

Report to the Secretary of State for Communities and Local Government

Report on the Examination of the Maldon District Local Development Plan 2014 - 2029

Non-technical summary [extract form the Inspector's Report]

'This report concludes that the Maldon District Local Development Plan 2014 - 2029 ('the Plan') provides an appropriate basis for the planning of the district provided that a number of main modifications are made to it. Maldon District Council ('the Council') has specifically requested that I recommend any main modifications necessary to enable the Plan to be adopted.

All the main modifications were proposed by the Council, and were subject to public consultation over a six-week period. In some cases I have amended their detailed wording. I have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The main modifications can be summarised as follows.

- a) Amending the assessment of housing need figure and Plan's housing requirement*
- b) Deleting the allocation of 75 homes to North Fambridge, and deleting the reserve sites*
- c) Updating the Plan in relation to the sources of housing land supply, including the trajectory*
- d) Amending the threshold at which housing developments are required to provide affordable housing, and in some cases the level of affordable housing required*
- e) Adding a 'viability clause' to policies to ensure that developments are viable*
- f) Committing to a review of Policy H6 if future reviews of the evidence reveal a need for sites to accommodate gypsies and travellers*
- g) Re-writing Policy H6 and the section of the Plan relating to provision for gypsies and travellers*
- h) Deleting the requirement for the North Heybridge Garden Suburb to provide a strategic flood alleviation scheme and a country park*
- i) Committing to a partial review of the Plan in the event that an under-delivery of housing occurs*
- j) Monitoring the impacts of retail development at the Causeway and reviewing Policy E2 if this reveals a need to allocate land for retail development*
- k) Restricting major new retail development to town and district centres, and the Garden Suburb local centres, and introducing local impact thresholds*
- l) Introducing into the Plan the sequential test for main town centre uses set out in national policy*
- m) Allocating two additional sites for employment purposes*
- n) Removing from the Plan additional technical local standards relating to housing*

APPENDIX 1

- o) Amending the policies concerning heritage assets and wind energy to properly reflect national policy*
- p) Aligning the policy concerning advertisements with the statutory provisions and national policy and guidance*
- q) Ensuring that all green infrastructure is covered by the Plan's policy provisions*
- r) Re-drafting the policy on open space, sport and leisure to ensure its effectiveness*
- s) Deleting the allocation for development of land at Primrose Meadow*
- t) Removing support for a new community hospital and instead committing to working with the NHS and other delivery bodies to ensure the healthcare needs of the district are met*
- u) Committing to a partial review of the Plan if NHS strategy development renders it necessary to do so*
- v) Ensuring that other documents are not effectively given development plan status*
- w) Ensuring that policies properly reflect the statutory limitations on the use of planning obligations*
- x) Adding to the Plan a list of development plan policies it supersedes'*