

December 2014

Respondent reference number 0006

Statement 3 on behalf of Robert Mulholland & Co Ltd and Ives Property Holdings Ltd.

Matter 4: Strategic Housing Growth – South Maldon Garden Suburb S2, S3, S4

Issue 1: Whether policies S2, S3 & S4 with their associated text, in relation to South Maldon Garden Suburb are justified by the evidence, consistent with national policy, and effective.

Question 1 – is the strategy for development for these strategic sites appropriate, justified, effective, sustainable, viable, soundly based and consistent with the planned strategy?

This representation contests that Maldon District Council should reconsider its approach to strategic growth as identified in policy S2 suggesting there should be a significant dispersal of new housing growth throughout the district in addition to the major growth areas, including South Maldon Garden Suburb. It is the view of this submission that the examination should recognise the district's key towns and villages cannot easily sustain themselves unless there is ongoing significant investment, and that they are allowed to adapt and grow. To satisfy this a slight alteration to S2 as it relates to South Maldon Garden Suburb and the other strategic growth locations will result in a more balanced approach to spatial planning across the district.

This submission does not object in principle to the identification of South Maldon Garden Suburb as a key location for strategic growth. Rather, policy S2 should also indicate that other settlements are also potentially capable of accommodating new housing in sustainable locations and that such an approach will lead to a far more balanced pattern of local development. Such a revision to the emerging spatial strategy will also mitigate the acknowledged issues associated with focussing development at South Maldon Garden Suburb, leading to significant pressure on local infrastructure. The Council acknowledges that there are a number of important infrastructure constraints that need to be overcome in the identified strategic growth locations which include South Maldon Garden Suburb. A more dispersed pattern of growth may not result in such significant constraints on development that have to be overcome in order to deliver the required housing numbers.

It is therefore requested that with regard to South Maldon Garden Suburb paragraph 3 of S2 is amended to remove the word "*majority*". Such a simple amendment will still ensure strategic growth is encouraged in locations such as South Maldon Garden Suburb, without placing undue constraints that other settlements within the district may also properly accommodate sustainable residential development. Such an amendment to the policy will result in a more balanced approach to spatial planning across district.

Word count – 426