

10 October 2014

BY EMAIL ONLY

CED13
**MALDON DISTRICT
COUNCIL**

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Dear Andrea

RE: Maldon District Council Local Development Plan Examination

Following your email earlier we have now placed on the Council's LDP examination webpage the Notification Letter from the Inspector. In the letter it is stated that '*The Inspector has now decided to proceed to hearings, but only on the Plan's housing policies and its legal compliance. He will then produce a report on those aspects of the Plan before continuing with further hearings and a report on the other policies in the Plan, such as those for employment and retail development.*' I would be most grateful to receive clarification from the Inspector or the Planning Inspectorate in relation to the nature and status of the interim report which will be produced following the initial hearings on the Plan's housing policies and legal compliance.

This is of particular relevance as the Council is expecting a large amount of major housing applications to be submitted over the next few months, many of which will be related to the strategic allocations in the submission LDP and will need to be determined prior to the adoption of the LDP. Therefore the Council would like to understand to what extent the interim report would provide sufficient weight to enable the Council to enforce the relevant policies prior to the formal adoption of the Plan. My assumption is that, assuming the interim report finds the housing related policies are in principle sound and legally compliant, the Council will then be in a position to attach substantial weight to those policies. If this is the case then the Plan's housing allocations would take on far greater status, and in turn this should provide the Council with sufficient justification and evidence to demonstrate a five year supply of deliverable land for housing.

Furthermore, can you advise on whether it is possible for the Council to adopt the housing related policies earlier than the other policies? If this is possible than can you also advise on the process which may need to be undertaken including any necessary public consultation on the major modification (if required), and the potential implications on the process and timing to the other LDP policies which will be subject to public hearings at a later date.

I realise that some of the above may require legal advice from our solicitor, but the Council needs to further understand the nature and status of the interim report before seeking a formal legal opinion.

Yours faithfully,

Tai Wai, Tsui
Senior Planning Policy Officer