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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<br>(please specify paragraph number) _____ | b. Policy<br>(please specify policy reference) _____ |                        |
| c. Proposals Map _____                                  | d. Other section<br>(please specify) _____           | General Comments _____ |

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

- a. Legally compliant** Yes ☐  
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 No ☒
- b. Sound** Yes ☐  
To be 'sound' a Local Plan should be positively prepared, justified, effective and consistent with national policy. This is required by Government guidance No ☒  
(if you **do not consider the LDP to be sound**, please complete section 2.3. below)

**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
- 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 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.

You cannot keep extending Maldon (particularly to the south) time and time again without consideration to local infrastructure, take the A414 for example, I would imagine traffic flow along there would increase dramatically during rush hour as people head towards the A12, having a detrimental affect on the quality of life in Danbury. The road through Danbury is a single carriage way and incorporates a bus route, with additional traffic it has the potential of becoming grid locked. Maldon is a Market Town with a very quaint high street, bringing more people will only encourage the need for well known retailers as oppose to small bespoke outlets. The high street struggles with parking, which during the summer months is more of an issue with holiday makers etc, to have an influx of additional residents would make the problem unbearable. The car parks are already full by 10.00 AM on Saturday. The road leading up to Plume school is already very busy currently, add to that the increased traffic from the new development and progress will grind to a halt. With a substantial development such as this proposed a considerable number of new residents would need to travel by train to get into London, there is no proposal for a rail link which would therefore put strain on the road through to Hatfield Peverel station. Having recently moved to Maldon around a year ago from a very built up area on the outskirts of London Maldon offered what I was looking for, more open space and country side, and the house that we purchased on the Keeble Park estate was perfect. I do not want to be confronted by a huge housing complex right outside my front door. There must be better locations for development, particularly completely new areas around existing rail stations to the far south of Maldon. If this housing complex goes ahead it will destroy Maldon life as we know it and I suspect a lot of people will move away.

- 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.

**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      x ☐

**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.**