

2/0085

Examination of the Maldon District Local Development Plan

Hearing Statement

Submissions of Mr M S Jackson on behalf of Mr Mendel

Prepared by
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1.0 Introduction

1.1 This Statement deals with Matter 2. Question 13 of the Inspector being most relevant.

1.2 I have cross referenced with the Inspectors Matters, Issues and Questions.

1.3 My experience and qualifications are set out in the enclosed Appendix 1. My client is agent to the owners of land at 'Willow Grange' Latchingdon. The owners are promoting the future allocation of land to the west of the village for housing, a medical centre and children's nursery school. Site location plan enclosed as Appendix 2. I have also made separate written submissions on Matter 7.

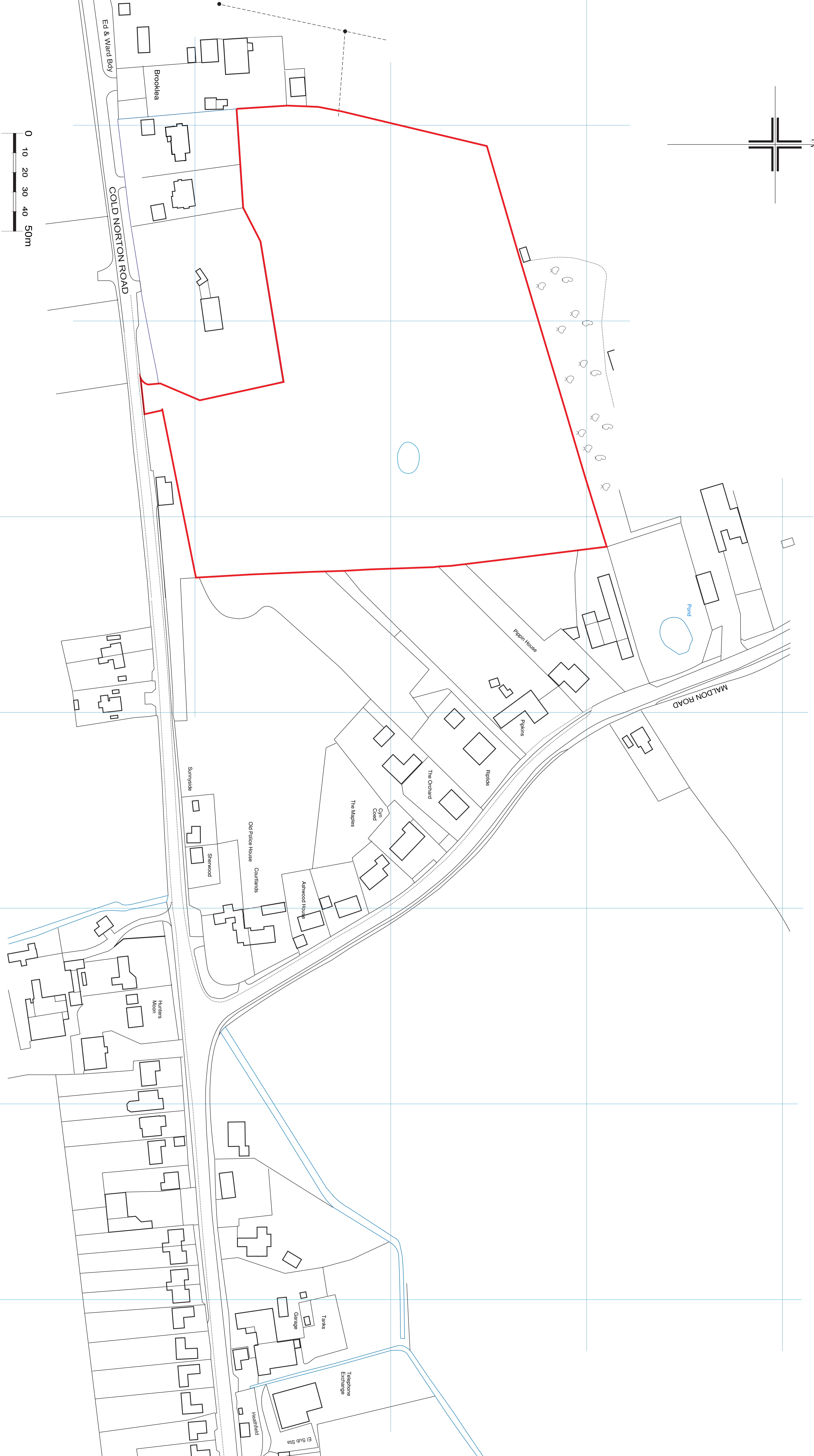
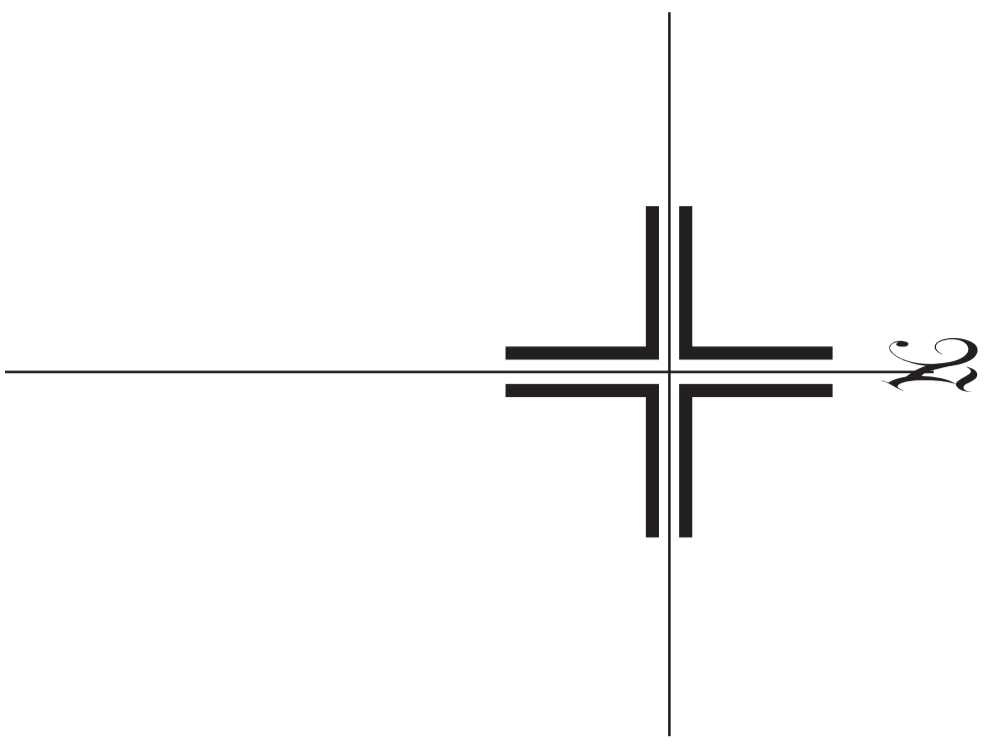
2.0 I made submissions at the Pre Submission LDP Consultation contending that it was inappropriate for the Council to state that it does not have a persistent under delivery of housing land supply. My suggestion to the Council was that it consider carefully whether it can defend its position that a buffer of only 5% is all that is necessary as reflected in policy S2. Paragraph 2.37 and Policy S2 refer.

2.1 In the Pre Submission Local Plan, the Council remain of the view that a buffer of 5% is appropriate. The inspector's attention is drawn to the Five Year Land Supply Statements 2011 and 2014. Reference EB096a and EB96b. This

is the Council evidence as to how it has performed against the 5 year housing land supply. As I have previously stated in September 2011 the land supply was 2.8 years. As the Inspector notes, as at May 2014 it stands at 1.8 years. There has been a persistent under supply for this period and the figures are extremely low.

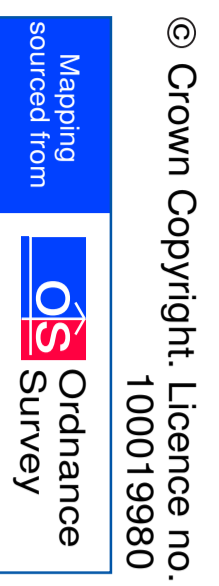
2.2 The Council at paragraphs 2.36 and 2.37 defend the position that a 5% buffer is correct. However, the Council has judged the performance against the Structure Plan policies which for housing targets expired in 2008 and against the East of England Plan which was revoked in January 2013. Both these County and Regional Planning Policy documents promoted much lower housing target figures than now appear in Policy S2 of the Plan. Even when judged against the East of England Plan target of 120 dwellings per annum the Council failed to meet the East of England Policy H1 target. Reference EB096a and Email correspondence with the District Council dated 28th February 2013 which sought clarification on a table within document EB096a, enclosed as an Appendix 3. Furthermore it is not clear whether the Council has any shortfall to be factored into the housing requirement for the five year assessment period.

2.3 I am of the view that if my evidence above and other evidence demonstrates that a 20% buffer applies, that the Council should seek a modification to the housing target in policy S2 and if the increase in the housing target is substantial, accordingly the Plan must be considered to be unsound. Mark S Jackson BSc [Hons] Environmental Planning MRTPI



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1:1250

LOCATION PLAN



CLARK PARTNERSHIP

ARCHITECT : INTERIOR DESIGNERS

14 WINDWARD WAY, 50/TH WOODHAM HEATHS,
CHELMSFORD, ESSEX, CM3 5YU
TEL : 01 245 32 95 95 MOBILE 077 588 16612

HOUSING PROPOSAL

Cold Norton Road
Latchingdon Essex

SCALE as shown
13/1003/01 DATE Mar '13

From: Tai Tsui [mailto:Tai.tsui@maldon.gov.uk]
Sent: 28 February 2013 10:43
To: mark.jackson
Subject: RE: maldon five year land supply statement

Mark,

According to table 7 yes I think you are right. At this stage the Council's position is that we do not have a five year supply and I don't think we are even arguing that in planning applications.

Tai Wai, Tsui
Senior Planning Policy Officer
Tel. 01621 876202| www.maldon.gov.uk

-----Original Message-----

From: mark.jackson [mailto:mark.jackson@mjplanning.co.uk]
Sent: Thursday, February 28, 2013 10:00 AM
To: Tai Tsui
Subject: RE: maldon five year land supply statement

Thank you Tai

Using table 7 I think the 5 year supply is around 2.8 years do you agree?

Kind regards

Mark
Mark Jackson BSc [Hons] Environmental Planning MRTPI

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