



# Heybridge Parish Council

October 27 2016

Strategic Planning Manager  
Maldon District Council  
Princes Road  
MALDON CM9 5DL

We address on behalf of Council the following comments in respect of your LDP consultation and would ask you to note they are in respect of proposed changes in your various consultation documents as set out in Appendices to the revised sustainability proposal.

We continue to maintain our significant objections already expressed that the entire scheme for the North Heybridge Garden Suburb is fundamentally flawed and hence unsound. We submit that the change in detail in that part of the LDP scheme simply underwrites further this assertion.

Specifically, we comment as follows on changed or added text referring to the Appendix A reference numbers as follows:

Ref 089: The modified text fails to insist upon any flooding mitigation schemes; it mentions transport schooling but fails to address medical and flood issues. We consider these modifications to be incomplete.

Ref 051: The alteration in emphasis from a mandated masterplan conformity to one which is discretionary permits variations which in our view are likely to compromise the overall viability of the NHGS scheme.

Ref 100, 101: The removal of the mandated strategic flood alleviation scheme and its replacement in policy I1 is considered wholly unacceptable. We already know that a viable scheme is likely to consume virtually all available developer funds, and to suggest that a financial developer limit on the scheme and its construction according to the revised policy I1 begs the question of whether and when the scheme might be funded, integrated across the entire Suburb. We consider this change not to be of necessity but to deflect the solution so as to permit inadequate and incomplete attention to a comprehensive solution to water management across the entire development area.

Ref 004: We do not accept that the changed text is for clarification but rather to transfer the requirement for an integrated scheme (originally required) to that of an abstract set of idealistic requirements which not only may or may not be realised but also are impossible to evaluate in terms of pragmatic success.

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Ref 011: The removal of the original text making developer contributions responsible for solutions to traffic difficulties and suggesting that SELEP and the ECC can address financial shortfall is considered fanciful.

Ref 102, 107: The changes in this text are considered unable to provide or to identify the provision pragmatically of a viable comprehensive flood relief scheme for the North Heybridge Garden Suburb. We request the return of the earlier conditions requiring prior design and test of a viable flood relief scheme prior to allocation and construction upon the site.

Ref 055: We consider the changes wholly unacceptable. We require facilities to be provided, not further studies to be undertaken. If the funding cannot be found for such infrastructure (and including flood relief and transport matters) then the scheme is simply not viable and hence unsound.

Please note these comments are the result of considerable study and discussion of the consultation documentation and do not necessarily form the whole of our concern in respect of the soundness of in particular the North Heybridge Garden Suburb portion of the plan but in general the plan itself.

We look forward to the further enquiry when we hope to present more comprehensively these and our other concerns.

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