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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

policy S7

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.

The Maldon District Council LDP is not effective in respect of North Fambridge.

North Fambridge has been identified with an allocation of 75 houses in the first five years of the Plan.

North Fambridge has also been placed alongside other villages in the Section identified as "Rural Allocation"

The Policy on Rural Allocation set out in the Plan is not due to be drafted and approved until after the approval of the LDP.

Therefore is it not logical that for the implementation of the LDP to be effective, there would need to be information and guidance from the Policy on Rural Allocation before development could commence?

The development plan is not sound in respect of North Fambridge because it has not been prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

It is not, in the case of North Fambridge, the most appropriate strategy especially when considered against other, and better alternatives.

For example, Maldon District Council have given considerable thought to strategic developments at Heybridge and Burnham, but no careful infrastructure plans have been carried out whatsoever for North Fambridge.

Maldon District have identified three possible areas of North Fambridge as being available for development BUT the exact site for the proposed 75 houses has not been stated AND all three possible sites are on good agricultural land.

No consultation regarding these areas has been undertaken with the North Fambridge Parish Council nor any of the Residents of North Fambridge.

Why the big secret I wonder?

Effectively, this lack of consultation does not conform to the National Policy Framework.

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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.

In my opinion, and for the Maldon District Council LDP to be legally compliant and sound, North Fambridge should be placed alongside other villages in the Rural Allocation Section of the LDP.