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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 THE LDP IS NEITHER LEGALLY COMPLIANT, NOR SOUND. TO BE LEGALLY COMPLIANT AS REGARDS "CONSULTATION," THE PLAN MUST BE COMPREHENSIVE ENOUGH TO ENABLE CONSULTEEES TO MAKE INFORMED DECISIONS ON THE VIABILITY OF THE PLAN. IT FAILS ON THESE COUNTS BECAUSE OF THE FOLLOWING :-

- (i) THERE IS STILL, AT THIS LATE STAGE, NO MAP INDICATING THE LINE OF THE PROPOSED NORTH HEYBRIDGE BOUNDARY ROAD, NOR ITS JUNCTIONS WITH BROAD STREET GREEN RD, MAYPOLE RD, OR LANGFORD RD. CONSULTEEES THUS DO NOT KNOW THE LIMITS OF THE DEVELOPMENT, NOR THE LIKELY EFFECTS ON THE LOCAL INFRASTRUCTURE.
- (ii) THE PLAN IDENTIFIES SOME (BUT NOT ALL) OF THE LIKELY TRAFFIC PROBLEMS THE DEVELOPMENTS WILL CREATE, BUT OFFERS NO SOLUTIONS. FOR EXAMPLE IT ANTICIPATES WORSE PROBLEMS AT THE NATFIELD PEVERAL JUNCTION OF THE B1019/B1137, BUT OFFERS NO SOLUTION OTHER THAN 'HOPES & WISHES'. IT DOES NOT EVEN MENTION THE B1022 BROAD STREET GREEN/TIPTREE ROAD, ALTHOUGH THIS ROAD IS ALREADY OVER-REPRESENTED IN FATAL/SERIOUS ACCIDENTS, AND IS UNSUITABLE FOR FURTHER HEAVY TRAFFIC BECAUSE OF ITS WIDTH VARIABILITY, OPEN DITCHES & SHARP BENDS.
- (iii) THIS 'PRE-SUBMISSION' LDP HAS INCREASED THE SIZE OF THE NORTH HEYBRIDGE DEVELOPMENT BY 37% (+335 DWELLINGS) WITH NO RATIONALE, OTHER THAN (PRESUMABLY) "MALDON DOESN'T WANT THEM".
- (iv) THESE 335 DWELLINGS ARE TO BE BUILT ON AN AREA PREVIOUSLY IDENTIFIED AS "OPEN SPACE FOR FLOOD MITIGATION/LANDSCAPING," AND "ALSO REQUIRED FOR FLOOD MITIGATION IN LINE WITH MALDON & HEYBRIDGE SURFACE WATER MANAGEMENT PLAN". IN RECENT WEEKS, THIS AREA HAS BEEN FLOODED, WITH A RESIDENT POPULATION OF SWANS!
- (v) THE 'PRE-SUBMISSION' LDP IS OVERLY LONG, FULL OF ACRONYMS, AND GOES TO GREAT LENGTHS TO RECOGNISE THE UNIQUE CHARACTERS OF MALDON & THE SURROUNDING AREAS. UNFORTUNATELY THE VAGUE & INCOMPLETELY DEFINED PLAN DOES NOT MATCH THAT 'UNIQUE CHARACTER'. IT IS LIKELY TO GRIDLOCK THE AREA, AND DESTROY IT.

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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.

- IT IS ESSENTIAL A DETAILED MAP OF NEW LINK ROADS, JUNCTIONS AND DEVELOPMENT BOUNDARIES IS PROVIDED FOR CONSULTATION, PRIOR TO PROGRESSING THE PLAN.
- THE PLAN MUST INCLUDE ANTICIPATED EFFECTS ON TRAFFIC MOVEMENTS, TOGETHER WITH PROPOSED SOLUTIONS/TIMING. 'WISH LISTS & HOPES' ARE NOT "A PLAN".
- OWNERSHIP OF THE OVERALL DEVELOPMENT MUST BE CLEAR/ACCOUNTABLE. I HAVE BEEN TOLD - TWICE - THAT "ROADS ARE ESSEX COUNTY COUNCIL BUSINESS / NOT OUR RESPONSIBILITY." THIS IS A RECIPE FOR TRAFFIC CHAOS, MORE ACCIDENTS, WITH NO-ONE ACCOUNTABLE. AGAIN, THIS IS NOT "A PLAN".

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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

NB: I AM WILLING TO ATTEND IF REQUIRED

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.