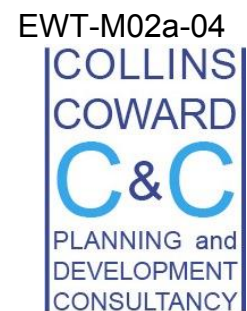


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Our Ref: CC/1501

11 March 2015

Andrea Copsey
LDF Programme Officer
c/o , Examination Office, Longcroft Cottage, Bentley
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The Courtyard
9A East Street
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CO6 1SH

By Email: copseyandrea@gmail.com

Dear Mrs Copsey

MALDON LOCAL PLAN – OUTSTANDING MATTERS – PROPOSED MODIFICATIONS TO POLICY S2

I refer to your email of 2 March 2015 concerning the Council's proposed modifications to Policy S2. I confirm on behalf on my client, Linden Homes, that the proposed modifications are unsound in regard to flexibility and responsiveness. However, we welcome the deletion of the reserve sites which were not allocated. It was quite clear at the Hearing that the Inspector was asking the Council to consider the policy to be more responsive to changing circumstances and in particular a failure to deliver on the current draft allocated sites. The Council's proposal for a three years is too long before any action should be taken. The Council's proposed action at that point would be a "fast" track review of the Plan for housing. In practice, the Plan could be more than 15% under supply and no action taken for at least five years. This is wholly unresponsive and therefore unsound.

Any action should occur on the basis on the Annual Monitoring Review against the housing trajectory. Any shortfall in the annual supply should be met from other further allocated sites or a larger windfall to ensure annual targets are met or at least rectified in the following year. Accordingly, the Policy should read as follows:

"Housing and infrastructure delivery will be monitored against the trajectory on an annual basis. The Council will use monitoring data to assess whether actions are required to increase housing supply to meet objectively assessed need of the District in the following year. An increase in windfall allowance to make up the difference in shortfall of supply will be provided to meet the annual target. Where there is a significant undersupply of at least 15% over the preceding three years an urgent review of the housing needs of the Local Plan will be undertaken to remediate the shortfall in housing supply to meet objectively assessed need."

I trust this will be of assistance to the Inspector and the Council. Should you have any queries please contact me at this office.

Yours sincerely

A handwritten signature in black ink, appearing to be 'A. Collins'.

Tony Collins
Director