of on-site green - wind and solar - electricity. Once we have a second wind turbine which we hope will be granted planning consent in line with the principles of the LDP, use of a diesel back-up generator will be minimal. These environmentally sound credentials are increasing our visitor numbers. Othona is a niche business employing 4-5 people, supporting tourism and the local economy by offering residential accommodation to people seeking leisure, peace and Christian spirituality through a diverse programme of creative activities based around this estuarine site. We protect and enhance the environment and natural habitats, and look forward to working in partnership with like-minded organisations including Maldon District Council, to sustain this beautiful tranquil site.	Your support and implementation of climate mitigation methods are welcomed.
Mark	Jackson	Mark Jackson Planning	It should be emphasised within the future text of the Preferred Options Local Plan, that for Towns, Settlements and farmland on the Essex Coast, the biggest challenge is and will continue to be Flood Risk and providing and presenting a strategy to address it properly should be within the Preferred Options. As an example a large proportion of the commercial employment area of Heybridge will be subject to flooding during the 20 year Local Plan period.	Development will be steered towards areas with lowest flood risk. A Strategic Flood Risk Assessment is being undertaken in order to inform the local plan review.
Elliott	George		Fundamentally, development must be first sited in sustainable locations that have access to a wider range of services and facilities as well as sustainable transport modes, such as railway stations. If the basic infrastructure for this isn't in place, it will be increasingly challenging for development to properly address climate change.	The local plan will aim to steer development to the most sustainable and accessible locations across the District.
ann	cutting			
Sharon	Cushen		Self sufficient energy and build quality (insulation) paramount factors in the LDP	Both on site and off site renewables will be encouraged through the local plan.
Ian	Tooley			
Sally	Tokeley		Design the towns and villages so there is less car travel needed to undertake day to day activities and getting to work.	The local plan will aim to steer development to the most sustainable and accessible locations across the District.
Kate	Ellis		Houses should have solar panels, electric car charging ports, ground source heat pumps.	Policies in the local plan will encourage all these technologies.

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Christina	Chan		All renewable energy sources should be considered including wind and solar farms. Most of rural Maldon district is still served by oil. Improved infrastructure and more efficient housing improvement is required to move away from oil fired heating.	Comments noted. Both wind and solar farms will be encouraged.
Tim.	Holdsworth		Both are important	Your support is welcomed.
Graham	Snow		Build new houses with PV roof systems.	Policies in the local plan will encourage this.
Chris	Melbourne		as above	Comments noted.
Sarah	Packard			
Jake	Nugent	Endurance Estates Ltd		
Martin	Cook		Solar panels on the roof.	Policies in the local plan will encourage this.
Clifford	Brown			
Steve	Gallant	Crouch Valley Defence Group		
Lesley	Woodley			
John	Buchanan		On-site renewables can play a huge part in energy provision. If built-in to the original developments they can be integrated into the look of the buildings and economies of scale in larger developments will mean they can be a low-cost solution. By having them directly linked into the heating and electrical systems of new houses then their benefits can be maximised. Off-site renewable projects are equally important as they support the provision of large-scale energy needs.	Both on-site and off-site renewables will be encouraged as part of the policies within the LDP.
Kirsty	Rowell			
Tim	Bradford	leadenhall		
Philip	Wakeling		All new estates should incorporate a proportion of renewable energy generation. This as distinct from major offsite infrastructure which requires separate consideration	Your support is welcomed. Both on site and off site renewables will be encouraged through the local plan.
Pete	Butcher		I think it is important that all low cost, climate friendly, options are mandated at the development stage. The most beneficial element would be ensuring that all properties are insulated to a very high level and use double glazing as standard. It may be possible to attract private businesses to subsidise the use of PV on housing developments. Ground source heat pumps are high cost and will only become viable by the encouragement of central government using subsidies etc.	Your support is welcomed. Both on site and off site renewables will be encouraged through the local plan.
David	Brock			
Mark	Tentori	Mazdev Limited	Both on and off site renewables play an important part in reducing the impacts of climate change. Off site renewables have the potential to have much more significant benefits when compared to the (relatively) smaller scale impacts of on site renewables, and therefore should be actively encouraged over on site renewable solutions.	Both on-site and off-site renewables will be encouraged as part of the policies within the LDP.
Niki	Halls			
Neil	Burke	Bradwell Power Generation Company Limited	To meet net zero by 2050 and decarbonisation of our energy sector by 2035 all of these measures are equally important and all are required.  The IPCC Sixth Assessment Report on Climate Change (February 2022) gave the starkest warning yet on the impacts of climate change and the risk of progressing with the status quo. The summary for policymakers (SPM.D.5.3) states:  "The cumulative scientific evidence is unequivocal: Climate change is a threat to human well-being and planetary health. Any further delay in concerted anticipatory global action on adaptation and mitigation will miss a brief and rapidly closing window of opportunity to secure a liveable and sustainable future for all."  They are also clear that this needs to be actioned immediately (in the next 10 years):  "Societal choices and actions implemented in the next decade determine the extent to which medium- and long-term pathways will deliver higher or lower climate resilient development (high confidence). Importantly climate resilient development prospects are increasingly limited if current greenhouse gas emissions do not rapidly decline, especially if 1.5°C global warming is exceeded in the near term (high confidence). These prospects are constrained by past development, emissions and climate change, and enabled by inclusive governance, adequate and appropriate human and technological resources, information, capacities and finance."	Your support is welcomed. The Council note the findings of the IPCC reports and, having declared a climate emergency in 2021, are committed to mitigating the impacts of climate change.
Jane	Pilgrim		I think on-site renewables are essential providing the buildings are sufficiently insulated in the first place.	Comments noted. It is the intention to include on-site renewables as a requirement within the policies in the LDP.
Lynne	Goodbourn		Support to improve current housing efficiency. Vehicle charging points, m proving local facilities to reduce the need to travel out of the area for services.	Comments noted. Electric charging points will be encouraged, as well as the construction of housing in sustainable locations.
Stewart	Geden			
Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith			
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt		Concntrate on the goal in hand - once that is resolved worry about Climate change and various factors that impact it	The government is committed to tackling climate change and ensuring the UK becomes net zero by 2050, as outlined in the Climate Change Act 2008 and therefore this will be a key theme of the local plan. Furthermore, the Council declared a climate emergency in 2021 and is therefore committed to promoting climate action.

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Simon	Priest			
Philippa	Marshall		On site solutions are equally important	Policies in the local plan will encourage both on site and off site renewables.
Lewis	Cook	Form Architecture Ltd.	On-site renewables can be as important as off site projects, and both should be encouraged within the borough.	Comments noted. Policies will encourage both on-site and off-site renewable energy developments.
Kevin	Head		Both are equally important and each case will depend on its scale and viability.	Comments noted. Policies will encourage both on-site and off-site renewable energy developments.
Steve	Williamson		Energy efficient homes must be mandatory for new builds to help offset climate change including provision for on-site energy generation and EV car charging facilities.	New developments will be encouraged to included on site renewables and facilities such as electric vehicle charging points.
James	Cowell	E & B R Cowell	n/a	
Colin	Hawkes			
Ronald	PIPER			
Tracey	Merritt	Dengie Hounds and Horses		
John	McLarty		All new housing schemes need to address climate change through the use of sustainable materials and on-site renewables where appropriate.	Comments noted. Policies will encourage sustainable developments as well as the use of on-site renewable energies.
John	McLarty		A mixture of sustainable design solutions will be important on all sites for new proposed communities.	Comments noted. Policies will encourage sustainable developments as well as the use of on-site renewable energies.
Norman	Branch	N/A		
John	McLarty		All new housing schemes need to address climate change through the use of sustainable materials and on-site renewables where appropriate.	Comments noted. Policies will encourage sustainable developments as well as the use of on-site renewable energies.
Valerie	Coleby	Berrys		
James	Clarke			
David	Stilwell			
Ann	Thomas		Better insulation of all new properties. Wind farms. Solar energy	Comments noted. Wind and solar farms will be encouraged.
michael	harris			
Geoffrey	Cox		Wind farms /solar farms & district heating networks.	Comments noted. Wind and solar farms will be encouraged.
John	McLarty		All new housing schemes need to address climate change through the use of sustainable materials and on-site renewables where appropriate.	Comments noted. Policies will encourage sustainable developments as well as the use of on-site renewable energies.
Kevin	Bruce		As important. As stated earlier, ALL new housing should have solar panels installed and buildings aligned to give maximum southern orientations. If plots are large enough then install ground heat pumps. Permit small domestic wind turbines if technologies provide efficient units but avoid noise problems. Industrial sites could have larger turbines.  Because we've learnt to live happily with wind turbines [ We can see over 200 from our house if visibility is good, c100 if less visibility ] I would support on land wind farms on the east Dengie coast	On site renewables such as those you have mentioned will be supported in all new developments. Off site renewables will also be encouraged, in the right locations. It is a requirements that all local plans now provide a map showing areas suitable for on shore wind developments; this will be done as part of the new policy creation.
Barrington	Thomas			
Matthew	Taylor		Question 39 - Yes, this should be a key priority in line with the Council's declaration of a Climate Emergency. It is important that it is taken into account not just in terms of the 'standards' applied to development but in regard to the spatial strategy and location of site allocations to minimise the need to travel and support sustainable patterns of movement.  Question 40 - These issues are important, but also flexibility to take account of new/emerging technologies. It is important that it is taken into account not just in terms of the 'standards' applied to development but in regard to the spatial strategy and location of site allocations to minimise the	Development will be supported, where it is proposed in sustainable and accessible locations, especially for the site allocations. It is a requirement that the local plan is reviewed at least every 5 years, which will ensure it takes into account the most recent guidance.
Robyn	Woloszczuk			
Lesley	Speller			
William	Shepherd		All new developments should have adequate insulation, heat pumps and provision for solar energy plus charging points for electric vehicles with off road parking. Provision of high speed broadband should also be a priority Off site renewable energy provision is also important and should be sited comensurate with the local environment	Both on site and off site renewables will be supported, as well as electric vehicle charging points. High speed broadband can often be required via condition at the planning application stage.
Nicola	O'Dean	Balgores Motors		
Alexander	Romang			
Hayley	Holgate	ECC		
Eirlys	Parry	N/A		
victoria	newson	Childrens Nursery	Drainage, renewable energy, water supply and water recycling.	Policies in the local plan will cover these topics. The Water Cycle Study will be updated, as well as the Strategic Flood Risk Assessment, which is being undertaken currently
Michael	Unwin	N/A		
Tony	Barber			
Nick	Mason	ECOClassics	All renewable energy sources should be considered including wind and solar farms. Most of rural Maldon district is still served by oil. Improved infrastructure and more efficient housing improvement is required to move away from oil fired heating.	Comments noted. Policies will be included to encourage more renewable energy sources including wind and solar farms.
David	Banfield			
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		I believe that every effort, either within new housing (on-site) or on a greater scale (off-site) should be put in to making housing sustainable/self sufficient.	Your support of renewable technologies is welcomed. The local plan will encourage the use of both on site and off site renewables.
Catherine	Bicknell	Mid and South Essex Health and Care Partnership	4.5 Tackling climate change Tackling climate change should be a priority in the local plan; it poses a major threat to our health as well as our planet. The NHS's ambition is to deliver the work's first net zero health service and respond to climate change, improving health now and for future generations and to achieve net zero carbon for the emissions directly controlled by 2040. Local plan policies, in particular the location of development and enabling healthier active forms of transport, will impact on the achievement of this ambition. Approximately 3.5% of all road travel in England relates to patients, visitors, staff and	Your support of climate action measures is welcomed. Developments will be located in the most accessible and sustainable areas, to encourage active and sustainable forms of transport.
N	Baseley	IBA Planning Ltd		
Chris	clark		Wind farms should be miles away from everyone, out at sea or tidal power. Solar farms are taking up our land which could grow food but if they need to be built they should be miles away from housing.	The government encourages the provision of on-shore wind farms and it is a requirement that the LDP provides a map of areas suitable for wind development.
Sarah	Yates			
Leonard	Lewis		I think some on-site renewables are acceptable as long as housing estates don't start to look like mini power stations. I think more acceptable is NOT on-shore wind farms but OFF-SHORE wind farms along with tidal power systems and district heating networks but NOT solar farms that are becoming a disfigurement to our countryside.	Both on site and off site renewables will be supported. The policy for off site renewables will include a map of land suitable for on-shore wind developments, as this is a national requirement for local plans to be found sound. Off-shore wind farms are not within the District's jurisdiction and would be decided at national level.
Isabel	Adcock		All present and future innovations should be included and tradition should not trump.	There is a statutory duty for the Council to review its local plan at least every five years. This will assist the Council in ensuring all policies are up to date, taking into account the most recent guidance and evidence.
R	Minney			
Tim	Grant	Evolution Town Planning		
Jane	Potter	Purleigh Parish Council	On-site renewables such as photovoltaics are more important than off-site renewable energy projects such as on-land wind farms, solar farms, district heating networks, etc. If all new development had solar panels on the roofs there wouldn't be a need to destroy good agricultural land to create 'solar farms' at the expense of food production, which is vitally important to local and national sustainability.	Both on site and off site renewables will be supported. The policy for off site renewables will support the development of land for this purposes which is of lower agricultural quality so as to not impact on crop production.
ANNE	OSBORN	Purleigh Community Shop		
BRIAN	COLLINS		yes but the development should be centrally available, not unlike the central oil storage that was created in 70/80's, also tidal generation of electricity, thereby avoiding wind farms.	Comments noted. Due to the location of tidal generation of electricity, this would not be a development that Maldon District could approve. The government encourages the provision of wind farms and the LDP will provide a map of areas suitable for wind development.
c/o Agent	c/o Agent	Maldon Wick Limited		
ZOE	HOSTY			
S	Swain			
Kevin	Coleman	Phase 2 Planning		
John	Lawrence		n/a	
Diane	Wallace			
Jonathan	Aldis	Good life Countryside Services	Yes definitely, we need incorporated renewable energy production built into new developments.	Comments noted. This will be encouraged through the policies within the LDP.
sara	doran		I think that onsite renewables are even more important than offsite renewable energy projects - they embed climate change mitigation from the start. There are significant costs on small developments, but it is possible for more than one home to be managed via ground source heat pumps and photovoltaics.	Comments noted. Both on site and off site renewables will be encouraged through the policies within the LDP.
Grace	Godwin			
Sue	Hillman			
michael	carr	NHS		
Colin	Horner	Villageretreat	Larger renewable infrastructure is better than local as its easier to upgrade when new technology emerges. Solar panels are expensive and have a finite life, a localised wind farm or heat ground source pump is cheaper and more effective and a good selling point for the houses.	Comments noted. A policy will be included in the LDP in relation to off-site renewables.

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Kevin	Money	St. Lawrence Parish Council	This has to be addressed in the Local Development Plan. And it probably means that development should be kept to those areas where there is the possibility of ensuring a proper transport network to help with reducing pollution. Given the projected rise in sea levels development should be kept away from areas at increased risk of flooding although in a largely low lying area that could be problematic. At the same time a clearer definition of net-zero development is needed. Re-using buildings and materials as well as issues around insulation and eco heating systems are part of it. However should carbon offset purchases really be regarded as a cop-out?	Development will be encouraged in sustainable areas, away from areas of flood risk. The Climate Change Act 2008 states that 'It is the duty of the Secretary of State to ensure that the net UK carbon account for the year 2050 is at least 100% lower than the 1990 baseline', with the 1990 baseline being 'net UK emissions of carbon dioxide for that year, and net UK emissions of each of the other targeted greenhouse gases for the year that is the base year for that gas'. The government have released 'Net Zero Strategy: Build Back Greener' in October 2021 which explains the net zero aims in further detail.
Mark	Anderson			
Karen	Wellum			
Emma	Wright		Off site renewables are more important	Comments noted. A policy will be included in the local plan to encourage off-site renewables. On site renewables will also be supported, however, through the design policies.
Robert	Scott	Lewis & Scott Retirement Living Ltd		
Claire	Udall	1		
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council	Yes they are equally important.	Your support is welcomed. Both on site and off site renewable technologies will be supported through the policies set out in the local plan.
Mary	Hammond			
Rob	Bard			
Ian	Drinkwater		look at flood risk in the light of climate change	Comments noted. A flood risk policy will be included in the LDP.
John	hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council		
Peter	Lampard		Yes but not to the exclusion of visual appeal.	The visual appearance and the impact on the character of the area will be a consideration within the policies supporting renewable technologies.
Nicola	Taylor	Elixirr		
Graham	Johnson	graham v johnson		
Chris	Yates			
Judith	Radcliffe		All possible options should be used including a reduction in road transport.	Your support is welcomed. Both on site and off site renewable technologies will be supported through the policies set out in the local plan. The use of sustainable modes of transport will be encouraged, including the use of public transport and active travel options.
Burnham	Town Council	Burnham on Crouch Town Council	All are of equal importance.	Your support is welcomed. Both on site and off site renewable technologies will be supported through the policies set out in the local plan.
Sally	Everitt	Community360		
Mark	Garrett		eat pumps/passive buildings for ALL new builds, and solar/wind to support those existing properties unable to install heat pumps	All forms of on site renewable energy will be supported.
Justin	Barkham	Self employed	yes as long as these are considered alongside effects on the landscape domestic projects should be easier to permit	The impact on the landscape and the character of the area will be taken into account within policies in the local plan.
Paul	Vidler			
Simon	Butler-Finbow	Pigeon Investment Management	Climate change and sustainable development are a focus for both national policy and planning and so MDC must ensure that the emerging LDPR reflects those agendas to deliver sustainable development that has a positive impact on the move towards a low carbon economy. MDC also declared a climate change emergency in February 2021, and thus if it is committed as a Council to addressing climate change, then this should be included as a key priority for the LDPR.  In order to positively contribute to tackling climate change, development allocations must deliver sustainable development and the sites offer this opportunity. As detailed in this representations and the Delivery Statements previously submitted to MDC, the developments all provide opportunities for residents to walk and cycle to serve all of their day to day needs, or use public transport for journeys further afield. This includes for shopping, education, employment and recreation as a result of the distance from the site to key facilities, and the inclusion of employment and a 2FE primary school, pre-school as part of 'The Trails'. When compared to other 'greenfield' sites the submitted sites offer significantly greater benefits in terms of their location and availability of every day services, facilities, employment opportunities and sustainable transport. The accessibility of the sites and associated benefits were all recognised by MDC in the SHLAA (Site references BOC9, BOC17, BOC19 and BOC20).  Opportunities should also be taken in the LPDR to encourage the incorporation of renewable technologies into new development.	Your comments are noted. The Council will ensure the local plan reflects the government agenda on the move towards net zero and a low carbon economy. The Council notes it declared a climate emergency in 2021 and is committed to addressing climate change, which will be reflected in the local plan.  Development, particularly for housing, will be encouraged in sustainable and accessible areas where residents are able to access day to day facilities by active or sustainable modes of transport.  Both on site and off site renewables will be supported.
Victoria	Long			
Victor	Staines			
Jayne	Moore	Essex County Fire and Rescue Service		
Stephen	Sutton			
Kevin	Bennett			

## Question 40

First Name	Last Name	Organisation	Question 40. What do you consider to be important in terms of development and climate change? Are on-site renewables such as photovoltaics, ground source heat pumps, etc as important/more important as off-site renewable energy projects such as on-land wind farms, solar farms, district heating networks, etc?	COUNCILS RESPONSE
Nicholas	Matthams		Ideally photovoltaics should be mandated to all south facing roofs on new builds that are not shaded by other obstructions. This reuses space which would otherwise be left empty as opposed to using agricultural land for solar farms thus leaving more land for food use	Policies will be written to support the provision of on site renewables for new build
Christian	van Stolk	RAND Europe		
Nicholas	Jepson			
Pamela	Lacey		Building on flood plains is not a good idea, things are only going to get worse, People end up with homes they can't sell and a miserable life every time it rains.	Comments noted. A flood risk policy will be included in the LDP. Building on flood plains is not encouraged, however it can be acceptable in certain circumstances if suitable mitigation methods can be implemented.
Chloe	Soul			
carole	kirk		houses should incorporate some form of renewable energy	Policies will be written to support the provision of on site renewables for new build developments.
Sharon	Jackson			
RICHARD	GROUT			
Tim	Madelin		Net zero for construction but adequate sustainable transport (public transport, walking cycling) for development locations	Both on site and off site renewables will be supported. Developments will be supported where they are located in the most sustainable and accessible areas.
Charles	Bishop			
Paul	Jewiss	Self Employed		
Joanna	Jeffery	Althorne Parish Clerk	We should ensure that all new building is robust to the effects of climate change, i.e. extreme weather conditions and flooding, whilst following Gov Guidance on best practice for choice for renewable energy systems. Technology developments could shift the choice of systems within the life of the LDP	Your support for climate action and the provision of renewables is welcomed.
Deborah	Anderson	NHS		
John	Pilgrim	Self employed	On site uses less infrastructure and isn't an eyesore.	Your support for on site renewables is welcomed. Both on site and off site renewables will be supported.
Gloria	Gold	London Design and Engineering UTC		
Linda	Curry			
Lucy	Waterhouse			
Jon	Mayhew			
James	Goody	James Goody refurbishments		
Paul	Coppin		These are important issues but there must be flexibility with regards to future technology improvements	The local plan will be reviewed every 5 years at least, in order to take into account the most recent evidence and guidance.
Johanna	Dale		We are a sunny district - solar panels on roofs should be seriously consider for all new developments, whether residential or commercial.	Solar panels will be supported and encouraged on all new buildings.
Tracy	Kinnane			
Steven	Bardwell	S P Bardwell Ltd		
David	Oxford	Lloyds Banking Group	Agreed	Your support for climate action and the provision of renewables is welcomed.
Stephen Francis	Dewick	Curry Farm	yes	Your support for climate action and the provision of renewables is welcomed.
Carlos	Rodriguez			
George	Dixon		Any design that limits climate impact should be encouraged within developments	The new design policies will be written to encourage a design which mitigates climate change, including the requirement of on site renewables.
Rebecca	Tucker			
Mark	Faraway		Renewables are important to ensure sustainability. Land wind farms are an eyesore and should remain out in the rivers and seas where consistent winds are	A renewable energy policy will be included in the new local plan in order to encourage off site renewables. In line with national guidance, a map will be produced for the renewable policy showing areas which are suitable for wind development. Any wind development proposed at sea would not be within the District and would not be assessed by Maldon District Council, however we would be consulted on the application.
T	Kettleley		Better quality housing designed with climate future proofing in mind combined with renewable energy sources both on site and off site.	The new design policies will be written to encourage a design which mitigates climate change, including the requirement of on site renewables. A renewable energy policy will be included in the new local plan in order to encourage off site renewables.
Elizabeth	Weston		Yes these should be included on all new buildings	Your support for on site renewables is welcomed. The Council will ensure policies are worded so that renewable technologies are required for new buildings.
Jacky	Barber			
Stephen	Hodgkinson		Both are equally important and each case will depend on its scale and viability.	Your support for both on site and off site renewables is welcomed. Policies will be included to ensure both types are encouraged within the District.
Ursula	Benjafield			
Paul	Mitchell			
Kristian	Tokeley	CTC Construction Ltd	With reference to Q39, There can be no choice between local amenities, infrastructure spending and constructing housing that combats climate change. BOTH are to be considered	Your comments are noted. Both on site and off site renewables will be supported.
Lynda	Bugg		Maintenance of existing ditches and drainage systems is vital to reduce flood risk.	A flood risk policy will be included in the local plan to ensure mitigation and reduction of flood risk. A Strategic Flood Risk Assessment has also be commissioned and is underway
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		

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James	Campbell	HMPPS	I think we should be careful with any major changes	Your comments are noted. The local plan will be informed by robust evidence.
William	Moss		On-site far mor important	On site renewables will be encouraged within the new design policies in the local plan.
Simon	Mackenzie Smith			
Richard	Udall		New houses in sustainable locations with existing facilities	Sustainability underpins national and local policies; the local plan will encourage new dwellings in sustainable and accessible locations.
Rosalind	Bishop			
Paul	Burgess	None	The aesthetic impact of solar and wind power needs to be considered. No mention of the need for electric power pick up sites for EVs. Guidance and evaluation for new heat sources should probably be available to developers and private owners to enable them to make quantitive decisions.	The visual impact of renewable energy developments will be considered within the policy, and will need to be weighed against other impacts and benefits. The Council will have a positive approach to providing electric charging points.  The Council can consider whether it is deemed necessary to create an SPD with further guidance including on new heat sources.
John	Symington		We consider that the LDP should seek to promote on-site renewable energy generation within developments, where feasible; and to acknowledge the benefits of sites that have the potential to be serviced by renewable energy	The local plan will promote on site renewable energy through the design policies. The Council will work hard to have a positive approach to incorporating renewable energy in all new developments.
D	Cooper			
C/O Agent	C/O Agent		On site renewables are considered to be as important as off-site renewable energy projects. The utilising of on-site renewables, such as ground and air source heat pumps, are important in tackling the issues associated with climate change. However, in considering on-site renewable energy, the Council will need to consider the costs posed by any requirements and ensure that it does not impact on the deliverability of development	The local plan will include policies for both off site and on site renewables. Your particular support of on site renewables is welcomed.
Zoe	May	East of England Ambulance Service NHS Trust	NHS is committed to meeting carbon net zero and BREEAM outstanding	Your support in meeting carbon net zero is welcomed.
Roger	Woodcock			
Michael	Manning			
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates		
Simon	Plater	Plater+Claiborne	Yes they are as important.	Your support is welcomed.
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park		
Linda	Coom		On-site renewables are a great idea, spreading the responsibility and helping to avoid huge sites needing to be given over to energy generation. New builds should all have to incorporate something.	The local plan will ensure on-site renewables are required for new developments, through the new design policies.
John	Peirson			
Ron	Brown	Corporate		
Roger	HAWES			
Anne	Hull	Elmwood Equestrian Centre	Sola panels ,ground sourced heat pumps even wind turbines, in my opinion every little bit helps	The Council will work hard to have positive policies on climate action and renewable energy, incorporating factors.
Matthew	Bloxham	Matt		
Julia	Morris			
Amanda	MacKenzie			
Jenny	Shepherd			
Jack	Ellum			
Bernard	Steeples			
Anna	mccomb	NHS Property Services Ltd		

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Natalie	Kermath	Environment Agency	We note that Maldon DC is treating the issue of climate change as an emergency as evidenced by its recent "Climate Emergency Statement". We would suggest that the Council considers the inclusion of a climate change policy within the new Local Plan and that this should include recognition of the likely elevation of frequency of inland flood risk (from watercourses, rivers and surface water) as well as the impacts of sea level rise on areas at risk of tidal flooding (close to the Blackwater and Crouch estuaries and tidal rivers). It must also reflect the vulnerability of tidal flooding to areas such as the Causeway Industrial/Commercial area, Maldon waterfront, Heybridge and Heybridge Basin, Burnham-on-Crouch, Althorne (Bridgemarsh), North Fambridge, Mayland, Maylandsea, St Lawrence, Bradwell, Tollesbury and Goldhanger. These areas could flood for tidal events as frequent as a 5% annual probability (1 in 20 annual chance) as a consequence of sea level rise if defences are not raised to offset the higher risks of defence overtopping over the next 100 years. This demonstrates the importance of improving the flood defences to maintain the sustainability of these areas into the future. Inland drainage systems (both surface water and small watercourses) which currently discharge water to tide via gravity sluices will become less efficient in years to come as sea level rise reduces the time window in which the sluices can open to drain (extended tide-locking of sluices). This factor, combined with the impacts of climate change on storm rainfall intensity and elevated river/stream flows is likely to elevate the risks of flooding to property and businesses located in low lying areas near to these points of outfall. In areas the Shoreline Management Plan advocates no active intervention to maintain or renew existing flood defences, there is no financial viability to replace defences, or climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term. The Local Plan should consider whether there may be a need to promote opportunities to relocate development, including housing, to more sustainable locations. If the Council believes that such measures may be necessary, then a Local Plan policy could set out the mechanisms and opportunities for how relocation could be facilitated. The	A strategic climate change policy will be included in the new local plan, as well as a renewable energy policy, with the inclusion of climate action and renewable energy across the local plan, particularly within design policies.  There is significant national guidance in relation to flood risk and steering development to areas of lower flood risk. There will also be a flood risk policy in the new local plan. A Strategic Flood Risk Assessment has been commissioned and is in progress, to inform the local plan review, and there will be an update to the Water Cycle Study.
Peter Tim	Knights Dixon		Climate change should not just be something that MDC pretends to take seriously on its website and in its literature, but as mentioned at 18.1 of the consultation document, 'taking bold and decisive action over the next 15 years (or sooner) will be critical if we are to avoid global temperature rising beyond 2 degrees Celsius'. The council owes it to future generations to put climate change at the forefront of its development policy by taking steps now to ensure good intentions become reality. The different types of renewables mentioned above are not something I feel confident to comment	Your support is welcomed. It is the intention that the local plan will include policies for both on-site renewable energy, to be incorporated into developments, as well as off-site standalone renewable developments.
Unknown	Unknown	Ministry of Defence		
Josh	Plant	Gladmans	In principle, Gladman would support policies and priorities which seek to tackle climate change and reduce carbon emissions. Nonetheless, it is vital that any policy requirements are justified by robust evidence and drafted with reference and consideration to the relevant Building Regulations and the emerging Future Homes Standard which offer the most appropriate mechanism to deliver low carbon and energy efficient developments. Any policy requirement must be fully justified through clearly evidenced need alongside the impact being considered through a viability assessment. In addition, a number of authorities have opted to introduce climate change and sustainable construction supplementary planning documents to provide additional guidance to policies contained in their Local Plan (See: East Hampshire and Warwick). The Council should consider whether an SPD would be appropriate to provide additional guidance to any climate change and sustainable	Your support of policies to tackle climate change and reduce carbon emissions is welcomed. Please be assured that all policies will be underpinned by robust evidence. The Council will consider whether an SPD regarding climate change and sustainable construction will be required.
Duncan	Clark		Yes, this should be a key priority in line with the Council's declaration of a Climate Emergency. It is important that it is taken into account not just in terms of the 'standards' applied to development but in regard to the spatial strategy and location of site allocations to minimise the need to travel and support sustainable patterns of movement.  We have limited expertise in this area. The key thing is sustainability and reducing the carbon footprint presumably by putting employment creating development into sustainable areas well	The Council aims to be proactive in terms of climate action, having declared a climate emergency in 2021. The Council will work hard to have a positive approach towards climate change mitigation and renewable energy. Sustainability underpins national policies and will continue to underpin the local plan. Policies will direct new development to the most suitable, accessible and sustainable areas.
Patricia Mick	Smith Sargeant			
John	Cockerell	Hatfield Peverell Parish Council		
Catherine	Williams	C/O Savillis (Agent)		
Tom	Kelly			
Linda	Gemmill			



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Linda	Gemmill			
Mark	Norman	Highways England		
*	*		<p>4.42 Yes, climate change should be a key priority of the Local Plan. The Council have declared a Climate Change Emergency and ensuring that the updated policies seek to mitigate the adverse impact of climate change over the plan period, up to 2043 and beyond, will make a positive contribution towards the objective of reaching net zero carbon.</p> <p>4.43 The incorporation of renewable technologies as part of new developments is important. However, these have to be able to deliver the appropriate quality of living environment required. Ensuring designs incorporate measures to manage surface water, enhance habitats and deliver biodiversity gains will be equally as important. Advances in Building Regulations are already leading radical changes to climate and low carbon solutions. Bloor Homes would submit a comprehensive resource efficiency statement with any</p> <p>planning application and Climate Change Policies should follow this suggestion so as to avoid becoming outdated.</p> <p>4.44 One of the greatest challenges for the District will be helping to deliver improvements to the existing housing and commercial building stock, to improve water and energy efficiency, which is generally beyond the remit of the planning system. Therefore, supporting renewable energy projects on a larger scale such as wind and solar farms will be essential to help deliver more sustainable energy sources, particularly in a rural area where fuel poverty will be a significant issue.</p>	Your support is welcomed. As well as encouraging the use of renewable technologies, policies in the local plan will also aim to manage surface water, enhance habitats and deliver biodiversity net gain. It is acknowledged that building regulations also have a role to play in terms of climate change mitigation. The local plan will include policies for both on-site renewable energy, to be incorporated into developments, as well as off-site standalone renewable developments, such as wind and solar farms.
*	Willmott		<p>4.33 Yes, climate change should be a key priority of the local plan. The Council have declared a Climate Change Emergency and ensuring that the updated policies seek to mitigate the adverse impact of climate change over the plan period, up to 2043 and beyond, will make a positive contribution towards the objective of reaching net zero carbon.</p> <p>4.34 The incorporation of renewable technologies as part of new developments is important, however, these have to be able to deliver the appropriate quality of living environment required. Ensuring designs incorporate measures to manage surface water, enhance habitats and deliver biodiversity</p>	Your support is welcomed. As well as encouraging the use of renewable technologies, policies in the local plan will also aim to manage surface water, enhance habitats and deliver biodiversity net gain.
Thomasin	Foster			
Ivor	Watson			
*	*			
*	*		<p>4.33. Yes, adaptation to climate change should be a key priority of the local plan. As such the Council should be very clear on those matters that are particular to Maldon and not simply national or global objectives with sometimes tenuous connections to construction and its impact in Maldon. For example, adaptation to climate change can improve the resilience of a location, while resisting development in certain locations may exacerbate, or fail to address, existing issues that could be resolved.</p> <p>4.34. The incorporation of renewable technologies as part of new developments is important. However, building regulations are advancing annually and the Local Plan is not considered to be the most effective place to set out such requirements unless there is an identified specific issue within Maldon that would warrant it. From the spatial portrait it does not appear that there is any specific demand other than water stress. We would recommend that the Council therefore focuses Local Plan policies on identifying the best locations for new development and ensuring places are resilient, while providing positive policies for the delivery of commercial renewable energy projects.</p>	Your support is welcomed. It is the intention that the local plan will include policies for both on-site renewable energy, to be incorporated into developments, as well as off-site standalone renewable developments. However, it is also acknowledged that building regulations will play a role in climate change mitigation. The local plan is specific to Maldon and will addresses issues that affect Maldon directly. Development sites will be allocated in the most suitable locations and there will be a presumption in favour of sustainable development, in line with the National Planning Policy Framework.
*	*		<p>3.38 Yes, adaptation to climate change should be a key priority of the local plan.</p> <p>3.39 The incorporation of renewable technologies as part of new developments is important. However, building regulations are advancing annually and the Local Plan is not considered to be the most effective place to set out such requirements unless there is an identified specific issue within Maldon that would warrant it. From the spatial portrait it does not appear that there is any specific demand other than water stress. We would recommend that the Council therefore focuses Local Plan policies on identifying the best locations for new development and ensuring places are resilient, while providing positive policies for the delivery of commercial renewable energy projects.</p>	Your support is welcomed. It is the intention that the local plan will include policies for both on-site renewable energy, to be incorporated into developments, as well as off-site standalone renewable developments. However, it is also acknowledged that building regulations will play a role in climate change mitigation. Development sites will be allocated in the most suitable locations and there will be a presumption in favour of sustainable development, in line with the National Planning Policy Framework.
*	*		<p>3.36 Yes, adaptation to climate change should be a key priority of the local plan.</p> <p>3.37 The incorporation of renewable technologies as part of new developments is important. This can often be achieved more effectively in new buildings than retrofitting the existing housing stock.</p> <p>3.38 We would also comment that building regulations are advancing annually and the Local Plan is not considered to be the most effective place to set out such requirements unless there is an identified specific issue within Maldon that would warrant it. From the spatial portrait it does not appear that there is any specific demand other than water stress. We would recommend that the Council therefore focuses Local Plan policies on identifying the best locations for new development and ensuring places are resilient, while providing positive policies for the delivery of commercial renewable energy projects.</p>	Your support is welcomed. It is the intention that the local plan will include policies for both on-site renewable energy, to be incorporated into developments, as well as off-site standalone renewable developments. However, it is also acknowledged that building regulations will play a role in climate change mitigation. Development sites will be allocated in the most suitable locations and there will be a presumption in favour of sustainable development, in line with the National Planning Policy Framework.

Question 40

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*	*		3.38 The incorporation of renewable technologies as part of new developments is important. However, building regulations are advancing annually and the Local Plan is not considered to be the most effective place to set out such requirements unless there is an identified specific issue within Maldon that would warrant it. From the spatial portrait it does not appear that there is any specific demand other than water stress. We would recommend that the Council therefore focuses Local Plan policies on identifying the best locations for new development and ensuring places are resilient, while providing positive policies for the delivery of commercial renewable energy projects.	Your support is welcomed. It is the intention that the local plan will include policies for both on-site renewable energy, to be incorporated into developments, as well as off-site standalone renewable developments. However, it is also acknowledged that building regulations will play a role in climate change mitigation. Development sites will be allocated in the most suitable locations and there will be a presumption in favour of sustainable development, in line with the National Planning Policy Framework.
*	*		3.37 Yes, adaptation to climate change should be a key priority of the local plan.  3.38 The incorporation of renewable technologies as part of new developments is important. However, building regulations are advancing annually and the Local Plan is not considered to be the most effective place to set out such requirements unless there is an identified specific issue within Maldon that would warrant it. From the spatial portrait it does not appear that there is any specific demand other than water stress. We would recommend that the Council therefore focuses Local Plan policies on identifying the best locations for new development and ensuring places are resilient, while providing positive policies for the delivery of commercial renewable energy projects.	Your support is welcomed. It is the intention that the local plan will include policies for both on-site renewable energy, to be incorporated into developments, as well as off-site standalone renewable developments. However, it is also acknowledged that building regulations will play a role in climate change mitigation. Development sites will be allocated in the most suitable locations and there will be a presumption in favour of sustainable development, in line with the National Planning Policy Framework.
*	*			
*	*			
Alan	Massow			
*	*			
Ian	Butt			
Sarah	Sayer			

## Question 41

First Name	Last Name	Organisation	Question 41. Should we plan for net-zero carbon from plan adoption in 2023? - This would require all new development to be net-zero carbon upon adoption of the plan. Would the Council need to bring forward any additional guidance to support this?	COUNCILS RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council		
Kevin	Ashman	Estates and Agency Strategic Land	Too prescriptive - technology / transport / life choices are interlinked and support each ambition - this should not constrain environmental responsible growth.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. The local plan policies must be specific however will encourage all forms of climate change mitigation and promote sustainability
David	Smye	The Maldon Society	New buildings should always be designed to include on-site generation of power - whether from heat pumps (if sufficient room), solar panels (incorporated into the roof covering if possible) or other means. The materials used for the construction should also be considered as many materials (particularly bricks) will affect the overall score to achieve a carbon neutral building. <del>2023 would be too soon</del>	The Council will work hard to ensure policies are included which encourage the provision of on site, and off site renewable energy, as well as sustainable construction.  Your comments regarding net zero carbon from 2023 are acknowledged and understood
Jacky	Bannerman	Woodham Walter Parish Council	Short setting the date for zero carbon to 2023 could have a counter cost benefit which may make the District less attractive for house purchasers. Pre-empting and pre-empting government policy could prove expensive	The Council will be having a viability assessment done of any draft policies and this will determine whether setting a shorter date for zero carbon would still be viable for developments
Paula	Stanbury			
Sonia	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Peter	Ingram		I think this was a vision but I don't think it is realistic.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Gareth	Davies	N / A	Too soon.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
EDWARD	GITTINS	Edward Gittins & Associates	The Local Plan should align as closely as possible with, and contribute to, national sustainability objectives.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Alan	Shrimplin	N/A		
Helen	James		Pointless since the uk does not contribute significantly to World carbon emissions	The UK government has a commitment to achieving net zero by 2050. Whilst we cannot control global emissions, the Council can encourage the District to play our part in the fight against climate change
Kathy	Day			
Richard	Edwards		This is a very aggressive target, but one that must be aimed for and should be high on the list of requirements for all developments	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Peter	Wakling			
Sue	White		Net carbon may be a step too far, but most definitely a low or neutral carbon footprint.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. The local plan will encourage all forms of climate change mitigation and promote sustainability
Stuart	Willsher	Persimmon Homes Essex	Central Government's target is to achieve net zero by 2050; therefore it would be unrealistic to expect all developments in the District to be net zero from adoption. It may be better for Maldon to adopt a policy that supports in principle developments that achieve net zero (but which doesn't punish developers/developments that cannot achieve this); which would serve to encourage developers to plan for net zero from the outset	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Sara	Howarth			
Roy	Martin	Mr Roy Martin	High energy costs will inevitably lead to dilution of these goals.	Your comments are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. The Council will be undertaking a viability assessment of the draft policies and this will inform us if they will affect the viability of development going forward
Eissa	Leo			
Tim	Hann		Whether this at all realistic or feasible in the short space of time is another matter.	Your comments are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. The Council will be undertaking a viability assessment of the draft policies and this will inform us if they will affect the viability of development going forward
Poppy	Vidler	Crown Consumer Ltd	Yes but I am not sure this is realistically possible without greenwashing.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Tara	Strydom			
Jenny	Ball		This sounds like a good aspiration. But I don't know enough to be able to assess how feasible it actually is.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Cliff	Baron			
Gill	Winsor	Tesco		
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			

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Shaneen	Illanes			
Sarah	Sapsford		It probably would need to	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Merryl	Quilter			
Bear	Keen			
Jessica	Cox		I support this however recognise that net zero within 1 year is a difficult target.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Robert	Burton			
Yvonne	Wade			
Louise	Bywaters-Smith	Hospitality		
Brooke	Roberts-Morgan			
Patricia	Bunkle			
Stephanie	Ireland			
Marc	Rawinsky	M R Sovereign Services Ltd		
Roger	Tiffin		I can not see how we can achieve zero carbon when the we import so many things	This is outside the remit of the local plan.
Kathryn	Beighton	Publishing	A bit soon	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Roy	Warren	Sport England		
STUART	SOWTER			
Mark	Raffray		If put forward as a serious target, even if partially aspirational within the timeframe of the new LDP, since this sets the correct trajectory. Very comprehensive guidance, with workability verification would certainly be required. The Issues and Options document is very light on possible approaches to Renewable Energy Development for the District	Your comments are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
April	Rowley			
Douglas	Channer	Private		
Kevin	Lagan			
Bill	Withers			
Joanna	Jeffery			
Braxted and Blackwater Conservation Group	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	No comment.	Noted.
Bethany	Jones	Colchester Borough Council	No comment - see response below to 42	Noted.
magnus	Magnusson	Parker Planning Services		
raymond	dundas	Householder	If achievable.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Peter	Layley			
Rex	Davenport		But the Plan should aim to ensure net-zero carbon developments are introduced during the Plan's lifetime	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Lesley	Mitchelmore	Danbury Parish Council		
John	Watson		If Net Zero is to be supported effectively the reduction of miles travelled by car is of primary concern. This can only be reduced if developments are in locations that are close to key infrastructure and services. Examples might be the distance from both primary and secondary schools, to a major supermarket or employment. With the best will in the world it is highly likely that these activities will be conducted by car rather than other more sustainable means. Location of strategic sites are of vital importance in relation to these key drivers. Analysis performed by LPC has indicated that access to frequently used infrastructure and service by residents would produce approximately 1 ton of Co2 per individual at a minimum if further development occurs.	The planning framework is underpinned by the requirement to build in sustainable locations. Development will be encouraged in the most sustainable locations in order to reduce the need to travel and use the private vehicle.
Ali	Aldis			
N	DA			
Peter	Holmes			
Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			
Colin	Pryke		see comments in 40. This is a matter for central government. Any additional costs of zero carbon will prejudice the money available for improving architectural design, decent enforceable S106 agreements etc.	Your comments are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. The Council will be undertaking a viability assessment of the draft policies and this will inform us if they will affect the viability of development going forward.
Stewart	Newlands	Fambridge Lake		
sue	Rawlinson	Evolve		
Douglas	Milsted	Heybridge Basin Conservation Society		

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Alan	Outlaw	Self Employed	I simply think it is too ambitious a target. We fail to embrace the controversial measures MDC mute from time to time. For example, the new 20 MPH on the High St and Market Hill. The real pollution is coming from through traffic which are using Market Hill to access Heybridge and beyond or the shopping centres rather than use the bypass. Market Hill should be closed to all traffic other than access, deliveries and buses/taxis.	Your comments are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. Closing Market Hill to traffic is outside the scope of the local plan.
Gavin	Rowell		The entire basis of the net-zero agenda is under increasing pressure as Co2 is being continually exposed, with swathes of data, as not being the demon suggested. Climate change is real and constant, so whilst energy efficiency and pollution should be top agenda items, using 'carbon' as a measure of a policy will prove to be heavily flawed. Therefore any policy where 'carbon reduction' is pivotal as a success marker should be avoided.	Your comments are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Jackie	Gibbs		I believe, although a wonderful consideration, it would be untenable with our current global & UK economic situation....however, we need to strive to achieve net-zero carbon asap. Perhaps additional guidance from the council over the next few years with a view to targeting after that.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Lindsey	Squire	North Farnbridge Parish Council		
K	Jeffries			
John	Lakin	?		
Andy	Quelch			
Samantha	Weeks			
Carlie	Mayes			
James	Rushton		Ideally, we should plan for net-zero carbon in 2023, although I suspect that that is not entirely feasible. But there are surely aspects of housing materials and energy supply that could be made carbon-zero in 2023 - ie that something of some significance can be firmly required to be net-zero in 2023, whilst other elements of the whole building / housing structure be made net-zero on new builds at slightly later dates to be defined. Additional guidance will be required but equally there is a tremendous range of good guidance and material out there, which could be made available to individual householders.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Richard	Martin	Scott Properties	This should not be set as a policy without clear evidence that it is viable and deliverable.	All policies in the local plan will underpinned by robust evidence.
Mike	Spurgeon	Phase 2 Planning and Development		
C/O Agent Mike	Spurgeon	Phase 2 Planning & Development		
Catherine	Champion			
Terence	Hughes	Burnham-on-Crouch constituent	We are already far ahead of most of the world and the cost is a crippling. Until countries like China and USA come on board our efforts only can be used as an example. The cost is not worth it.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. The Council cannot control what other countries do, however the local plan will encourage all forms of climate change mitigation and promote sustainability.
Amanda	Mickelsen			
Tim	Aves			
Samuel	Newton	Anglo European School		
Mary-Ann	Munford			
Jo	Harvey			
Jeremy	Potter	Chelmsford City Council	Maldon is one of 12 Essex local authorities, along with Chelmsford, which has adopted the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS). This is in its infancy, and the City Council believe that its statement that new developments are failing to bring forward local mitigation measures is premature. The City Council would welcome inclusion of more detail on the RAMS policy and its operation within the revised LDP, particularly given the long shoreline, and large area of coastal designated sites representing 18% of the land area in the Maldon district.	Your comments regarding RAMS are noted. The Council will look into including this in more detail in the local plan.
Terry	Fleming		2023 seems ambitious as many developments will already be well on in the planning process	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Daniel	Goodman	Rochford District council		
Chris	Harvey		Is this feasible? The Plan should not include provisions that cannot be achieved.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Philip	Davies		Supporting Guidance is essential. I think the general public, particularly the young, fully support the need to urgently reduce their impact on climate change but need expert advice.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. It is acknowledged that guidance and clarification may be required for further explanation.
Jane	Senior			
Susan	Cumming	not applicable		
Mike	Hayes		Clear guidance should be produced.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. It is acknowledged that guidance and clarification may be required for further explanation.
Ronald	Edge	Construction Industry	Don't build any more houses.	The government set housing targets that each area in the country must adhere to.
Daphne	Scott			

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Gordon	Mussett	Little Braxted Parish Council	define net-zero carbon in terms which don't allow developers to offset it by planting trees elsewhere in the country/world or by buying carbon credits This would also impact on where development should occur, as it would need to be near where low carbon transport is available. Developments not readily served by rail/bus would not be permitted	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. Developments will be encouraged in sustainable areas.
David	Sismey		Working towards netzero in 2050 is appropriate not faster than this which will bring greater costs	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Anthony	Fittock		If Net Zero is to be supported effectively the reduction of miles travelled by car is of primary concern. This can only be reduced if developments are in locations that are close to key infrastructure and services. These are distance to both primary and secondary schools,distance to a major supermarket, distance to employment. With the best will in the world these activities are not possible to walk or cycle to for the vast proportion of residents . Location of strategic sites are of vital importance in relation to these key	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. Developments will be encouraged in sustainable areas.
Ronnie	Tongue	state school		
Daniel	McAllister	Robert Mulholland And Company Limited	The introduction should be phased in more slowly.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Matthew	Cooper		My understanding is that net zero development is not, at present, commercially viable and such a policy would defeat the object of the LDP. However, the LDPO should set out a direction of travel towards this point in future LDPs	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None		
christine	collins		seems an unrealistic target that would be doomed to fail	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Stuart	Williams	Ace group		
Michele	Williams		I think this would be desirable but should be phased in as it might overwhelm potential self builders	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
David	Webb			
Andrew	Marsh	Historic England		
Brian	Haydon			
jasbir	Singh			
Janice	Jackson			
Jenny	Clemon	Langford & Ulting Parish Council	Though not sure how realistic a target this is.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Hazel	Notley			
Jean	Brown			
Joanne	McGinity			
Stuart	Dedman	Nil		
e	e	e	If we believe that developments would still be viable to go ahead, then absolutely, yes, especially as national planning policy hasn't caught up with this.  It may be more realistic to require developers to deliver 75% or 80% lower carbon emissions from the outset of our plan – ahead of the Government's 2025 target	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Kerry	McKenna			
Penny	McCauley	Tiptree dental		
Jane	Phillips	Solicitors		
David	Rees			
Felicity	Gale			
Lindsey	Wright			
Darren	Weeks			
Phil	Manning			
John	Mitchell		Only if the government seriously improved Building Control requirements. Otherwise all attempts can be subject to planning appeal.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. Building regulations are outside the scope of the local plan.
Doug	Lockwood	National Grid	It is not achievable.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Sally	George			
Vara	Szajkowski			
Bob	Calver		2023 is too early	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.

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Nick	Whiteley		In terms of community funding, there doesn't appear to have been much change - housing has increased while services have flatlined.  Resolving the issues with the environment now would reduce the cost in future, both physically for life, and economically.  <i>It's hard to catch a falling knife without cutting yourself, so don't let it fall in the first place.</i>	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Tessa	Lambert	Natural England	Given that the District Council has declared a climate emergency, there would appear to be an urgent need for net-zero expectations to be met. Additional guidance will be required to ensure that applicants are clear about what is required to deliver net-zero.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. It is acknowledged that guidance and clarification may be required for further explanation.
Dawn	Howles			
Linda	Flowers	Self Employed	Quantifying net-zero carbon is hard but a policy as to what the Council means by such a term must be clear. Priority should be given to these homes.	The government has set out guidance on net zero. The Council will ensure all policies are worded clearly.
natasha	frith			
Karen	Neath	Tolleshunt Major Parish Council		
Anthony	Bates		Not feasible within this timeframe	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Russell	Howles	WSP	If this were to come forward, the Council would definitely need to provide additional guidance to support this. Guidance would need to cover: What net zero means What the plan means by a net zero development How net zero should be achieved How net zero should be maintained (not just achieved in the first year through carbon offsetting) How it could be subsidized	Your suggestions are welcomed and supported.
Diane	Carter			
Gillian	Hollamby			
Richard	Courtney	University Of East London	I'm sceptical as to whether net zero will be a policy priority in coming years so it's probably best to go for low carbon with a wait and see approach!	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Brian	Townsend			
Robin	Fanshawe			
Malcolm	Finch			
Peter	Taylor	Retired		
John	Hitcham		And provide appropriate pump priming investment	Your comments are 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	Yes in the same way that policies were put in place for EV's	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Gary	SPICER			
Richard	Kelly	Croudace Homes	Whilst the principle is supported, flexibility needs to be allowed for in the policy. The Government's drive for net zero through the future homes standard has been prepared with the need to allow time for the industry and suppliers to build up capacity of new equipment in mind. A policy seeking to go faster than the transition already mandated by the Government would need to consider what evidence the Council had to show why it is practical to go faster in Maldon than the national transition. As with the response to Q38, the Council needs to ensure schemes/developments remains viable and the need for net-zero does not deter / delay sites being delivered.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
JO	COOMBES			
Helen	Bridge		More important to go low carbon which is more realistic than zero carbon.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Melanie	Allen	Government		
Adam	Medlycott			
Jonney	Aldridge		'Yes, we can'	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Joanne	Maloney			
Mark	Hurley	Selfridges	I don't see that target as achievable	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.

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Portia	Roelofs		Accelerate all net-zero plans.	Your comments regarding net zero carbon from 2023 are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
John	Tompkins		Short setting the date for zero carbon to 2023 could have a counter cost benefit which may make the District less attractive for house purchasers. Pre-empting and prejudging government policy could prove expensive.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Amanda	Clack		The Council needs to set the Vision and Strategy around this and also provide policy and guidance to support the objectives around net-zero Carbon. See response to Q40.	Your supportive comments regarding net zero carbon from 2023 are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Christopher	Kent			
Lisa	Singh	Direct Call Centres Ltd		
Kenny	Alexander	Thomas Gainsborough School		
Elizabeth	Sawyer Bayliss			
Michael	Partridge		'Net-zero' is a meaningless phrase open to wide interpretation. There is a perception that the inclusion of this and similar terms in planning applications is simply a box ticking exercise which guarantees a favourable reception by the authorities.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. Policies referring to net zero would set out what this means.
Kenneth	Northfield			
Jerry	Petts			
Frederick	McMahon			
Sophie	Pryor		The Council should seek to be ambitious in seeking to achieve net zero but policy setting should recognise that this may impact on the delivery of housing schemes in the short term as the housebuilding industry makes the transition to new technologies and building techniques. Policies should seek to deliver net zero schemes as quickly as possible but recognise that national policy has been delayed and there is currently a lack of clarity on how net zero can be delivered on all types of development. In order for the policies to remain relevant throughout the plan period they should relate to current and emerging national policy and require schemes to set out how these have been considered and met.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
David	Kennedy		It would be too challenging to go to net zero in such a short time frame, perhaps a planed to do so over 3 to 5 years would be more achievable	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home		
Jo	Crump	Servoca Secure Soutions		
Susan	ARCHER			
Phillipa	Griffiths			
Mark	Behrendt	Home Builders Federation	<p>The HBF recognises the need to reduce carbon emissions from new homes. As such we are working with our members and Government to provide an effective route map in achieving the necessary reductions whilst also maintaining the supply of housing required to meet the country's needs. To achieve improvements in energy efficiency whilst maintaining supply requires not only the housebuilding industry to adapt but also those industries supporting it to develop the necessary supply chains that will ensure the products required to meet these standards, such as ground and air source heat pumps, are available.</p> <p>The national approach to making homes more energy efficient being taken forward by the Government allows for the transition to zero carbon homes by improving energy efficiency and decarbonising national grid. The proposed regulations are ones that ensure there is sufficient time for the development industry, and relevant supply chains, to deliver the Future Homes Standard from 2025. This stepped approach would see a 75% improvement on CO2 emissions compared to the 2013 Building Regulations by 2025 but will allow supply chains to develop and ensure deliverability of the higher standard at the appropriate time. The Council must recognise that this not just an issue of viability but also one of deliverability and that, as the Government notes in paragraph 2.53 of their consultation response, the Interim part L standards are a key stepping stone to implementing the higher standards from 2025.</p> <p>There is still considerable work to do to ensure that supply chains are in place to supply the housebuilding industry as well as the technical skills in place to deliver and maintain systems such as ground and air source heat pumps, to guarantee they work as expected on a much larger scale. It is important that these systems when they are used work to ensure that the public are satisfied with the product and can rely on it to meet their needs. As such the HBF supports a clearly defined national approach to improving the energy efficiency of new homes and we are broadly supportive of the Government's phased approach to this matter.</p> <p>We recognise that the Government in their feedback on the responses to the consultation on the Future Homes Standard will continue to allow Councils to set higher standards in their local plans. However, this should be seen within the context of the higher standards that the Government are expected to be introducing from June 2022 and the statement in paragraph 2.41.6 of this response to the consultation.</p>	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. Building regulations are outside the scope of the local plan.
Anne	Bailey			
Winifred	Sutherland			
Lucien	Taylor			



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Reegan	Howles		The impact we have on this planet will affect my future and tackling climate change is something I care strongly about. All new developments should be net-zero as soon as possible.	Your supportive comments regarding net zero carbon from 2023 are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from
David	Baker		But only if it is achievable. The setting of unrealistic goals will only give national government an excuse to apportion blame for its own failures.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Jeremy	Richardson		Not sure its achievable in 2023. Need time to put infrastructure in first	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Glenna	Wilkins			
Cheryl	Carter	Education		
Susan	Mason			
Melad	Kamlow			
Danny	Soul			
Dave	Draper	The Hartford Insurance Group		
Fiona	Barkham	Private Individual		
Roy A	Clare	Charities	Blunt instrument. Need to phase in, and much more likely to succeed if so.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Kevin	Cooper			
Katherine	Whitehouse			
Linda	Soul			
Robert	Wilson		Net zero is not practicable in this timescale.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Sarah-Jayne	Hunt	SJ Aesthetics LTD		
Jonathan	Hunt			
Deborah	de Boltz	Farleigh Hospice		
alan	johnson	sky broadcasting		
Tim	Murphy			
Claire	McGrane		Whilst a great idea, I am not sure whether net zero carbon and affordable housing can go hand in hand	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Tracey	Munford	NA	Renewable energy and the management and reduction of carbon emissions are important considerations for any planned development.  Increased cars and traffic to / from any site is a major consideration	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. Sustainable locations and access to public transport/alternative modes of transport are support in order to decrease the use of private vehicles.
Victoria	Cutmore	Endurance Estates		
Peter	Clack		See response to Question 40	Noted.
Brian	Haydon	Cold Norton Parish Council		
Rowan	Rampersad			
LUKE	MACFARLANE	S A RAVEN		
Anna	Wombwell	Morris Farm		
Lee	Foster			
Ronald	Owen	Not applicable		
Elizabeth	Johns			
Colin	Day			
Vanessa	Horner		Unrealistic better to provision for net zero in future	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Natalie	Bradford			
Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company		
Tony	Vanner			
Josie	Vanner			
Tracy	Carroll			
Ian	Roberts	N/A		
Marion	Gunn			
Tony	Ashton	none		
mandy	SHORT			
David	Hill	Dandara Ltd		
Steven	Potter		Impossible goal to achieve.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Vysian	Banyard	TKPC	This is not realistic, or even possible.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Linda	Raffray			

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John	Cooper			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	Whilst Obsidian Strategic recognises the need to reduce carbon emissions from new homes, it considers that any improvement in energy efficiency should be balanced with a number of other objectives to ensure that supply is maintained. The national approach to making homes more efficient being taken forward by the Government allows for a gradual transition to zero carbon. This means that there is sufficient time for the development industry, together with its supply chain, to adapt to changing requirements. Whilst it is accepted that Local Planning Authorities can set higher standards in their planning policies, it is considered that the forthcoming Future Homes Standards will mean that it is less likely that Local Planning Authorities will need to set local energy efficiency standards, and that building regulations may be a more appropriate method of achieving the objective. On this basis, Obsidian Strategic consider that a requirement to achieve net-zero from adoption of the Local Plan is not reasonable or appropriate.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council	As the Council sees fit.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Tim	Chilvers		4.41 Planning for net zero carbon is supported in principle. As set out in our response to Question 40, Anderson Group are one of the market leaders in terms of supporting energy efficiency design, which seeks to minimise carbon emissions.	Your supportive comments regarding net zero carbon from 2023 are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Ruth	Bull	The Othona Community		
Mark	Jackson	Mark Jackson Planning	With development in close proximity to or adjoining historic buildings and assets , it would be unreasonable to seek to achieve this in all locations across the District.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. It is acknowledged that regard must be had to the protection and enhancement of heritage assets.
Elliott	George		Taylor Wimpey wholly support the need to tackle climate change and that reducing carbon emissions of development is a critical aspect of this. We note that the Council has declared a Climate Emergency and considering seeking to secure net zero carbon from the adoption of the plan.  We would seek to support the Council as far as is reasonably practicable in this regard, but given the ambitious nature of the proposal, it would be important to understand what work the Council has undertaken to establish that this is realistic and deliverable.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
ann	cutting			
Sharon	Cushen		is net zero carbon achievable, no harm in aiming for the best we can be though.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Ian	Tooley			
Sally	Tokeley			
Kate	Ellis			
Christina	Chan		All new development should be net-zero. Also initiatives should be made to support the improvement of energy usage of existing homes.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Tim.	Holdsworth			
Graham	Snow			
Chris	Melbourne			
Sarah	Packard			
Jake	Nugent	Endurance Estates Ltd		
Martin	Cook			
Clifford	Brown			
Steve	Gallant	Crouch Valley Defence Group		
Lesley	Woodley			
John	Buchanan		Although the precise definition of "Net zero" becomes difficult when you look at the detail, making new developments take this requirement on will force them to make substantive changes to the way they operate.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Kirsty	Rowell			
Tim	Bradford	leadenhall		
Philip	Wakeling		Probably infeasible early. Yes, though, if possible.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Pete	Butcher		This sounds very onerous and probably unachievable in the short term due to the higher cost associated with this type of development. In my opinion these types of initiative can only really be implemented properly at national level and will require legislation and subsidies from central government. Trying to achieve this at a local level could be an inefficient use of resources and make housing unaffordable.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
David	Brock			
Mark	Tentori	Mazdev Limited	Whilst we would applaud such an ambition, it would be unlikely to be viable and deliverable for smaller developments in the District at this stage. A future date of 2027 (or later) should instead be set, which would bring the approach more in line with the emerging changes to Building Regulations.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.

Question 41

First Name	Last Name	Organisation	Question 41. Should we plan for net-zero carbon from plan adoption in 2023? - This would require all new development to be net-zero carbon upon adoption of the plan. Would the Council need to bring forward any additional guidance to support this?	COUNCILS RESPONSE
Niki	Halls			
Neil	Burke	Bradwell Power Generation Company Limited	The Local Plan should be consistent with national policy which is decarbonisation of the energy sector by 2035 and net zero by 2050.  Whilst the ambitions of the Council to do better are supported, this has to happen with the right infrastructure in place to enable zero carbon development to be viable, which is understandably more difficult to do in rural settings such as Malden.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Jane	Pilgrim		Not possible.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Lynne	Goodbourn		Ensure any development developers actually contribute to local amenities not jus leave space for it ( for example space reserved for a primary school or doctors surgery they should also contribute to sewage improvements etc)	The local plan will include policies regarding the provision of infrastructure; the provision of such infrastructure will also be required via planning applications and Section 106 agreements. Often such infrastructure can be the last part of a development to be built.
Stewart	Geden			
Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith			
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt			
Simon	Priest			
Philippa	Marshall			
Lewis	Cook	Form Architecture Ltd.		
Kevin	Head		2023 is too early, but MDC should seek to reflect emerging policies in neighbouring districts, such as Chelmsford City or Braintree.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. The Council will consider policies in neighbouring areas, when creating the new local plan.
Steve	Williamson			
James	Cowell	E & B R Cowell		
Colin	Hawkes			
Ronald	PIPER			
Tracey	Merritt	Dengie Hounds and Horses		
John	McLarty			
John	McLarty		It is important to plan for net zero but put in place realistic steps to achieve them.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
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			
Matthew	Taylor			
Robyn	Woloszczuk			
Lesley	Speller			
William	Shepherd		It should be introduced on a time scale that could be supported by the local community without causing significant additional cost to housholders with incentives to replace worn out equipment with sustainable replacements. eg heat pumps for boilers.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
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			
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		

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.	.	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		
Chris	clark		Covid has delayed everything plans need to go back, small steps .	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Sarah	Yates			
Leonard	Lewis			
Isabel	Adcock		I am much in favour of little carbon BUT we live in a rural area and without vast amount of infrastructure it would be impossible to even consider no carbon.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. It is acknowledged that the District is rural and that this means there may be additional issues in this regard
R	Minney			
Tim	Grant	Evolution Town Planning		
Jane	Potter	Purleigh Parish Council	The ambition to achieve net-zero carbon from the plan adoption in 2023 is an impossible goal to achieve.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
ANNE	OSBORN	Purleigh Community Shop		
BRIAN	COLLINS		unachievable in the time frame. Progressive certainly.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
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		as a priority	Your support is welcomed.Y our comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Grace	Godwin			
Sue	Hillman			
michael	carr	NHS		
Colin	Horner	Villageretreat	Its unrealistic. Better to provision for net zero in the future.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Kevin	Money	St. Lawrence Parish Council		
Mark	Anderson			
Karen	Wellum			
Emma	Wright			
Robert	Scott	Lewis & Scott Retirement Living Ltd		
Claire	Udall	1		
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council	A more realistic timescale should be adopted.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from
Mary	Hammond			
Rob	Bard			
Ian	Drinkwater			
john	hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council		
Peter	Lampard			
Nicola	Taylor	Elixirr		
Graham	Johnson	graham v johnson		
Chris	Yates			
Judith	Radcliffe		Guidance is required including detailed guidance on how to improve buildings in conservation areas.	Your comments are acknowledged and understood. The Council will consider whether it is necessary to provide additional guidance, including in relation to heritage assets
Burnham	Town Council	Burnham on Crouch Town Council		
Sally	Everitt	Community360		

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Mark	Garrett		define net-zero carbon in terms which don't allow developers to offset it by planting trees elsewhere in the country/world or by buying carbon credits This would also impact on where development should occur, as it would need to be near where low carbon transport is available. Developments not readily served by rail/bus would not be permitted	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. Developments will only be encouraged in sustainable areas.
Justin	Barkham	Self employed		
Paul	Vidler			
Simon	Butler-Finbow	Pigeon Investment Management	It is our view that MDC should not seek to plan for net-zero carbon from the point of plan-adoption as this is an unrealistic objective. Further discussions should be had such that MDC and all relevant stakeholders can establish how net-zero carbon can be achieved as soon as possible within a realistic timeframe. The timeframe can then be included within the LDPR along with recommendations and/or policies to help achieve this. This timeline should fall within and align with the national strategy to achieve net zero by 2050.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
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		
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			
Johanna	Dale			
Tracy	Kinnane			
Steven	Bardwell	S P Bardwell Ltd		
David	Oxford	Lloyds Banking Group		
Stephen Francis	Dewick	Curry Farm		
Carlos	Rodriguez			
George	Dixon		Again, the aim to be net zero should no longer be up for discussion given current climate crisis. This really should be an imperative in all aspects of development.	Your supportive comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Rebecca	Tucker			
Mark	Faraway			
T	Kettleley			
Elizabeth	Weston			
Jacky	Barber			
Stephen	Hodgkinson		2023 is too early, but MDC should seek to reflect emerging policies in neighbouring districts, such as Chelmsford City or Braintree.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. The Council will consider policies in neighbouring areas, when creating the new local plan.
Ursula	Benjafield			
Paul	Mitchell			
Kristian	Tokeley	CTC Construction Ltd		
Lynda	Bugg			
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		

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James	Campbell	HMPPS	Whilst we should reduce reliance I believe it is hard to achieve zero carbon in such a short timeframe without catastrophic impact on the regular person's life, not everyone will be able to afford electric cars for example and there will not be enough infrastructure for it without spending extremely high amounts of money. Efficiency is important and working with what we currently have in a better way is good, whilst slowly building further ways to implement renewables at a pace that can be readily assimilated into the current system.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
William	Moss			
Simon	Mackenzie Smith			
Richard	Udall			
Rosalind	Bishop			
Paul	Burgess	None	The technology is not yet available.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
John	Symington			
D	Cooper			
C/O Agent	C/O Agent		<p>Whilst it is recognised that there is a need for a reduction in carbon emissions from new homes, it is not considered feasible or viable for net-zero from plan adoption in 2023. There are a number of initiatives being considered by various organisations to provide an effective route map in achieving the necessary reductions whilst also maintaining the supply of housing.</p> <p>The national approach to making new homes more energy efficient being taken forward by the Government allows for a transition to zero carbon homes by improving energy efficiency and decarbonising the national grid. The proposed regulations are ones that ensure there is sufficient time for the development industry to adapt to the changes whilst allowing the supply to continue.</p> <p>The Council must recognise that this is not just an issue of viability but also one of deliverability.</p>	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Zoe	May	East of England Ambulance Service NHS Trust	NHS is committed to meeting carbon net zero and BREEAM outstanding	Your support is welcomed.
Roger	Woodcock			
Michael	Manning			
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates		
Simon	Plater	Plater + Claiborne	I think this is impossible to manage. There needs to be a lead in time for all developers to work towards net-zero carbon. A date in the future should be set in the plan e.g. 2030	Your comments are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. The Council will be undertaking a viability assessment of the draft policies and this will inform us if they will affect the viability of development going forward
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park		
Linda	Coom		I'm worried about what this would mean. Not all net/zero carbon is good and I'm not sure having a cast iron plan is a good thing.	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
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			
Tim	Dixon			
Unknown	Unknown	Ministry of Defence		
Josh	Plant	Gladmans		
Duncan	Clark			
Patricia	Smith			
Mick	Sargeant		There is no point in trying to go beyond national requirements and policies and commercial reality	Your comments regarding net zero carbon from 2023 are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
John	Cockerell	Hatfield Peverell Parish Council		
Catherine	Williams	C/O Savills (Agent)		
Tom	Kelly			
Linda	Gemmill			

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Linda	Gemmill			
Mark	Norman	Highways England		
*	*		4.45 Planning for net zero carbon should be phased as currently the necessary technologies are not widely commercially available and as such this could become a barrier to housing delivery. Whilst the Plan should incorporate the requirement for appropriate mitigation, this is considered to be a national issue which is more appropriately tackled through the Building Regulations. It would not be appropriate for the Plan to attempt to exceed the progress being made via the Building Regulations as this may harm delivery and scheme viability.	The Council is committed to ensuring climate change mitigation is implemented. Whilst building regulations have a role in achieving net zero, this should not be something that planning completely ignores. Your comments regarding net zero are acknowledged and will be taken into account when deciding when to plan net zero for.
*	Willmott		4.35 Planning for net zero carbon should be phased as currently the necessary technologies are not widely commercially available and as such this could become a barrier to housing delivery. Whilst the Plan should incorporate the requirement for appropriate mitigation, this is considered to be a national issue which is more appropriately tackled through the Building Regulations.	The Council is committed to ensuring climate change mitigation is implemented. Whilst building regulations have a role in achieving net zero, this should not be something that planning completely ignores. Your comments regarding net zero are acknowledged and will be taken into account when deciding when to plan net zero for.
Thomasin	Foster			
Ivor	Watson			
*	*			
*	*		4.35. Planning for net zero carbon is unnecessary as building regulations will reach net-zero in due course and the necessary technologies are not viable for all types of development at present. As such this could become a barrier to delivery. This is not known to be a pressing issue that is specific to Maldon and should therefore not go beyond national aims to reach net zero in construction.	The Council is committed to ensuring climate change mitigation is implemented. Whilst building regulations have a role in achieving net zero, this should not be something that planning completely ignores. Your comments regarding net zero are acknowledged and will be taken into account when deciding when to plan net zero for.
*	*		3.40 Planning for net zero carbon is unnecessary as building regulations will reach net-zero in due course and the necessary technologies are not viable for all types of development at present. As such this could become a barrier to delivery. This is not known to be a pressing issue that is specific to Maldon and should therefore not go beyond national aims to reach net zero in construction.	The Council is committed to ensuring climate change mitigation is implemented. Whilst building regulations have a role in achieving net zero, this should not be something that planning completely ignores. Your comments regarding net zero are acknowledged and will be taken into account when deciding when to plan net zero for.
*	*		3.39 Planning for net zero carbon is unnecessary as building regulations will reach net-zero in due course and the necessary technologies are not viable for all types of development at present. As such this could become a barrier to delivery. This is not known to be a pressing issue that is specific to Maldon and should therefore not go beyond national aims to reach net zero in construction.	The Council is committed to ensuring climate change mitigation is implemented. Whilst building regulations have a role in achieving net zero, this should not be something that planning completely ignores. Your comments regarding net zero are acknowledged and will be taken into account when deciding when to plan net zero for.
*	*		3.39 Planning for net zero carbon is unnecessary as building regulations will reach net-zero in due course and the necessary technologies are not viable for all types of development at present. As such this could become a barrier to delivery. This is not known to be a pressing issue that is specific to Maldon and should therefore not go beyond national aims to reach net zero in construction.	The Council is committed to ensuring climate change mitigation is implemented. Whilst building regulations have a role in achieving net zero, this should not be something that planning completely ignores. Your comments regarding net zero are acknowledged and will be taken into account when deciding when to plan net zero for.
*	*			
*	*			
Alan	Massow			
*	*			
Ian	Butt			
Sarah	Sayer			

Question 42

First Name	Last Name	Organisation	Question 42. Should we plan for net-zero carbon from a specific future date? - This would require all new development to achieve net zero carbon from a future date in the plan process, set out in policy. It could allow time for the development industry to adjust to the higher standards and may mean we can secure more affordable housing and community benefits from development, earlier on in the plan process.	COUNCILS RESPONSE
Ben	Binder	University of Adelaide		
Lorraine	Bailey	Wickham Bishops Parish Council		
Kevin	Ashman	Estates and Agency Strategic Land	Need to understand how net-zero carbon and affordable housing lead to early delivery of both deliverables.	Your comments regarding net zero carbon are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
David	Smye	The Maldon Society	2023 would be too soon. 2030 is sufficient time for the construction industry and suppliers to come to terms with the requirement.	Your comments regarding net zero carbon are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Jacky	Bannerman	Woodham Walter Parish Council	This is all likely to fall into the realms of government policy and outside of local control. Much will depend on legislation such as the Building Regulations and preempting this could be counterproductive.	It is acknowledged that much of this is/will be covered by national policies and building regulations, however the Council is keen to be proactive in following government policy in relation to achieving net zero.  Your comments are welcomed and will be taken into account when deciding when to plan net zero from.
Paula	Stanbury			
Sonia	Whiskin	Financial Services		
Geoffrey	Charge	n/a		
Robert	Collins			
Peter	Ingram		Yes, again this is a vision and a good one but I think we can only move as fast as is practical.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Gareth	Davies	N / A	Yes, 2030 would seem sensible and to accord with National policies.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Ben	Thornett			
Matthew	Wood	Phase 2 Planning		
EDWARD	GITTINS	Edward Gittins & Associates	The Local Plan should align as closely as possible with, and contribute to, national sustainability objectives.	Your comments are welcomed and understood. The local plan will align as closely as possible with national sustainability requirements.
Alan	Shrimplin	N/A		
Helen	James		Do it when the world's polluters decide to do it and not before	The Council acknowledges there are main contributors of pollution and climate change which are outside of the control and scope of the local plan, however the Council is keen for the local plan to address climate change at a local level for the Maldon District
Kathy	Day			
Richard	Edwards		A watering down of the suggestion in Q41. This is what governments have done previously and it only results in putting off the implementation date. Do it now.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Peter	Wakling			
Sue	White		Possible, but possibly in line with government policy, post 2030?	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Stuart	Willsher	Persimmon Homes Essex	Given Persimmon Homes' commitment to net zero from 2050, we would endorse using 2030 as a realistic target for all development in the District to be net zero by. This would give developments over 5 years to adjust to these standards, which seems sufficient time and advance warning.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Sara	Howarth			
Roy	Martin	Mr Roy Martin	Increasing energy costs will not allow long term specific dates to be set and are meaningless unless compliance is seen to be attainable. Must be capable of review.	Your comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from. Any dates which are set will be based on consultation comments and robust evidence. It is also a requirement for local plans to be reviewed every 5 years.
Eissa	Leo			
Tim	Hann		If 2023 is unachievable then alternative dates should be looked at to aim for net zero carbon.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Poppy	Vidler	Crown Consumer Ltd	Yes but I am not sure this is realistically possible without greenwashing.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.



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Tara	Strydom			
Jenny	Ball		We definitely need to drive towards net-zero carbon. I don't know enough to be able to assess when that could/should be.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Cliff	Baron			
Gill	Winsor	Tesco		
Emily	Benham	Servoca complex care and nursing		
Laura	Cannon			
Shaneen	Illanes			
Sarah	Sapsford		As soon as possible	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Merryl	Quilter			
Bear	Keen			
Jessica	Cox		This should absolutely be a key point in planning policy.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Robert	Burton		Yes	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Yvonne	Wade			
Louise	Bywaters-Smith	Hospitality		
Brooke	Roberts-Morgan			
Patricia	Bunkle			
Stephanie	Ireland			
Marc	Rawinsky	M R Sovereign Services Ltd		
Roger	Tiffn		see above as we in the past there is no ongoing inspections to assure that future works are carried out or are successful	Your comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Kathryn	Beighton	Publishing	2028 would be more realistic	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Roy	Warren	Sport England		
STUART	SOWTER			
Mark	Raffray		No, the climate change crisis requires fullest possible commitment now.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
April	Rowley			
Douglas	Channer	Private	Possibly but it must be realistic bearing in mind the targets set by the Government and the Council.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Kevin	Lagan			
Bill	Withers			
Joanna	Jeffery			
Braxted and Blackwater Conservation Group	BBCG	The Braxted and Blackwater Conservation Group (BBCG)	No comment.	Noted.
Bethany	Jones	Colchester Borough Council	The planning system has a crucial role to play in delivering effective action on climate change. Net-zero carbon will be achieved only if it is planned for. The Maldon District Council Climate Emergency aims to be a carbon neutral District Council by 2030 and ensure approaches to planning decisions are in line with a shift to net-zero carbon with a shift to net-zero carbon by 2030. Planning policy for net-zero carbon from plan adoption in 2023 would allow additional guidance to be developed to support policy and enable planning decisions to be made in line with a shift to net-zero carbon by 2030.  Response is subject to call in until 15 March.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from. The Council is committed to tackling the climate emergency, through planning policies where possible.
magnus	Magnusson	Parker Planning Services		
raymond	dundas	Householder	If 2023 is too aggressive then adopt a more achievable date.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Peter	Layley			

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Rex	Davenport		Yes - The Policy should enable proper planning and facilitate the introduction of new technologies as they emerge over the next 15 years	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Lesley John	Mitchelmore Watson	Danbury Parish Council	It should be started now lest building unsustainable properties to meet targets is more important than long term protection of the climate.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Ali	Aldis			
N	DA			
Peter	Holmes			
Dorreen	Linton	our group consists of adults, playschool and brownies group		
John	Wileman			
Colin	Pryke		see comments in 40. The emphasis of MDC should be on delivering the imposed housing numbers in the most appropriate way in our communities with the best affordable environment and communications.	The local plan will set out housing delivery and have emphasis on sustainable developments in accessible locations.
Stewart sue	Newlands Rawlinson	Fambridge Lake Evolve	houses should all be built with the highest specifications for saving energy. I noticed the new estate in Maldon does not meet the requirements and just has a basic level of energy saving.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from. There are no policies in the current local plan to require this
Douglas	Milsted	Heybridge Basin Conservation Society		
Alan	Outlaw	Self Employed	2030 at the earliest. It is a very fast moving target.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Gavin	Rowsell		This is fundamentally the same question as 41, but with another date. The answer is the same: The entire basis of the net-zero agenda is under increasing pressure as Co2 is being continually exposed, with swathes of data, as not being the demon suggested. Climate change is real and constant, so whilst energy efficiency and pollution should be top agenda items, using 'carbon' as a measure of a policy will prove to be heavily flawed. Therefore any policy where 'carbon reduction' is pivotal as a success marker should be avoided.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Jackie	Gibbs		See question 41	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Lindsey	Squire	North Fambridge Parish Council		
K	Jeffries			
John	Lakin	?		
Andy	Quelch		yes, any new development not already approved should be net zero.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Samantha	Weeks		Yes	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Carlie	Mayes			
James	Rushton		My suggestion is that, as in response Q41, net-zero carbon should be applied to different sectors as from different dates in the next few years, but with something of significance being made net-zero carbon on new builds as from 2023.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Richard	Martin	Scott Properties	Yes, but again this needs to be evidenced and tested.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Mike	Spurgeon	Phase 2 Planning and Development		
C/O Agent Mike	Spurgeon	Phase 2 Planning & Development		
Catherine	Champion			
Terence	Hughes	Burnham-on-Crouch constituent	There is no time better to make our houses better insulated. It helps the environment and helps keep costs down. It's up to the public to insist on energy efficiency from the building industry.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Amanda	Mickelsen			
Tim	Aves			
Samuel	Newton	Anglo European School		

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Mary-Ann	Munford			
Jo	Harvey			
Jeremy	Potter	Chelmsford City Council		
Terry	Fleming		Yes	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Daniel	Goodman	Rochford District council		
Chris	Harvey		Yes - expertise needs to be sourced which can determine when that future date might be. It could be a target date subject to review in say, 5 years.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Philip	Davies		Yes we should plan for net-zero from a future date as this focuses minds. A system for measuring progress towards this objective should be implanted, with an annual report on progress, to encourage greater effort. It is not acceptable to reach that date and have totally failed. Its too important.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Jane	Senior			
Susan	Cumming	not applicable		
Mike	Hayes		Yes, this is sensible.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Ronald	Edge	Construction Industry	No. Don't build any more houses.	Maldon District Council must adhere to the housing targets set by central government.
Daphne	Scott			
Gordon	Mussett	Little Braxted Parish Council	Why kick the can down the road ? Pick it up now	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
David	Sismey		2050	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Anthony	Fittock		It should be started now lest building unsustainable properties to meet targets is more important than long term protection of the climate.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Ronnie	Tongue	state school		
Daniel	McAllister	Robert Mulholland And Company Limited	These matters are best dealt with at a national level and the LDP can rely on national guidance and regulation rather than its own policies.	It is acknowledged that much of this is/will be covered by national policies and building regulations, however the Council is keen to be proactive in following government policy in relation to achieving net zero.  Your comments are welcomed and will be taken into account when deciding when to plan net zero from.
Matthew	Cooper		No as a specific date when this would make sense cannot be predicted.	Your comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from. The Climate Change Act 2008 states that the UK will be net zero carbon by 2050 and therefore this date can be used as a guide to inform the local plan aims and objectives.
Sue	Dobson	Essex Bridleways Association		
Terry	Inkpen	None	No, just follow Gov. guidance on timing for net Zero.	Your comments regarding net zero carbon are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
christine	collins		follow government guidelines	Your comments regarding net zero carbon are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Stuart	Williams	Ace group		
Michele	Williams		Phase in be ambitious but realistic	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
David	Webb			
Andrew	Marsh	Historic England		
Brian	Haydon			
Jasbir	Singh			
Janice	Jackson			
Jenny	Clemon	Langford & Ulting Parish Council		

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Hazel	Notley			
Jean	Brown			
Joanne	McGinity			
Stuart	Dedman	Nil		
e	e	e	If we slide carbon-productive development under the radar now, then achieving net-zero carbon just gets even harder later on. It's like over-eating before going on a diet. No, I don't agree with that approach.	Your comments regarding net zero carbon are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Kerry	McKenna			
Penny	McCauley	Tiptree dental		
Jane	Phillips	Solicitors		
David	Rees			
Felicity	Gale			
Lindsey	Wright			
Darren	Weeks			
Phil	Manning			
John	Mitchell		Yes.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Doug	Lockwood	National Grid	Yes with real realistic target.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Sally	George			
Vara	Szajkowski			
Bob	Calver		yes - a better option	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Nick	Whiteley		As soon as possible. Processes are becoming more available, the profiteering of the large developers can take a small hit to provide the affordable housing if it means that those that buy the houses can enjoy them.  Is there an estimate to how much more this would cost a developer? How much does it currently cost? How much financial gain are they making per property that isn't immediately put back into development?  Whilst I appreciate developers need to make a profit to be viable, the gap between the price for a house and the average salary for a single adult has been exploding. They must be making enough profit to take a small hit per property. Besides, with material science making headway for environmental factors, larger developers taking up the products would bring them in line with currently used materials, if they aren't already cheaper than modern day materials.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.  We do not have information on the cost to the developer, as this falls outside of the scope of the local plan. The Council agrees that there must be a balance between viability and the sustainability and contribution a development makes to climate change mitigation.
Tessa	Lambert	Natural England		
Dawn	Howles			
Linda	Flowers	Self Employed	Start now, if not 'net zero' standards have to be improved. The SWF Strategic site is proposing low carbon so commercial pressures on competing sites may bring this forward naturally. But it needs to be improved as soon as possible.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
natasha	frith			
Karen	Neath	Tolleshunt Major Parish Council	We believe that the ambition to be net zero carbon should be part of the Council's plan from now. But we appreciate that it will take time for new developments to be able to deliver this so a future target would seem sensible. . This should not however be taken as a reason for developers to disregard this and they should still be required to show how there have incorporated carbon reduction into their build even if they are not able to achieve net zero at the moment.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Anthony	Bates		Yes, but realistic	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Russell	Howles	WSP	Ideally in-line with governments 2050 targets	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Diane	Carter		Yes, most definitely. The sooner the better!	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Gillian	Hollamby			

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Richard	Courtney	University Of East London	This would be preferable!	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Brian	Townsend			
Robin	Fanshawe			
Malcolm	Finch			
Peter	Taylor	Retired		
John	Hitcham		Yes ... In line though with national legislation so the grants and subsidies can be tapped into	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
John	Brown			
Robert	Hollamby			
Chris	Waumsley	Inovo Consulting		
Phil	Jacklin			
Kate	Priest	Purleigh Community Primary School		
Robert	Jones	The University of Reading	as above	Your comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Robert	Stephens	N/A	Yes	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Gary	SPICER			
Richard	Kelly	Croudace Homes	Yes, but as with the response to Q40/Q41, policies need to allow flexibility to ensure they can respond to enhancements in technology. It is also imperative that the Council does not include site specific policies that could impact a scheme's viability / deter the delivery of affordable housing for example.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.  The Council agrees that there must be a balance between viability and the sustainability and contribution a development makes to climate change mitigation.
JO	COOMBES		As soon as possible	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Helen	Bridge		2040 would allow new technologies to become more affordable.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Melanie	Allen	Government		
Adam	Medlycott		Climate change should be dealt with sooner rather than later	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Jonney	Aldridge		I don't like the term net-zero it implies offsetting and many offsetting schemes are merely green-wash. Tree planting is an issue and it reminds me of the Oliver Rackham quote '10,000 oaks of 100 year old are not a substitute for one 500 year old oak.'	Your comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.  The government, through the Climate Change Act 2008, have made a commitment to achieve net zero carbon by 2050. The government requires a certain number of dwellings to be built, amongst other infrastructure, and therefore the Council must plan for a balance between providing new facilities and houses, and the impact on the environment.
Joanne	Maloney			
Mark	Hurley	Selfridges	Yes, but there are a lot of considerations about how this is calculated.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Portia	Roelofs			
John	Tompkins		This could well be government policy in any case and outside of local control. Much will depend on legislation such as the Building Regulations and preempting this could be counterproductive.	It is acknowledged that much of this is/will be covered by national policies and building regulations, however the Council is keen to be proactive in following government policy in relation to achieving net zero.  Your comments are welcomed and will be taken into account when deciding when to plan net zero from.

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Amanda	Clack		Yes, because without a target date in mind it will never be achieved. It is possible now to have developments that achieve net-zero carbon. A date from 2025 is therefore not unrealistic and would encourage the right development partners to step forward.  The Council needs to set the Vision and Strategy around this and also provide policy and guidance to support the objectives around net-zero Carbon. See response to Q40.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Christopher	Kent		Yes only if it is reasonably achievable in the time frame. Without penalties.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Lisa	Singh	Direct Call Centres Ltd		
Kenny	Alexander	Thomas Gainsborough School	Yes	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Elizabeth	Sawyer Bayliss			
Michael	Partridge		There needs to be more precise definition of 'net zero'. At present it is possible to meet such targets by devious means. For example, paying someone to plant a tree elsewhere seems to give anyone the right to carry on burning fossil fuels here!	Your comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.  Whilst the Council cannot alter the definition of net zero, policies will aim to be written to ensure benefits will be provided to the local area within the Maldon District
Kenneth	Northfield		As soon as practical	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Jerry	Petts			
Frederick	McMahon			
Sophie	Pryor		Policies should seek to plan for net zero to be delivered in the shortest viable timescales but it should also take into consideration that national policy, new technologies and building techniques will come forward throughout the plan period and may be subject to change. This could be done in a phased approach in line with the forecasted publication of national guidance and updated Building Regulations.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.  It is a national requirement for the local plan to be reviewed every 5 years and therefore policies will be updated at this time taking into account new guidance.
David	Kennedy		yes, see above	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
c/o Agent	c/o Agent	Clarion Housing		
Stephanie	Jones	home		
Jo	Crump	Servoca Secure Soutions		
Susan	ARCHER			
Phillipa	Griffiths			
Mark	Behrendt	Home Builders Federation	As set out above this is an issue that should be addressed through national building regulations and not through planning policy. As the Council note these phased improvements through building regulations in the energy efficiency of new homes will allow the industry time to adjust whilst continuing to deliver the homes needed in Maldon.	It is acknowledged that much of this is/will be covered by national policies and building regulations, however the Council is keen to be proactive in following government policy in relation to achieving net zero.  Your comments are welcomed and will be taken into account when deciding when to plan net zero from.
Anne	Bailey		Yes, but listen to all new ideas to make sure that they would work in our area.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Winifred	Sutherland			
Lucien	Taylor		Absolutely. This should be a must.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Reegan	Howles		Yes - the RIBA Climate Challenge has targeted net zero operational and embodied energy for architects by 2030, and this should be the deadline date for net zero carbon across all new developments.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.

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David	Baker		No, there are too many variables out of the control of a district council. Such commitments should remain the domain of central government.	It is acknowledged that much of this is/will be covered by national policies and building regulations, however the Council is keen to be proactive in following government policy in relation to achieving net zero.  Your comments are welcomed and will be taken into account <del>when deciding when to plan net zero from</del>
Jeremy	Richardson		yes - say 2025	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your <del>comments when deciding which date to plan net zero from</del>
Glenna	Wilkins		Yes.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your <del>comments when deciding which date to plan net zero from</del>
Cheryl	Carter	Education	Yes	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your <del>comments when deciding which date to plan net zero from</del>
Susan	Mason			
Melad	Kamlow			
Danny	Soul			
Dave	Draper	The Hartford Insurance Group	See below	Noted.
Fiona	Barkham	Private Individual		
Roy A	Clare	Charities	Yes, phased in.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your <del>comments when deciding which date to plan net zero from</del>
Kevin	Cooper			
Katherine	Whitehouse			
Linda	Soul			
Robert	Wilson		Future practical date 2035 but encourage designs (not mandatory) that make it practical before this date	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your <del>comments when deciding which date to plan net zero from</del>
Sarah-Jayne	Hunt	SJ Aesthetics LTD		
Jonathan	Hunt			
Deborah	de Boltz	Farleigh Hospice		
alan	Johnson	sky broadcasting		
Tim	Murphy			
Claire	McGrane		Yes there should be a specific future date. I am not sure that this would be achievable for this plan.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your <del>comments when deciding which date to plan net zero from</del>
Tracey	Munford	NA	Renewable energy and the management and reduction of carbon emissions are important considerations for any planned development.  Increased cars and traffic to / from any site is a major consideration	The local plan will encourage sustainable development and support the use of renewable energy, as well as the use of sustainable modes of transport / the reduction in the use of cars.
Victoria	Cutmore	Endurance Estates		
Peter	Clack		Yes, because without a target date in mind it will never be achieved. It is possible now to have developments that achieve net-zero carbon. A date from 2025 is therefore not unrealistic and would encourage the right development partners to step forward.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your <del>comments when deciding which date to plan net zero from</del>
Brian	Haydon	Cold Norton Parish Council		
Rowan	Rampersad		Yes 2030 before the legislation for EV production comes into force	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your <del>comments when deciding which date to plan net zero from</del>
LUKE	MACFARLANE	S A RAVEN		
Anna	Wombwell	Morris Farm		
Lee	Foster		YES	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your <del>comments when deciding which date to plan net zero from</del>
Ronald	Owen	Not applicable		
Elizabeth	Johns			
Colin	Day			
Vanessa	Horner		Yes it will allow the emerging technologies.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your <del>comments when deciding which date to plan net zero from</del>
Natalie	Bradford			

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Harriet	Hurst-Smith			
Brian	Howson	Pharmaceutical company	Low / zero carbon economies / housing development are a misnomer. The very fact of increasing the population / housing / industry will not be zero carbon. It's complete nonsense to suggest otherwise	Your comments regarding net zero carbon are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.  The government, through the Climate Change Act 2008, have set a target to be net zero by 2050 and therefore the Council should use this as guidance and be proactive in terms of climate change mitigation, whilst also having regard to the need for increased
Tony	Vanner			
Josie	Vanner			
Tracy	Carroll			
Ian	Roberts	N/A		
Marlon	Gunn			
Tony	Ashton	none		
mandy	SHORT			
David	Hill	Dandara Ltd	Net-zero in 2023 is considered to be particularly aspirational and will likely affect deliverability. The need to reduce carbon emissions from new homes is a key consideration and one that the development industry is trying to address, therefore, seeking to reduce emissions should be encouraged. The step change to deliver zero carbon is being worked towards. Adaptation and creation of technologies to reduce carbon emissions are also evolving in the development industry. It is recognised that the Government will allow Councils to set higher standards in their local plans. However, this should be seen within the context of the higher standards that the Government are proposing to be introduced from June 2022. As such, it is considered that this issue is best addressed through national building regulations and not through planning policy, which takes a considerable amount of time to review and which could affect the viability and deliverability of development sites.	It is acknowledged that much of this is/will be covered by national policies and building regulations, however the Council is keen to be proactive in following government policy in relation to achieving net zero.  Your comments are welcomed and will be taken into account when deciding when to plan net zero from.
Steven	Potter			
Vysian	Banyard	TKPC	When? To aim for net-zero carbon take some time to achieve, but developers should straight away be required to show how they have addressed carbon reduction in their build.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Linda	Raffray			
John	Cooper			
Luke	Garrett	Obsidian Strategic Asset Management Ltd	As set out in its response to Q41, Obsidian Strategic consider that the move to net-zero should be addressed through building regulations, as opposed to planning policy. As recognised by the District Council, this approach will allow the industry to adjust whilst continuing to deliver the homes needed in the District.	It is acknowledged that much of this is/will be covered by national policies and building regulations, however the Council is keen to be proactive in following government policy in relation to achieving net zero.  Your comments are welcomed and will be taken into account when deciding when to plan net zero from.
Leah	Jewiss			
Elaine	Ketley	South Woodham Ferrers Town Council	N/A	Noted.
Tim	Chilvers			
Ruth	Bull	The Othona Community		
Mark	Jackson	Mark Jackson Planning		
Elliott	George		Yes, as outlined in our response to Question 41, there could be challenges with the practicalities of achieving net zero carbon from the adoption of the plan but this should become increasingly deliverable through the plan period.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
ann	cutting			
Sharon	Cushen		sounds better plan.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Ian	Tooley			
Sally	Tokeley			
Kate	Ellis		As soon as possible	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Christina	Chan		ASAP.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Tim.	Holdsworth			



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Graham	Snow			
Chris	Melbourne			
Sarah	Packard			
Jake	Nugent	Endurance Estates Ltd		
Martin	Cook			
Clifford	Brown			
Steve	Gallant	Crouch Valley Defence Group		
Lesley	Woodley			
John	Buchanan		Technologies are available now. Not only should new developments be forced to take on net zero from 2023 but also developments currently being built should be required to make retrofit actions where possible to update houses that have not yet been sold. Just because plans were submitted and agreed some years ago should not preclude MDC from changing requirements mid-way through project delivery. MDC in line with ECC and the UK Government has declared that we are experiencing a climate emergency. In such a situation, emergency actions, including changing previous rules for the good of us all, are fully justified.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.  It is outside the remit of the local plan to require retrofitting of developments currently being built or developments that have already been approved under the current local plan.
Kirsty	Rowse			
Tim	Bradford	leadenhall	ASAP	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Philip	Wakeling		Yes. Important to show a lead in this area.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Pete	Butcher		It is tempting to say Yes to this question, however, there is no information on how this might impact on the supply and cost of housing. I still think these decisions should be made at central government level and legislated accordingly.... having local government departments develop their own rules is probably not a good use of resources.	It is acknowledged that much of this is/will be covered by national policies and building regulations, however the Council is keen to be proactive in following government policy in relation to achieving net zero, whilst also acknowledging developments have to be financially viable. It is the responsibility of Local Planning Authorities to create a local plan for the area.  Your comments are welcomed and will be taken into account when deciding when to plan net zero from.
David	Brock			
Mark	Tentori	Mazdev Limited	Yes – please see our response to Question 41.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Niki	Halls			
Neil	Burke	Bradwell Power Generation Company Limited	See above. Ensuring net zero is fundamentally important, but it cannot be achieved through simply requiring this on a development by development basis - the Local Plan needs to take an integrated approach and also support positive projects which provide the low carbon and renewable energy needs to meet net zero.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Jane	Pilgrim		New developments should certainly be built to achieve as much insulation as possible, but net zero is pie in the sky.	Your comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Lynne	Goodbourn			
Stewart	Geden			
Anita	Thomas	Bank		
Andrew	Ashworth			
michael	smith			
Christopher	Mabbutt	Burnham Primary School		
Mary	Putt		No	We will take into account your comments when deciding which date to plan net zero from.
Simon	Priest			
Philippa	Marshall			
Lewis	Cook	Form Architecture Ltd.		
Kevin	Head		Refer to above	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Steve	Williamson			
James	Cowell	E & B R Cowell	n/a	Noted.
Colin	Hawkes			
Ronald	PIPER			

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Tracey	Merritt	Dengie Hounds and Horses		
John	McLarty		Yes, in consultation with landowners and the development industry.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
John	McLarty		N/A	Noted.
Norman	Branch	N/A		
John	McLarty		In consultation with landowners and the development industry.	We will take into account your comments when deciding which date to plan net zero from.
Valerie	Coleby	Berrys		
James	Clarke			
David	Stilwell			
Ann	Thomas			
michael	harris			
Geoffrey	Cox			
John	McLarty		In consultation with landowners and the development industry	We will take into account your comments when deciding which date to plan net zero from.
Kevin	Bruce		A complicated issue	It is noted that it is a complex matter.
Barrington	Thomas			
Matthew	Taylor		2025 future homes standard onwards, but no sooner.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Robyn	Woloszczuk			
Lesley	Speller			
William	Shepherd		It should be introduced on a time scale that could be supported by the local community without causing significant additional cost to houtholders with incentives to replace worn out equipment with sustainable replacements. eg heat pumps for boilers	Your supportive comments regarding net zero carbon are welcomed and understood. The new policies would only apply to new developments and would not require existing properties to be retrofitted. We will take into account your comments when deciding which date to plan net zero from.
Nicola	O'Dean	Balgores Motors		
Alexander	Romang			
Hayley	Holgate	ECC		
Eirlys	Parry	N/A		
victoria	newson	Childrens Nursery	Technology needs to exist to make this possible eg electric cars that have batteries that can charge and run on a tank like petrol can. In villages there is no gas only oil will all new houses have heat pump technology and solar panels to achive net zero carbon.	Your comments are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from. It is noted that the right technology must exist in order to achieve net zero.
Michael	Unwin	N/A		
Tony	Barber			
Nick	Mason	ECOClassics	ASAP	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
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	Careful consideration will need to be given by MDC to the timescales for future changes to national policy requirements with regard to net-zero carbon provision, and to potential impacts upon Local Plan Viability of any additional requirements the Council might be considering implementing.  In terms of sustainable transport, provision will need to be made for EV (electric vehicle) chargers for all units, given that the sale of new diesel and petrol cars will be prohibited from 2030 onwards.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.  It is noted that increased EV charging points will need to be provided; this will be included in a policy in the new local plan.
.	.	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		
Chris	clark			

## Question 42

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Sarah Leonard	Yates			
	Lewis		Yes	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Isabel	Adcock		The sooner the better	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
R	Minney			
Tim	Grant	Evolution Town Planning		
Jane	Potter	Purleigh Parish Council	No comment. There are too many global and national variables to be able to make a meaningful comment at this stage in the LDP review process.	Your comments are noted.
ANNE	OSBORN	Purleigh Community Shop		
BRIAN	COLLINS			
c/o Agent	c/o Agent	Maldon Wick Limited		
ZOE	HOSTY			
S	Swain			
Kevin	Coleman	Phase 2 Planning		
John	Lawrence		n/a	Noted.
Diane	Wallace			
Jonathan	Aldis	Good life Countryside Services		
sara	doran		no, I think we need to adopt net-zero from as soon as the plan is adopted. We MUST be net-zero for our district, we are likely to experience significant impact (and already are) of climate change - there is no time to wait. This move, if advertised, could also help to grow the local knowledge and product development of materials and skills	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Grace	Godwin			
Sue	Hillman			
michael	carr	NHS		
Colin	Horner	Villageretreat	Yes, it will allow the adoption of emerging technologies, hydrogen, improved sustainable power, tidal power etc.	Your support is welcomed. The Council will ensure renewable technologies are encouraged and supported in the new local plan.
Kevin	Money	St. Lawrence Parish Council		
Mark	Anderson			
Karen	Wellum			
Emma	Wright			
Robert	Scott	Lewis & Scott Retirement Living Ltd	Yes.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Claire	Udall	1		
Caitlin	Soul			
Michelle	Curtis	Tollesbury Parish Council	Yes	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Mary	Hammond			
Rob	Bard			
Ian	Drinkwater		No	We will take into account your comments when deciding which date to plan net zero from.
John	hand	N/A		
Emma	Smith	Bradwell on Sea Parish Council		
Peter	Lampard		No because zero carbon is unachievable for many years.	Your comments regarding net zero carbon are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Nicola	Taylor	Elixirr		
Graham	Johnson	graham v johnson		
Chris	Yates			
Judith	Radcliffe		As soon as possible. Developers who try to stall the process should be sidelined.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Burnham	Town Council	Burnham on Crouch Town Council	Yes. This should already have happened and we are behind the curve.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Sally	Everitt	Community360		

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Mark	Garrett			
Justin	Barkham	Self employed		
Paul	Vidler			
Simon	Butler-Finbow	Pigeon Investment Management	See our response to Question 41.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Victoria	Long			
Victor	Staines			
Jayne	Moore	Essex County Fire and Rescue Service		
Stephen	Sutton		2040	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Kevin	Bennett			
Nicholas	Matthams			
Christian	van Stolk	RAND Europe		
Nicholas	Jepson			
Pamela	Lacey		It goes without saying ALL new properties should be built to achieve net zero carbon	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Chloe	Soul			
carole	kirk			
Sharon	Jackson		No	We will take into account your comments when deciding which date to plan net zero from.
RICHARD	GROUT			
Tim	Madelin		2023 is reasonable date - we cannot delay action further especially in a low lying area such as MDC	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Charles	Bishop			
Paul	Jewiss	Self Employed		
Joanna	Jeffery	Althorne Parish Clerk	No, just follow Gov. guidance on timing for net Zero.	Your comments regarding net zero carbon are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Deborah	Anderson	NHS		
John	Pilgrim	Self employed	Net zero is an aspiration not a reality.	Your comments regarding net zero carbon are acknowledged and understood. We will take into account your comments when deciding which date to plan net zero from.
Gloria	Gold	London Design and Engineering UTC		
Linda	Curry			
Lucy	Waterhouse			
Jon	Mayhew			
James	Goody	James Goody refurbishments		
Paul	Coppin		no comment	Noted.
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		No.	We will take into account your comments when deciding which date to plan net zero from.
T	Kettleley		We should move to net-zero with immediate effect.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Elizabeth	Weston		Yes. Perhaps 2030 more realistic	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Jacky	Barber			

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Stephen	Hodgkinson		Refer to above	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Ursula	Benjafield			
Paul	Mitchell			
Kristian	Tokeley	CTC Construction Ltd		
Lynda	Bugg		Yes, one that gives the development industry a chance to adjust.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Ziyad	Thomas	Churchill Retirement Living / McCarthy Stone		
James	Campbell	HMPPS	at least 10-20 or 30 years, but i feel it should be an Option to include this moving forward as a benefit but not a requirement, until technology is more advanced and available to all.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
William	Moss			
Simon	Mackenzie Smith			
Richard	Udall			
Rosalind	Bishop			
Paul	Burgess	None	Conform with government guidelines at this stage. Keep net-zero in the frame however.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
John	Symington			
D	Cooper			
C/O Agent	C/O Agent		No. This is an issue that should be addressed through national building regulations and not through planning policy	It is acknowledged that much of this is/will be covered by national policies and building regulations, however the Council is keen to be proactive in following government policy in relation to achieving net zero.  Your comments are welcomed and will be taken into account when deciding when to plan net zero from.
Zoe	May	East of England Ambulance Service NHS Trust	NHS is committed to meeting carbon net zero by 2040 and BREEAM outstanding	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Roger	Woodcock			
Michael	Manning			
Jack	Inglis	Kelvedon Hall		
Peggy	Shields			
Dawn	Adams	Catesby Estates		
Simon	Plater	Plater+Clairborne	Yes	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
Wayne	Tilley	RTG Group Limited		
David	Dronfield	Braxted park		
Linda	Coom		We should aim towards this but be careful about what it means to get there and what that would mean.	Your supportive comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
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			
Tim	Dixon			
Unknown	Unknown	Ministry of Defence		
Josh	Plant	Gladmans		
Duncan	Clark			

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Patricia	Smith			
Mick	Sargeant		There is no point in trying to go beyond national requirements and policies and commercial reality	Your comments regarding net zero carbon are welcomed and understood. We will take into account your comments when deciding which date to plan net zero from.
John	Cockerell	Hatfield Peverell Parish Council		
Catherine	Williams	C/O Savills (Agent)		
Tom	Kelly			
Linda	Gemmill			
Linda	Gemmill			
Mark	Norman	Highways England		
*	*		4.46 See response to Question 41 above.	The Council is committed to ensuring climate change mitigation is implemented. Whilst building regulations have a role in achieving net zero, this should not be something that planning completely ignores. Your comments regarding net zero are acknowledged and will be taken into account when deciding when to plan net zero for.
*	Willmott		4.36 See response to Question 41 above.	The Council is committed to ensuring climate change mitigation is implemented. Whilst building regulations have a role in achieving net zero, this should not be something that planning completely ignores. Your comments regarding net zero are acknowledged and will be taken into account when deciding when to plan net zero for.
Thomasin	Foster			
Ivor	Watson			
*	*			
*	*		4.36. Please see response to Question 41 above.	The Council is committed to ensuring climate change mitigation is implemented. Whilst building regulations have a role in achieving net zero, this should not be something that planning completely ignores. Your comments regarding net zero are acknowledged and will be taken into account when deciding when to plan net zero for.
*	*		3.41 Please see response to Question 41 above.	The Council is committed to ensuring climate change mitigation is implemented. Whilst building regulations have a role in achieving net zero, this should not be something that planning completely ignores. Your comments regarding net zero are acknowledged and will be taken into account when deciding when to plan net zero for.
*	*		3.40 Please see response to Question 41 above.	The Council is committed to ensuring climate change mitigation is implemented. Whilst building regulations have a role in achieving net zero, this should not be something that planning completely ignores. Your comments regarding net zero are acknowledged and will be taken into account when deciding when to plan net zero for.
*	*		3.40 Please see response to Question 41 above.	The Council is committed to ensuring climate change mitigation is implemented. Whilst building regulations have a role in achieving net zero, this should not be something that planning completely ignores. Your comments regarding net zero are acknowledged and will be taken into account when deciding when to plan net zero for.
*	*		3.40 Please see response to Question 41 above.	The Council is committed to ensuring climate change mitigation is implemented. Whilst building regulations have a role in achieving net zero, this should not be something that planning completely ignores. Your comments regarding net zero are acknowledged and will be taken into account when deciding when to plan net zero for.
*	*			
*	*			
Alan	Massow			
*	*			
Ian	Butt			
Sarah	Sayer			