

LDP EXAMINATION: MALDON DISTRICT COUNCIL



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Planning. Design. Economics.

**WRITTEN HEARING STATEMENT ON
MATTER 2 ISSUE 1**

Whether Plan Policy S2 Housing Trajectory, and associated text concerning the District's objective housing needs and overall housing target are positively prepared, justified by the evidence, consistent with national policy and effective

On behalf of Dartmouth Park Estates

9 January 2015

Issue 1: Whether Plan Policy S2 Housing Trajectory, and associated text concerning the District's objective housing needs and overall housing target are positively prepared, justified by the evidence, consistent with national policy and effective

Introduction

This Written Hearing Statement has been prepared by Nathaniel Lichfield and Partners (NLP), on behalf of Dartmouth Park Estates (DPE), to respond to the Inspector's Matters Issues Questions (MIQs), specifically question 4 raised in relation to Matter 2, Issue 1 that is pertinent to site S2(b), Wycke Hill North and further to DPE's representation ref 0152-5296-S2-1234 which relates to optimising development potential to meet objectively assessed needs.

Q4: Are the strategic allocations too large and complex to be delivered on time?

The masterplanning process, in parallel with the draft Local Plan has enabled the promoters of SMGS sites to work with the Council and other stakeholders to develop a Strategic Masterplan Framework (SMF) that has been subject of public consultation and Council endorsement.

A Statement of Common Ground has been prepared by MDC, ECC and the promoters of Sites S2(a) and S2(b) to respond to Matter 4 Issue 1. This sets out the collaborative approach that has been taken to bringing forward proposals for the South Maldon Garden Suburb (SGMS) and is accompanied by an updated Infrastructure Phasing Plan January 2015 which shows the housing trajectory and associated infrastructure to deliver the growth.

Significant progress has been made on or towards planning applications for each of the sites; site S2(c) has planning permission, a planning application was submitted in November 2014 for S2(a) and DPE anticipates submission of its application in relation to S2(b) during the second quarter of 2015.

DPE considers that the SMGS allocation is not too large or too complex to be delivered on time. The scale of development will enable a comprehensive package of measures that supports sustainable growth including increasing highways capacity, schools provision and enhancing public transport.

DPE further remains of the view that, consistent with national policy, the development potential of the DPE site is capable of meeting more of the District's housing needs, in a manner consistent with the 30-35 dwelling per ha density range within the SMF (para 4.1.4). A greater number of dwellings provided within the SMGS allocation would also have the benefit of assisting the level of affordable housing which can be viably provided.