



**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 8

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 (1st December 2014). This submission responds to the specific MIQs considered to be relevant to the points made in the original representations submitted in 11th 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 8: AFFORDABLE HOUSING, HOUSING MIX AND SPECIALIST NEEDS

- 2.1 **Matter 8 Question 2** – Yes as set out in our representation and our response on Matter 3, the sub- area requirements has been set too high. In particular due consideration has not been given to affordable housing having regard to the high Infrastructure Coats proposed for Heybridge North Garden Suburbs. A detailed viability appraisal has been commissioned for site S2e, which demonstrates that based on the current proposed policy requirements that the site is not viable.
- 2.2 **Matter 8, Question 6-** This is an important question that requires clarification from the Council.

ENDS