



**Strutt & Parker LLP**  
**Representations 0071-5126,5127,5128,5129,5130**

# **Examination of the Maldon District Council Local Development Plan**

## **Hearing Statement on behalf of Mr P Dalby** **Matters, Issues and Questions**

### **Matter 2**

**January 2015**

## **INTRODUCTION**

- 1.1 This Statement has been prepared by Strutt & Parker LLP on behalf of Mr P.Dalby, in response to the Matters, Issues and Questions (MIQs) identified by the Inspector in relation to legal compliance and housing policies (1<sup>st</sup> December 2014). This submission responds to the specific MIQs considered to be relevant to the points made in the original representations submitted in 11<sup>th</sup> March 2014 (policies S2, S4 and H1) in relation to land at the North of Holloway Road Heybridge (site S2e) and Land to the east of Wood Lane Heybridge.

## **RESPONSE: MATTER 2: STRATEGIC GROWTH- OVERALL NUMBERS**

- 2.1 **Matter 2 Question 2** – Yes, growth is focused on the largest settlements of Maldon and Heybridge, which is appropriate.
- 2.2 **Matter 2 Question 21-** The proposed allocation of land within the North Heybridge Garden Suburbs is supported in principle. However, for reasons set out within our representations the scope of land allocated within the North Heybridge Garden Suburbs needs to be amended so that land to the east of Wood Lane, Heybridge is included within the Heybridge Garden Suburbs Masterplan area.
- 2.3 **Matter 2, Question 22-** Land to the east of Wood Lane, Heybridge is adjacent to the existing development boundary of Heybridge. It is also adjacent to the southern boundary of the proposed North Heybridge Garden Suburbs. It is situated outside of the flood zone and there is no clear justifiable reason for Maldon DC omitting the allocation of this land, particularly given that it was previously allocated for development in earlier rounds of consultation on the Local Plan.
- 2.4 The land to the east of Wood Lane is under the single ownership of Mr P Dalby and he is committed to the delivery of development of the site, which has capacity for 35 dwellings.