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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 Local Development Plan (LDP) does this representation relate?

- | | | | |
|---|--|--|--|
| <p>a. Paragraph
(please specify paragraph number)</p> | <p>2.57</p> | <p>b. Policy
(please specify policy reference)</p> | <p>Click here to enter text.</p> |
| <p>c. Proposals Map</p> | <p>Click here to enter text.</p> | <p>d. Other section
(please specify)</p> | <p>Click here to enter text.</p> |

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

- | | |
|--|---|
| <p>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</p> | <p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p> |
| <p>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</p> | <p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> |

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

- | | |
|--|--|
| <p>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</p> | <p><input type="checkbox"/></p> |
| <p>b. Justified
To be justified the plan must be:</p> <ul style="list-style-type: none"> • Founded on a robust and credible evidence base; • The most appropriate strategy when considered against the reasonable alternatives. | <p><input checked="" type="checkbox"/></p> |
| <p>c. Effective
To be effective the plan must be:</p> <ul style="list-style-type: none"> • Deliverable; • Flexible; • Able to be monitored. | <p><input type="checkbox"/></p> |
| <p>d. Consistent with National Policy
The Plan must be consistent with Government guidance as set out within the National Planning Policy Framework</p> | <p><input type="checkbox"/></p> |

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.

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

Paragraph 2.57 correctly notes that parts of both Maldon and Heybridge are currently vulnerable to flooding, and that therefore, as the paragraph goes on to note, the new Garden Suburbs “provide opportunities to reduce flooding and divert surface water flooding” away from the existing areas, thereby helping to solve an existing problem.

The paragraph then goes on to note that the North Heybridge Garden Suburb is to be “required” to address existing surface water flooding in North Heybridge.

As noted in our representations to Policy S4, Countryside is working jointly with the Environment Agency, Essex County Council, Maldon District Council and Essex Waterways with a view to implementing a strategic flood alleviation scheme that will meet the wider objective of addressing existing surface water flooding in North Heybridge. Countryside is also incorporating on-site surface water management measures through SUDS to manage the additional run-off created by the development itself. Although the on-site measures are clearly the responsibility of the developer alone to provide, we see the wider strategic flood alleviation proposals needing joint responsibility to be taken by the key stakeholders to ensure its successful delivery.

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.

In the light of our comments above, we propose that the last sentence of paragraph 2.57 be amended as follows:

“In particular, strategic developments to the north of Heybridge will ~~be required~~ provide the opportunity to deliver a strategic flood alleviation scheme which will address the existing surface water flooding in north Heybridge.”

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.

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

This representation forms part of a suite of inter-related objections by Countryside Properties that relate to the implementation of the North Heybridge Garden Suburb. Countryside Properties are the principal developer for that proposed development.

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.