

Subject: Review of the document entitled 'Examination of the Maldon District Development Plan. Response on behalf of the Mid-Essex Consortium', prepared by Peter Brett Associates (PBA) dated February 2015.

Following are my comments on the subject document. I should explain I am a resident in Broad Street Green, an old hamlet now part of the Great Totham parish, at the boundary of the east end of the proposed Heybridge development. I have lived here for nearly 37 years, and in the Maldon area for over 50 years. I formerly served on the Maldon By-Pass Committee, and the Parliamentary Advisory Council on Transport Safety (vehicle design group) until 2000. I was on the management team of a large motor company for 23 years.

I am not in a position to comment on the various housing, job and population modelling techniques discussed in the Peter Brett Associates paper, as they are outside the areas of my expertise. I am however, very familiar with reviewing expert technical reports, often of a conflicting nature.

Taking the PBA document as one such expert report, it clearly throws serious doubt on the assumptions being proposed to modify the Maldon Development Plan. Indeed, I am of the opinion that some of the comments may challenge even the original assumptions and approach used by Maldon District Council to develop the basic plan.

In particular, paragraph 3.13 records an analysis that'for Maldon, in reality past net in-migration may have been close to zero'. In paragraph 3.14, it also states 'it may be the BW calculation grossly exaggerates housing need in the area, especially Maldon and Tendring'.

In paragraph 3.17 and 3.18, serious doubt is cast on the 'job led' housing needs. In paragraph 3.19, it concludes that the 'job-led' calculations, which lead to a large uplift in the assessed housing needs, have no credibility'.

While such differences of opinion, or even errors/omissions in the assumptions exist, neither the original plan, nor the proposed modifications to it, can in my opinion be considered 'sound'. To seek to start building a large number of houses on what is currently open, attractive countryside based upon unsound, challenged or untested data, could result in many years of unfinished building sites, to the detriment of the people of Maldon and Heybridge, and the visual appeal of the entire area.

I also consider the PBA document makes a good case for **any** development in the Maldon area to be done only as a result of close liaison with all neighbouring areas. Only then can the developments be coordinated in an effective way, be land-efficient, and the full effects on infrastructure be managed properly.

This does not appear to have occurred in a meaningful way at any stage so far.

Michael Brand. February 14, 2015.