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Part 2 - Regulation 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012 "Pre-Submission LDP" consultation

Please note that all comments on the Pre-Submission LDP consultation should be provided by completing Part 2 of this form. A separate completed Part 2 should be provided for each comment made within a representation.

2.1 To which part of the Maldon District Pre-Submission Local Development Plan (LDP) does this representation relate?

a. Paragraph number

b. Policy reference

c. Proposals map

d. Other section (please specify)

2.2 Do you consider the Maldon District Pre-Submission LDP to be ... (✓ as appropriate)

a. Legally compliant

YES

NO

To be legally compliant the LDP has to be prepared in accordance with the Duty to Co-operate and legal and procedural requirements. This is required by Government guidance.

b. Sound

YES

NO

To be 'sound' a Local Plan should be positively prepared, justified, effective and consistent with national policy. This is required by Government guidance.

If you do not consider the LDP to be sound, please complete section 2.3 below

2.3 Do you consider the Maldon District to be unsound because it is not ... (✓ as appropriate)

a. Positively prepared

To be positively prepared the Plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements

b. Justified

To be justified the Plan must be:

- Founded on a robust and credible evidence base
- The most appropriate strategy when considered against the reasonable alternatives

c. Effective

To be effective the Plan must be:

- Deliverable;
- Flexible;
- Able to be monitored

d. Consistent with National Policy

The Plan must be consistent with Government guidance as set out within the National Planning Policy Framework

On the following pages, please explain why you think the Plan is unsound or not legally compliant, and set out any changes you feel should be made to the Plan to make the Plan sound or legally compliant.

Please note: As there will not normally be a subsequent opportunity to make further representations, please include all the information, evidence and supporting information necessary to support/justify your representation and the suggested change(s) to the Plan. After this stage, further submissions will only be invited at the request of the Planning Inspector, based on the matters and issues the Inspector identifies for examination.

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2.4 If you consider the Maldon District LDP to be unsound or not legally compliant please explain why in the box below. Please be as precise as possible. Please also use this space for any comments in support of the LDP.

If the box is not big enough for your comments, please attach another page marked appropriately.

The plan has been significantly amended since the closure of the Public Consultation period, the addition of 300 homes proposed to the North of Holloway Road, and is therefore in breach of your own guide lines

It is not sound as no real measures have been included to address the significant flooding risks, which will be increased considerable by the loss of water absorbent green field sites, and where it has already been accepted, by your own surveys, that the normal water table levels are critical.

These issues have also been highlighted by both the Environment Agency, and Essex and Suffolk water, as critical risks, and there appears no real evidence that these concerns have been considered.

Whilst previous developments have had approved with the inclusion of flood protection measures, where these have been undertaken, they have been ineffectual, and, to the best of my knowledge, at least 1 development has been undertaken, and the required flood protection measures have not been undertaken, and I am not aware of any subsequent enforcement measures being undertaken. There is no point in having a policy, and planning and development requirements, in place, if they can just be ignored

Whilst a relief road is being proposed this will have no benefits to the local residents, and will only lead to more significant congestion at all the local junctions, and those that have to be utilised when travel to or from Maldon

There is also no reference made to the significant impact on the local infrastructure, outside of the immediate areas of the proposed development areas, and with particular reference to commuter routes and links

As Maldon, as a small market and rural town, currently attracts a large number of tourists and day trippers, which most certainly boosts the local economy, there appears to be no assessment / consideration made as to the impact that any development will have on local economy, as turning the area into nothing more than another urban development, will mostly certainly have a negative impact

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2.5 Please explain in the box below what change(s) you consider necessary to make the Maldon District LDP legally compliant and sound. Please be as precise as possible. Please explain why this change will make the Maldon District LDP legally compliant and sound. It will be helpful if you are able to put forward any suggested revised wording of the policies or supporting text.

If the box is not big enough for your comments, please attach another page marked appropriately.

No development should be permitted on green field sites, or within green belt areas

Developments should only be undertaken on brown field sites, with the utilisation of derelict areas being the highest priority areas

No development should be permitted within areas where there is already an agreed flood risk, or where any development will increase the risk

No housing development should be undertaken until all the requirements of any agreed plan are undertaken - full flood protection, and control measures, relief roads, and improvement to all the infrastructure links

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2.6 Do you consider it necessary to attend and give evidence at the hearing part of the examination? (✓ as appropriate)

NO, I wish to communicate through written representations

YES, I wish to speak to the Inspector at the hearing sessions

Please note: The Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the hearing part of the examination

2.7 If you wish to participate at the hearing part of the examination, please outline why you consider this to be necessary

If the box is not big enough for your comments, please attach another page marked appropriately.

Whilst I am happy to communicate through written representations, I would be quite happy to discuss my concerns, if called upon, with the Inspector, and ultimately with the Secretary of State, but regrettably, previously experience has shown that whilst parties may listen, they do not actually hear what is being said, nor even acknowledge the concerns that are expressed

This is the end of Part 2 (Regulation 19 and 20) of the response form. Please complete this form for each representation you wish to make. You only need to complete Part A once. Please submit all of your response forms together.