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Date: Sun, Feb 22, 2015 at 9:18 PM

Subject: Comments on the Essex Councils response to the Barton Willmore SHMA on behalf of Pigeon Land

To: Andrea Copsey <copseyandrea@gmail.com>

Comments on the Essex Councils response to the Barton Willmore SHMA on behalf of Pigeon Land.

In deciding the Housing Market Area (HMA) we do not consider that the approach of Maldon District Council is sound. The HMA looks to have been designed to fit the circumstances and timescale of the Local Development Plan (LDP). Restricting the HMA to Maldon's District only while ignoring the close relationship to Chelmsford and London is understandable given the different stages of the other Essex development plans compared to Maldon's. However there needs to be evidence for Maldon's approach. We do not consider that such evidence has been put forward, particularly in the light of the Maldon SHMA's own evidence which shows migration containment of just 65%.

Understanding economic growth is important given the evidence from Maldon District Council at the examination that the number of people in the working age population up to the age of 65 will fall in the plan period, and that the LDP's target of creating 2,000 new jobs will require these jobs to be created from the older population.

The Submission Local Plan in policy E1 seeks to provide a minimum of 2,000 net additional jobs. The Supplementary Statement to Assessing Maldon's Housing Requirements EB098.C states that (para 4.7) this level of housing will result in a decline in the working population of 490 people over the plan period. The Council consider that this will be offset by people working longer into old age, so that there will be a stable labour force over the plan period. For the Plan to be sound by being based on the most appropriate strategy and evidence base the OAN should be reassessed as set out in the Barton Willmore SHMA in order to deliver jobs as set out in policy E1.

Regards

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