

## Question 1.

Do you agree with this spatial picture of the District?

## Question 2.

Are these issues still relevant?

## Question 3.

Do you consider these to be the extent of strategic and cross boundary issues applicable for the Maldon District?

## Question 4.

Are these key issues the right ones or are there any key issues that you think have been missed?

## Question 6.

Do you agree with the objectives for the review of the LDP?

## Question 7.

Are there other objectives that the LDP needs to aim to achieve?

## Question 8.

Do you agree with the Council using the standard methodology in the calculation of its housing target for the period 2023 – 2043?

## Question 9.

Should the Council have a contingency or buffer figure in its housing target to ensure that it always has a continuous supply of housing over the plan period and if so what should that buffer be?

## Question 10.

Should the plan period be longer than 15 years, should the period be 20 years, so that infrastructure can be planned in over a longer period?

## Question 11.

Do you agree with the updated Settlement Pattern and how the settlements in the District have been grouped together?

## Question 12.

If you do not agree, how should they be grouped on what basis?

## Question 13.

Referring to the table on the Council's website which sets out all the services and facilities for each settlement – are there any comments about this or matters which need to be altered or changed?

## Question 14.

Do you agree with the approach set out above for major infrastructure projects?

## Question 15.

Which growth option do you consider to be the most appropriate for the District of Maldon? Please set out your reason for this view (please clearly set out which option (s) 1 to 7 you are discussing).

## Question 16.

Do you believe that there is another suitable growth option for the District, perhaps a combination of any of the above? Please set out your views.

## Question 17.

Do you think it is appropriate to include in the LDP Review a policy dealing with major infrastructure projects such as the Bradwell B Nuclear Power Station, to be activated if this type of project comes forward?

## Question 18.

Would you consider the delivery of housing appropriate on areas of land where there are disused agricultural buildings, or derelict land in or adjacent to large, medium and small villages?

## Question 19.

Housing can be delivered in larger quantities, but using less greenfield land, by building at higher densities. Would you consider this appropriate if sites with higher densities were designed to ensure they achieved a high quality of design?

## Question 20.

Do you agree with building at higher densities in all settlements. What would you think was appropriate in terms of housing and higher densities?

## Question 21.

Would you support minimum density standards to uplift the delivery of housing and ensure land in Maldon District was used as efficiently as possible, or do you think design, or other factors should dictate density on housing sites?

## Question 22.

Would you consider higher density housing appropriate in large, medium and small villages, if the design was to a higher standard and the character of the settlement was still respected?

## Question 23.

Is it appropriate to develop land for housing that has been previously used for commercial uses such as employment and retail which is otherwise vacant, underused and derelict?

## Question 24.

It is difficult for Maldon District to have a policy that states that brownfield land should be developed first for housing because of the lack of brownfield land sites in the District. This could also inadvertently lead to the redevelopment of active employment land to residential the consequences of this could lead to job losses and a decline in employment sites.

Therefore, instead of 'brownfield land first', should the Council instead place a *greater emphasis* on encouraging the development of brownfield land for housing? This may mean less affordable housing and other

benefits comes forward, but it could redevelop sites which are an eyesore and blight on settlements and residents.

## Question 25.

Should the medium and small settlements retain some form of a settlement boundary, albeit more flexibly drawn?

## Question 26.

Should the Council develop a windfall policy for all or specific settlements, potentially capping the number of units for each site coming forward and ensuring the protection for key views, green infrastructure gaps and the historic environment in each village.

## Question 27.

In the event of an increase of need, should the Council look to establish both private and public sites for Gypsies and Travellers in the future, recognising that not all needs can be catered by one tenure of provision?

## Question 28.

In the event of an increase of need, should the Council seek to intensify or expand existing Gypsy, Traveller and Travelling Showpeople sites as much as possible, where it is suitable to do so?

## Question 29.

In the event of an increase of need, should the Council consider how it could use its Settlement Pattern, Rural Exception Sites and/or Windfall Policy (if implemented) to support the increased provision of new sites in sustainable locations that can serve the community's needs better?

## Question 30.

Is there anything else the Council should be considering for homes for Gypsies, Travellers and Travelling Showpeople?

## Question 31.

Should the Council seek a proportion of self-build/custom build plots on larger housing sites.

## 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.

## 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?

## 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?

## 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? If so, how and why?

## 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?

## Question 37.

Should the Council in its design policy encourage support for modern innovative design and design to counter the effects of climate change?

## 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?

## Question 39.

Should the LDP Review make climate change one of its key priorities?

## 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?

## 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. If yes, would the Council need to bring forward any additional guidance to support this?

## 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.

## Question 43.

Should the local plan policies strongly support the economy in terms of a transition to a low carbon economy, ensuring development and growth opportunities are supported through this process?

## Question 44.

Should the local plan allocate employment land so that it extends existing employment premises / areas in the District by working with existing businesses to ascertain their future need?

## Question 45.

Should the Council contain a policy preventing the redevelopment of employment premises to residential units? If so, should the scope of such

a policy be limited in any way? Please explain the rationale for your answer.

### Question 46.

How important is the rural economy? How do you believe the rural economy can be supported through policy?

### Question 47.

Should the Council support the development of live/work housing units?

### Question 48.

Should the nature, size and type of policy support for Maldon and Burnham-on-Crouch`s High Streets` change? How would you like the high street to change?

### Question 49.

Do you believe this policy (E5 in LDP 2017) requires modification? If so how would you like to see it changed?

### Question 50.

Do you believe this policy (E5 LDP 2017) encourages tourism or is it too restrictive?

### Question 51.

How could planning policy encourage more visitors to the District other than day visitors?

### Question 52.

Should the Council consider having protected landscape views in the District, even though this may place development pressure elsewhere?

### Question 53.

In terms of access and sustainable transport in the District, what is most important to you?

### Question 54.

Should the Council focus future growth on those areas with higher levels of commuter access either by bus or train?

### Question 55.

Should all new development be linked to its settlement by a footpath wide enough to accommodate a wheelchair or double buggy/pram?

### Question 56.

Should development have to demonstrate that it can provide safe footpath/cycle links/connections, which incorporate green infrastructure and support active travel choices?

### Question 57.

Should the council continue to explore and support complementary projects delivered outside the planning system that can support travel choice and a shift away from the use of the car in the District?

### Question 58.

Should the Council take into account the advantages of locations which stand to offer the better chance of securing new infrastructure due to critical massing of development?

### Question 59.

Affordable housing is often the biggest influence on viability, so should the Council continue to prioritise this policy requirement over other infrastructure contributions or design quality across the District?

### Question 60.

Should we consider spare capacity within our existing infrastructure when we determine where A new development should go?