

P	S	C					/		
---	---	---	--	--	--	--	---	--	--

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

S2

c. Proposals map

S2 def

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.

P	S	C					/		
---	---	---	--	--	--	--	---	--	--

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.

The Consultation document of 2013 indicated that the total number of new dwellings for Heybridge would be 1000. This was delivered to every home in the district and brought the proposal to the attention of the community. However, the Pre-Submission LDP shows an allocation of 1335 new dwellings in Heybridge, an increase which has not been actively brought to the attention of the residents of Heybridge. This proposal has not been the subject of a public consultation, but more as a fait accompli and lies hidden within documentation not publicly available.

I consider this practice to be wholly unacceptable and undemocratic, it indicates a situation where MDC is not delivering on its responsibilities to listen to the views of its residents.

Surely, the development can now be considered to be unviable and non-deliverable due to the documentation indicating a proposal differing to the proposal put to the residents of Heybridge.

Most of the strategic growth has been centred around Maldon, Heybridge and Burnham without reasons given as to why these areas are prime locations for development.

The sustainability of Heybridge has not been tested robustly against the alternative options. There is no indication that the infrastructure costs needed for the Heybridge area to maintain an increase of this size have been adequately assessed. Sound infrastructure delivery planning has not been demonstrated.

The proposed plan will subsume the existing settlement of Heybridge and impact significantly on the countryside and surrounding areas and, as such, is in conflict with Spatial Vision 2.4.

The land in Heybridge is neither accessible or appropriate as there is no sufficient road network or availability of other transport methods such as rail.

Surely it would be more effective to locate any new developments within areas that have easy access to rail transport structures and encourage the use of public transport.

P	S	C					/		
---	---	---	--	--	--	--	---	--	--

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.

Abandoning the Heybridge Garden Suburb would not only overcome Essex Highways concerns regarding traffic access to the A12 through Hatfield Peverel, it would overcome the issues of pupil access to the Plume School.

If the Plume School were to increase in capacity, it would be more effective and safer for those extra pupils to have a safer/easier transport method to and from the school, whether that be from South of Maldon which would provide a less impacting route or from surrounding villages whereby transport would be provided thus reducing vehicle journeys.

P	S	C					/		
---	---	---	--	--	--	--	---	--	--

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.