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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.

I consider Maldon District to be Unsound because it is not Effective regarding the LDP plan considering policy reference D5 - re Flooding Risk & Coastal Management.

MDC cannot assure residents in Heybridge that Developers will have Flood Relief in place before building dwellings in Heybridge.

Maldon District Council cannot assure without doubt that the Flood Relief Plan will actually work and Heybridge will no longer flood.

Excessive surface water already causes problems/floods in Heybridge - a new development in Heybridge will add to this problem - not relieve it.

The area that MDC are considering for development is a known floodplain and we have long understood that building on such an area will potentially bring further flooding in areas already under stress due to this issue as understood by the Environment Agency on North Essex Catchment Flood Management Plan (CFMP) 2009. - Policy 5 sub area 4.

Maldon District Council's responsibility is to the citizens living in this area and Maldon District Council must accept the responsibility for devaluing their citizens homes by putting them in a higher flood risk area.

The Plan cannot be flexible as once building begins the land is ~~no~~ longer retrievable.

The Plan is unable to be monitored as once permission to build is given it will not be retracted if it is found

that the Flood Relief is not working.

Maldon District Council must also consider the residents of Heybridge's voting capacity.

Therefore I consider that the Plan is not

Deliverable

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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.

- 1) Do NOT give permission for the land in Idybridge to be developed.
- 2) Maintain to the highest level all waterways
- 3) Keep all "ditches" flood relief areas free from debris.
- 4) Maintain all surface water relief (drains) and keep free from all blockages.
- 5) Give residents in flood area discounts on purchase of flood prevention purchases.

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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.

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.