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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)	ALL

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

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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.

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.

Ref: Village of North Fambridge

b. Plan is not Justified

Issue: Road infrastructure not sufficient to meet needs of extra housing
- The entrance to North Fambridge village has a higher than average number of road deaths and is considered an accident black spot. Increased traffic from the village or Dengie peninsula will increase the risk at this junction unless the junction is redesigned, which is not possible due to existing buildings.

- North Fambridge has a single road in and out of the village. Increased congestion during morning and evening traffic will prevent emergency vehicle access into / out of the village.

Issue: Flooding within the village
- According to the Environment Agency flood map, flooding could occur across the single, main road into the village which would cut off the village creating problems in an emergency. Adding extra housing will add to this unacceptable situation.

- North Fambridge is the lowest lying village in this area and, according to the Environment Agency flood maps, is at considerable risk of flooding. It is not justified to add increased housing in an area prone to flooding.

Issue: Sewerage capacity in the village will not meet the demands of more housing.
- The village currently suffers from sewerage rising to the surface, and into homes, due to inadequate capacity of the mains pipework and pumping stations. Further houses will intensify this issue and would require new pumping stations and pipework throughout the village and out to Latchingdon.

- Sewerage from the village is pumped to the village of Latchingdon. The Environment Agency, Anglian Water and Essex County Council Flood team have confirmed that Latchingdon cannot take any more sewerage. The alternative is South Woodham Ferrers which would not be economically viable.

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.

I do not feel that North Fambridge issues have been considered properly nor thorough and adequate research conducted in relation to the points I raised.

Due to the issues relating to the highways, flooding risk and sewerage, North Fambridge should be removed from this plan.

North Fambridge should also be removed from the Rural Village Plan (yet to be discussed) based on the same issues.

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.

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.