

Planning Policy Team  
Maldon District Council



4<sup>th</sup> October 2013

RE-: Maldon District Draft Local Development Plan

Dear Sir/Madam

At the risk of appearing rude, may I ask you, "Is there any point in my voicing my opinion? Am I truly living in a democratic society or are you just paying lip service to the requirements of the law?" Forgive me for asking, it's just that experience has taught me that nobody listens to the voice of local residents. With regard to development plans decisions seem already decided upon and if locals resist strongly enough and plans get rejected, developers just cry to the government, who intervene and overturn the decision. So they get exactly what they want regardless of any genuine concerns raised by the locals, who by the way live in the area and know the problems better than any developers who very rarely live in the area. The whole process makes a mockery of democracy, localism and MDC planning policies which appear to get changed to suit.

However since I have a right to voice my opinion on the New LDP, for what it is worth here are my thoughts and suggestions.

Please see map included, I have added crosses and a shaded area in green where I prefer to see open space (leisure park) for the use of existing residents.

My reasons for these suggestions are these: - Firstly your present proposal is too over crowded and looks cluttered, and one would feel claustrophobic in this urban jungle.

Presently it offers no relief by open space, conspicuous by its absence as seen indicated by key (top left of plan) Secondly, if open space is in between existing residential areas and proposed new development, it can serve both sets of residents equally and would be more fairly distributed. A quality of life requires **OPEN SPACE** that can be accessed by all residents. Thirdly and most importantly Open space in this area would help alleviate any further vulnerability of flooding to existing housing especially to Holloway Road and the Roothings, as there will be substantial disruption from inevitable displacement water from any new development. I need not remind you that flooding occurs almost every year in this area since previous recent developments have taken place, therefore it can no longer be looked upon as a 1 in 100 year event. (I have photographs available if you require evidence at [heather@facetsoflove.co.uk](mailto:heather@facetsoflove.co.uk))

With regard to infrastructure, past experience of recent developments in Heybridge has shown us that very little has been done to improve infrastructure either above or below ground. With such a large development plan and influx of people we will need a railway. We also need much better bus services. We need doctors/dentist surgeries (the present doctor surgery cannot cope) More sewerage and water facilities are imperative, as existing facilities are not sufficient for our present needs! These are basic essentials.

How can I be sure that promises made will be adhered to, and who will pay for said improvements???? I am sure I speak for many when I say we don't want to see our council tax bills going up as a result, things are tight enough as it is.

Agricultural land and green spaces should not really be used for development purposes at all. We need green spaces for quality of life and agricultural land to provide for our food needs. Our country is expected to provide food for more people not less!

Brownfield sites are still not being used for housing which should be. Also unused flats above shops etc should also be claimed and used. To see empty flats is a travesty and a waste!

Question 12 on the draft LPD form is ambiguous at best. It looks as if it has been deliberately worded to be just that. By manage, do you mean to manage the green space as a park area, or does manage mean building all over it??? Without clarity such questions could see people agreeing to something that they wouldn't have, had there not been a misunderstanding of the question.

In answer to your statement on the LDP brochure

"How will the council ensure the new Garden Suburb will not affect the existing character of Heybridge?"

The answer is you can't, you will never be able to achieve this aim!

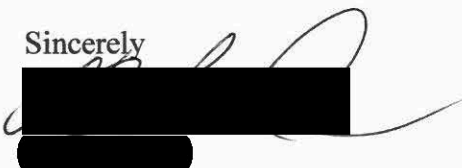
By creating a 'Garden Suburb' you will automatically 'affect the existing character of Heybridge, since currently it is very **Rural** in nature and you are proposing to build on a lot of agricultural land, A big NO, NO. The large development that you propose will be **Too Big** not to be noticed and will change the nature and character of Heybridge exponentially! Heybridge will lose its quaint and peaceful character forever!

It is no secret that wildlife is suffering loss of habitat, and through no fault of their own certain species are braving urbanized areas and causing a nuisance to some residents, but where else can they go? 95% Yes 95% of their natural habitat is being lost, the majority of that loss is down to over development. Such arrogance will have its consequences all in good time. Proper development needs to be more responsible, less selfish. It's not all about number crunching or big profits for landowners and council coffers etc.

Heybridge is on low lying flood plain and very vulnerable already.

Cut the number of houses you propose for Heybridge, stand up to the government and have the courage to make them see sense, after all what do they know about Heybridge? How many of them bother to visit the areas they look at on a map? What they propose is not sustainable and they would know that if they took the trouble to get to know the area. It is your job to represent us and listen to the locals, and therefore your job to explain to the government why Heybridge cannot accommodate all that the government is asking!

Sincerely



A handwritten signature in black ink is written over a large black rectangular redaction box. Below the signature, there is another smaller black rectangular redaction box.

3231

- Indicative New Link Road
- Strategic Road Network
- LDP Masterplan Area
- Proposed Extension to Masterplan Area
- E1 Employment

