

EiP Maldon DC LDP Part 1
Hearing Statement of Representor 0175
HEYBRIDGE RESIDENTS ASSOCIATION
Matter 10

January 2015

Prepared by DG Sargood FRICS

Items 1 & 3 The delivery of the Flood Alleviation Scheme in N.Heybridge is dependent upon S.106 agreements which are projected to raise £7.7m over 4 years. It is usual for S.106 agreements to include a fixed sum but in this instance a form of indexation would be required. The scheme has not yet been accurately costed and there is no identifiable source of additional funding in the event of a shortfall. To ensure completion of the Flood Alleviation Scheme and focus the minds of the prospective developers should a Grampian Condition be imposed?

We are concerned that unless this is done the scheme could remain in a state of partial completion especially if the housing market declines and receipts from house sales do not meet expectations. The security of future and existing Heybridge residents against flooding should not be left to the whims of the housing market and developers hungry for profits. Our understanding of the scheme is that it is all or nothing and cannot function in a partially completed state. We remain intrigued as to how water can be persuaded to flow uphill.

Item 2 In relation of to NHGS, meaningful highway improvements that are required at Hatfield Peverel are not viable or deliverable at the present time.

In the case of NHGS site S2(e) there is a planning application pending and it is understood that the proposed dwellings will utilise the existing surface water drainage system albeit with an alleged neutral impact. However Policy I 1.1 has not been followed as there are no improvements planned for the surface water drainage in Holloway Road and beyond which is where the proposed development will discharge.

Due to lack of maintenance over the years the Heybridge surface water drainage system in the Holloway Road area and thence to the estuary has fallen into a state of disrepair. Surface water flooding occurs on a regular basis and has resulted in properties and roads in the vicinity being under water 3 times in the last 2 years. Much of the drainage network capacity (culverts and ditches) has been reduced by approx 50% by the build up of silt and overgrown vegetation.

Our Chairman contacted all Maldon District Councillors by e.mail and offered to give them a guided tour of the Heybridge Surface Water Drainage System, the aim being to demonstrate the condition that it had fallen into. He believed this would give them first hand knowledge when deliberating prior to decision making. The end result of his offer was taking one District Councillor, two Parish Councillors and approx 10 Residents Association members on a tour

on 30th November 2014. The party were horrified by what they saw. The lack of interest shown by District Councillors in one of the most destructive recurring events affecting Heybridge was very disappointing.

Item 6 It is the view of HRA that the Flood Alleviation Scheme should be delivered in its' entirety and proven to work before, as Cllr Miriam Lewis so eloquently stated, "a single brick is laid". This view is upheld by our local MP and the Environment Agency (see App.2). If MDC and the developers are foolhardy enough to pursue NHGS then the residents of Heybridge can expect them to put their money and resolve where their mouth is.

HEYBRIDGE RESIDENTS ASSOCIATION
HEARING STATEMENT UR.0175
INDEX OF APPENDICES

1. E. mails to Fiona Marshall (MDC)
2. Letter and attachment from Mr John Whittingdale MP
3. E.mail from Dr Annie Gordon of Essex Wildlife Trust.

Subject: Sadness & Request

From: don ben (don.ben81@yahoo.co.uk)

To: fiona.marshall@maldon.gov.uk;

Date: Monday, 24 March 2014, 15:17

To:-Fiona Marshall, Chief Executive, Maldon District Council.

I fully respect your position as Chief Executive, and am sure everything you do within the realms of M.D.C. you expedite with due diligence.

I am rather sad to have received a message from David Coleman this day to the effect that he can not provide me with any further details that I may request. He has referred me to M.D.C. website which I have opened but cannot access the information I asked him for. I cannot help but feel he is under instructions.

I shall mention the matter to Mr. Whittingdale when we meet on Saturday, his response will I hope be informative.

With regard to the last letter you sent to me, you mention the L.D.P. examination and amongst others, relevant other invited interested parties may be invited. If possible, and you considered inviting me, would there be room for two members of Heybridge Residents Association to attend.

My Very Best Regards,

Don Benson.

Chairman,

Heybridge Residents Association.

Subject: Committee Application.

From: don ben (don.ben81@yahoo.co.uk)

To: fiona.marshall@maldon.gov.uk;

Date: Sunday, 27 April 2014, 14:32

For the attention of Fiona Marshall. Chief executive. M.D.C.

Dear Fiona Marshall.

Please accept and consider this my application to become a member of the newly created Executive Committee for flood alleviation.

Best regards,

Don Benson

31, Elizabeth Way

Heybridge CM9 4TG

01621 854116.

John Whittingdale MP
Member of Parliament for Maldon
House of Commons
London SW1A 0AA

Our ref CCE/2014/53331

Date 29 May 2014

Dear John

Thank you for your letter of 8 May 2014 asking for any details we can provide on the flood alleviation scheme to protect Holloway Road and relating to development around North Heybridge Garden Suburb.

As you correctly point out, Maldon District Council have identified a requirement for the delivery of a strategic flood alleviation scheme in the North Heybridge area in order to support their evolving Local Plan aspiration to develop a "Garden Suburb" development in that area.

Flooding issues

I am sure that you are already well aware that there are areas of Heybridge that have suffered from frequent flooding, predominantly in the winter months over the past 15 years. Our studies have shown that this is primarily due to watercourse capacity constraints within the urban areas of the village.

In 2006, we promoted a Flood Alleviation Scheme for Heybridge following incidents in both February and October 2001 which resulted in the flooding of properties. However, we were unable to obtain funding for the scheme from DEFRA. This was because of the high scheme costs relative to the sum of damages avoided over the scheme lifetime.

Under the new Partnership Funding rules for allocating the Grant in Aid that we receive annually from Central Government for the delivery of new flood protection schemes, we would only be able to fund 28% of the estimated cost of delivering a useful flood alleviation scheme for Heybridge. This would leave a significant funding shortfall which would have to be met through local contributions if a useful scheme were to progress. We've explained these funding and delivery challenges to the Council's Strategic Planners during our meetings with them.

Engagement with Maldon District Council over the Local Plan Preferred Options

We advised the Council's Strategic Planners, through consultation at the start of the Local Plan process, that the existing frequency and impacts of flooding were

potentially a limiting factor to further development in North Heybridge unless Flood Alleviation infrastructure could first be delivered.

Maldon District Council accepted our concerns and is leading on delivering a solution to the flooding problem by embedding flood alleviation as an infrastructure requirement in their Local Plan. This Local Plan links to a site Masterplan for the proposed Garden Suburb development.

Paragraph 100 of the new National Planning Policy Framework provides underpinning guidance to Local Planning Authorities for scenarios such as this. Namely that Local Plans should:-

- safeguard land from development that is required for current and future flood management; and
- use opportunities offered by new development to reduce the causes and impacts of flooding

The developer's outline concepts for flood alleviation linked to the proposed development

At this point in time, the developer is still formulating an outline design for both flood alleviation works and for on-site surface water controls linked to their own housing development areas. We are working in partnership with Maldon District Council to provide technical scrutiny over the developer's evolving design concepts.

Maldon District Council also see us as a potential adopting body for the flood alleviation infrastructure that would be delivered. It is therefore in our interest to engage with this process from an early stage. We are also a statutory consultee to the planning process in relation to flood risk.

The developer's basic design concept is very similar to the scheme proposed by us back in 2006. They propose to divert higher flows from the three watercourses that currently flow through the site and into Heybridge. The excess volumes will be routed away from the village via the construction of a new interception channel located to the north of both the new housing area and the new relief road running south-westwards from Broad Street Green to Langford Road.

High flows would outfall to the River Blackwater at the Beeleigh weir complex after routing under the Langford Cut and the old course of the River Blackwater in a pipe. The scheme would also create a number of balancing lakes as there will be times when channel capacities in the Rivers Chelmer and Blackwater are constrained, resulting in the need to regulate or close off the alleviation scheme's outfall for periods of time i.e during a surge tide in the tidal river or high river flows from areas inland of Beeleigh.

We understand that Maldon District Council will provide details of the North Heybridge Garden Suburb Site Masterplan (including details of the proposed flood alleviation infrastructure) at a forthcoming public consultation event scheduled for 21

June 2014. We are attending this to help answer residents' questions about flood management and our role in scrutinising the Council and Developer's flood alleviation scheme.

The future if flood alleviation has to be delivered by alternative means

I would wish to re-assure you that, should this development not proceed, we will remain committed to working with the community and other stakeholders to look at alternative ways of delivering much needed flood alleviation to Heybridge.

If you wish to discuss this further with me, please do get in touch.

Yours sincerely



Dr Charles Beardall
Area Manager
Essex, Norfolk and Suffolk
01473 706024



2

JOHN WHITTINGDALE, OBE MP

Member of Parliament for Maldon

Don Benson Esq.
Chairman
Heybridge Residents' Association
31 Elizabeth Way
Heybridge
Essex CM9 4TG

30 May 2014

Dear Mr Benson

Thank you for your email dated 7 May. I have also now received a response from the Area Manager at the Environment Agency regarding concerns raised by the Residents Association about the Flood Alleviation Scheme and enclose a copy of this.

You will see that Dr Beardall confirms that the District Council agrees with the advice of the Environment Agency that development in North Heybridge should only be permitted if flood alleviation infrastructure could first be delivered. However, the Agency is only able to fund 28 per cent of the cost of the new flood protection scheme and the rest needs to be met from local contributions. He states that the developer is still formulating the outline design and that the Environment Agency is working with the District Council to provide technical scrutiny. However, it appears that the basic design is very similar to that proposed by the Environment Agency in 2006.

I am pleased to learn that further details will be provided at the public consultation event on 21st June and that the Environment Agency will be attending this. I hope that this will provide an opportunity for the Residents Association to discuss any specific concerns.

With best wishes

V
our sincerely

John Whittingdale

Assistant: Clare Pooley: 020 7219 3557 ♦ Fax: 020 7219 3522

On Wednesday, 14 May 2014, 11:09, Annie Gordon <AnnieG@essexwt.org.uk> wrote:
Dear Mr Benson,

Your email to the National Trust in respect of Heybridge Wood has been forwarded to me for attention. Essex Wildlife Trust are currently in discussion with Maldon DC regarding this proposed housing development, as we also have serious concerns regarding the future of this ancient woodland and its associated wildlife. The current plans to surround the woodland with development and effectively isolate it from the wider countryside are, in our view, unacceptable and will result in an inevitable degradation of the habitat. If Maldon DC are minded to push forward with this "garden suburb", the Trust feels that a new country park should be established around the woodland in order to provide some buffering and protection from increased human pressure.

If you have not already done so, it may prove useful if the Residents' Association write to MDC and articulate your concerns, emphasising that ancient woodlands are irreplaceable habitats and any damage to or degradation of such habitats by development is contrary to the guidelines set out in the National Planning Policy Framework.

Please feel free to contact me if you would like any further information, or if you can provide me with any other information regarding local opinion about this development proposal.

Kind regards,

Annie Gordon

Dr Annie Gordon
Conservation Officer
Essex Wildlife Trust
Tel: 01621 862953
Mob: 07771 967907



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