

Examination of the Maldon District Local Development Plan**Agenda for 10.00 hours Tuesday 20 January 2015*****DAYS 1 & 2 (AM) - Matter 2: Strategic Housing Growth – overall numbers*****Three Rivers Golf & Country Club, Stow Road, Cold Norton, Purleigh, Essex CM3 6RR**

Discussions will focus on whether the District Local Plan is legally compliant and sound (positively prepared, justified, effective, and consistent with national policy) and, if not, how it should be modified to make it so

Opening Announcements

- Health and safety, people present, and attendance list
- Purpose of the hearing sessions
- Conduct of the hearing session
- Inspector's report

Council's Opening Statement**Consideration of any site visits**

- Suggestions from representors & from the Council
- Can an agreed site visit programme be given to me later?

Late evidence

- Any queries or issues of concern?

Strategic Housing Growth – overall numbers

1. Has the Council, and other participants, had sufficient time to consider the alternative SHMA on the Colchester Housing Market Area produced by Barton Willmore for Gladman Developments Limited? Do they have any comments on it?
2. The Government has announced that it will publish the 2012-based household projections (which will take account of 2011 Census data) by the end of February 2015. What will the Council do to update its OAN and when by? How might this affect the Examination and the timing of my interim findings / conclusions?
3. Has the Council selected the right boundaries for its Housing Market Area and population projections? Should they be as described by Barton Willmore (Gladman) and others (e.g. Plainview for Famco Ltd)?
4. Has the Council produced its Objective Assessment of Need (OAN) for housing using the methodology principles set out in the NPPF and PPG? If not, what is wrong?
5. Are any of the details of the Council's OAN calculations incorrect? If so, what?
6. Does the Council (or other participants) agree with Barton Willmore's (Gladman)

- assessment of OAN as being 435 to 520 dwellings per annum? If not, why not?
7. Do participants agree with the Council's suggested main modification to increase the Plan's OAN and its requirement to 310 dwellings per annum?
 8. Does increasing OAN to 310 dpa mean that more allocations are needed? Why?
 9. Does the OAN take proper account of:
 - a. Economic strategy (to meet job numbers);
 - b. Market signals (to meet unmet need); and
 - c. Affordable homes need (SHMA)? [Please would the Council answer the point made on this in 1.10 of EA Strategic's Statement.]
 10. Should the OAN take into account meeting any unmet need from Greater London as some have claimed (e.g. Barton Willmore for Gladman)?
 11. Please would the Council explain how it calculated windfalls. Is this correct?
 12. Is policy S2's distribution of development and growth to the towns and settlements in the District correct? If not, why not?
 13. Does the Council agree with Chelmsford's Statement (para 25) (and others) that the Plan's strategic allocations are unsound because the adverse highways impact at Eve's Corner cannot be adequately mitigated?
 14. Does the Council and other participants agree with Chelmsford's suggested highway requirements modifications to policy S2 at its para 31?
 15. Does the development shown in the Housing Trajectory (as proposed to be modified) and in the Housing Implementation Strategy have a reasonable chance of being delivered as stated? If not, why not?
 16. Please would the Council explain the commitments listed in the Plan. Will they be delivered? Dalton Warner Davies, for example, has doubts.
 17. Please would the Council explain why a 5% NPPF paragraph 47 buffer applies, and how this is shown in the Housing Trajectory (especially as applied to phasing). Do participants agree? If not, why not?
 18. Are there any other alternative sites to those listed in policy S2? Participants should be brief in their advocacy of such sites and refer me primarily to their written evidence and the Council's official assessments. Participants should tell me what they consider are the compelling reasons for an alternative site's inclusion, bearing in mind the factors set out in my Question 22 of Matter 2.

Any Other Matters

- Any other points representors wish to make