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Part 2 - Regulation 19 and 20 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
(please specify paragraph number) | North Heybridge Development Plan | b. Policy
(please specify policy reference) | |
| c. Proposals Map | | d. Other section
(please specify) | |

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

- | | |
|--|--|
| a. Legally compliant
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 | Yes <input checked="" type="checkbox"/>
No <input type="checkbox"/> |
| b. Sound
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) | Yes <input type="checkbox"/>
No <input checked="" type="checkbox"/> |

2.3. Do you consider the Maldon District LDP to be unsound because it is not (tick 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 | <input checked="" type="checkbox"/> |
| b. Justified
To be justified the plan must be: <ul style="list-style-type: none"> • Founded on a robust and credible evidence base; • The most appropriate strategy when considered against the reasonable alternatives. | <input checked="" type="checkbox"/> |
| c. Effective
To be effective the plan must be: <ul style="list-style-type: none"> • Deliverable; • Flexible; • Able to be monitored. | <input checked="" type="checkbox"/> |
| d. Consistent with National Policy
The Plan must be consistent with Government guidance as set out within the National Planning Policy Framework | <input type="checkbox"/> |

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 based on your representation at this stage, 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.

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.

There is sufficient evidence around the towns of Maldon and Heybridge that the council often approves unsound applications. Public consultation and opinion does not seem to feature heavily on the agenda with opposed developments or developments that should not be considered on environmental grounds (flooding, noise pollution etc.) & poor infrastructure often being passed.

With regards to the Heybridge development this will be directly adjacent to areas of poor drainage and frequent flooding such as holloway road which is frequently closed in the winter months due to flooding and in 2014 some areas of heybridge were evacuated due to flood risk. Looking at the environmental agencies flood maps the development is on the perimeter of a flood plan putting the integrity of the development in question.

Introducing houses to this area will impact the residencies putting them at increased risk of flooding due to even worse water dispersion.

I doubt highly that any improvement to the current poor drainage systems that exist will be undertaken, leaving current properties more at risk to flooding as additional housing is built in the surrounding areas.

The current road infrastructure in this area cannot accommodate the additional volume of traffic proposed with frequent congestion, queuing already existing in peak travel times. Quite regularly I have to queue to enter my road (Benbridge Close) and the causeway is always blocked to a standstill at peak travel times.

The surrounding roads to Hatfield Peveral and Witham are small B-roads incapable of taking these large volumes of traffic and further developments will lead to regular congestion especially as most residents wish to exit Heybridge via the bypass, Morrisons - Maldon and Spital Road which has an additional proposal for development and again currently experiences high traffic volumes and queuing at peak times with traffic often at a standstill.

In addition to the above Heybridge does not have sufficient amenities in terms of schools, local shops and medical centres to serve the vast number of new residents and there is insufficient local employment to provide work, only a very small industrial development exists, meaning people have to travel to work through the lack of infrastructure.

In summary the new Heybridge development will have an adverse effect on local residents' lives and a reduced, minimised development needs to be put in place along with sufficient new road infrastructures.

- 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.

Appropriately. Improved road networks and infrastructure are required to accommodate the additional traffic volume. Careful attention to drainage and flood plains and the affects of the new development on existing properties. Awareness of amenities and employment need to be addressed, there is no major employment in heybridge. A more realistic volume of housing to be proposed in line with the above.

2.6. Do you consider it necessary to attend and give evidence at the hearing part of the examination? (tick 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.

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.