

Maldon District Local Development Plan 2014 – Schedule of Main Modifications

The proposed main modifications to the Pre-Submission Local Development Plan are listed below. Each modification includes the following information:

Ref. No.: A unique reference number for the specific modification.

Policy / Paragraph Number: The specific policy or paragraph within the Pre-submission Local Development Plan to which the modification applies.

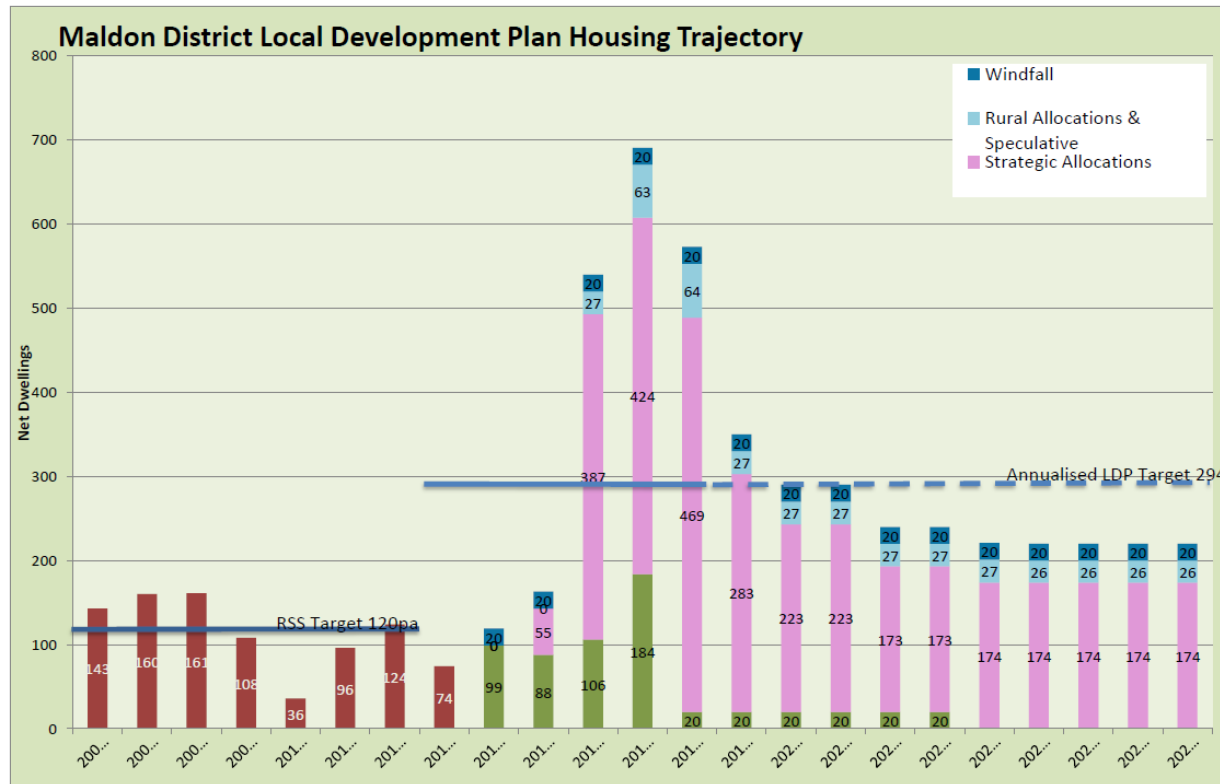
Proposed Modification: Where text is to be deleted it will have a strikethrough as so: ~~deleted text~~.
Where additional text is proposed, it will be underlined as so: additional text.

Reason for change: The reason why the modification is proposed

Proposed main modifications from SD04 and SD04b

Ref number	Policy / Paragraph Number	Proposed Modifications (Deletion / Addition text)	Reason for Change																																																																														
003	Figure 4	<p>[This is superseded by modification Ref. 076 below]</p> <p>Figure 4: Maldon District Local Development Plan Housing Trajectory update with latest monitoring figures.</p>	Update to reflect latest monitoring data																																																																														
045	Policy S2	<p>[This is superseded by modification Ref. 076 below]</p> <table border="1"> <thead> <tr> <th>Ref.</th> <th>Source of Supply</th> <th>Total</th> <th>Years 0-5</th> <th>Years 6-10</th> <th>Years 11-15</th> </tr> </thead> <tbody> <tr> <td colspan="2">Existing commitments across the District (including suitable sites identified in the SHLAA)*</td> <td>400597</td> <td>300497</td> <td>100</td> <td>N/A</td> </tr> <tr> <td colspan="2">New Garden Suburbs at Maldon</td> <td>1,375</td> <td>375</td> <td>575</td> <td>425</td> </tr> <tr> <td>S2 (a)</td> <td>- South of Limebrook Way</td> <td>1,000</td> <td>150</td> <td>425</td> <td>425</td> </tr> <tr> <td>S2 (b)</td> <td>- Wycke Hill (North)</td> <td>300</td> <td>150</td> <td>150</td> <td>N/A</td> </tr> <tr> <td>S2 (c)</td> <td>- Wycke Hill (South)</td> <td>75</td> <td>75</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td colspan="2">New Garden Suburbs at Heybridge</td> <td>1,235</td> <td>350</td> <td>440</td> <td>445</td> </tr> <tr> <td>S2 (d)</td> <td>- North of Heybridge</td> <td>1,035</td> <td>150</td> <td>440</td> <td>445</td> </tr> <tr> <td>S2 (e)</td> <td>- Land to the North of Holloway Road</td> <td>100</td> <td>100</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>S2 (f)</td> <td>- West of Broad Street Green Road</td> <td>100</td> <td>100</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td colspan="2">Maldon and Heybridge Strategic Allocations</td> <td>220</td> <td>220</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>S2(g)</td> <td>- Park Drive</td> <td>120</td> <td>120</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>S2 (h)</td> <td>- Heybridge Swifts</td> <td>100</td> <td>100</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table>	Ref.	Source of Supply	Total	Years 0-5	Years 6-10	Years 11-15	Existing commitments across the District (including suitable sites identified in the SHLAA)*		400597	300497	100	N/A	New Garden Suburbs at Maldon		1,375	375	575	425	S2 (a)	- South of Limebrook Way	1,000	150	425	425	S2 (b)	- Wycke Hill (North)	300	150	150	N/A	S2 (c)	- Wycke Hill (South)	75	75	N/A	N/A	New Garden Suburbs at Heybridge		1,235	350	440	445	S2 (d)	- North of Heybridge	1,035	150	440	445	S2 (e)	- Land to the North of Holloway Road	100	100	N/A	N/A	S2 (f)	- West of Broad Street Green Road	100	100	N/A	N/A	Maldon and Heybridge Strategic Allocations		220	220	N/A	N/A	S2(g)	- Park Drive	120	120	N/A	N/A	S2 (h)	- Heybridge Swifts	100	100	N/A	N/A	Reconsideration of Policy S2 to respond to the latest available information and concerns raised by the Inspector
Ref.	Source of Supply	Total	Years 0-5	Years 6-10	Years 11-15																																																																												
Existing commitments across the District (including suitable sites identified in the SHLAA)*		400597	300497	100	N/A																																																																												
New Garden Suburbs at Maldon		1,375	375	575	425																																																																												
S2 (a)	- South of Limebrook Way	1,000	150	425	425																																																																												
S2 (b)	- Wycke Hill (North)	300	150	150	N/A																																																																												
S2 (c)	- Wycke Hill (South)	75	75	N/A	N/A																																																																												
New Garden Suburbs at Heybridge		1,235	350	440	445																																																																												
S2 (d)	- North of Heybridge	1,035	150	440	445																																																																												
S2 (e)	- Land to the North of Holloway Road	100	100	N/A	N/A																																																																												
S2 (f)	- West of Broad Street Green Road	100	100	N/A	N/A																																																																												
Maldon and Heybridge Strategic Allocations		220	220	N/A	N/A																																																																												
S2(g)	- Park Drive	120	120	N/A	N/A																																																																												
S2 (h)	- Heybridge Swifts	100	100	N/A	N/A																																																																												

		Burnham-on-Crouch Strategic Allocations	450	390	60	N/A		
		S2 (i) - West of Burnham-on-Crouch	180	150	30	N/A		
		S2 (j) - North of Burnham-on-Crouch (West)	180	150	30	N/A		
		S2 (k) - North of Burnham-on-Crouch (East)	90	90	N/A	N/A		
		Rural Allocations	420	190154	115135	115131		
		North Fambridge	75	75	N/A	N/A		
		Other Villages**	345	79	135	131		
		Windfall Allowance	330300	110100	110100	110100		
		Total	4,4304,597	1,9352,086	1,4001,410	1,0951,101		
		*Figure subject to latest annual monitoring data. updated to reflect the Five Year Housing Land Supply Statement 2013/14.						
		**All settlements within the District as identified in S8, except Maldon, Heybridge, Burnham-on-Crouch and North Fambridge.						
046	Policy S2	[This is now superseded by modification Ref. 078 below]						



New Main Modifications

076	Policy S2	To replace the table in Policy S2				Reconsideration of Policy S2 to respond to the latest available information and concerns raised by the Inspector		
		Ref.	Source of Supply	Total	Years 0-5		Years 6-10	Years 11-15
		Existing commitments across the District (including suitable sites identified in the SHLAA)*		400741	300641		100	N/A
		New Garden Suburbs at Maldon		1,375	375		575	425
		S2 (a)	- South of Limebrook Way	1,000	150		425	425
		S2 (b)	- Wycke Hill (North)	300	150		150	N/A
		S2 (c)	- Wycke Hill (South)	75	75		N/A	N/A
		New Garden Suburbs at Heybridge		1,235	350		440	445
		S2 (d)	- North of Heybridge	1,035	150		440	445
		S2 (e)	- Land to the North of Holloway Road	100	100		N/A	N/A
		S2 (f)	- West of Broad Street Green Road	100	100		N/A	N/A
		Maldon and Heybridge Strategic Allocations		220	220		N/A	N/A
		S2(g)	- Park Drive	120	120		N/A	N/A
		S2 (h)	- Heybridge Swifts	100	100		N/A	N/A
		Burnham-on-Crouch Strategic Allocations		450	390		60	N/A
		S2 (i)	- West of Burnham-on-Crouch	180	150		30	N/A
		S2 (j)	- North of Burnham-on-Crouch (West)	180	150		30	N/A
		S2 (k)	- North of Burnham-on-Crouch (East)	90	90		N/A	N/A
		Rural Allocations		420	190154		115135	115131
			North Fambridge	75	75		N/A	N/A
	Other Villages**	345	79	135	131			
Windfall Allowance		330300	110100	110100	110100			
Total		4,4304,741	1,9352,230	1,4001,410	1,0951,101			
*Figure reflects latest housing monitoring data as of January 2015. subject to latest annual monitoring								

		<p>data- **Including Aall settlements within the District as identified in S8, except Maldon, Heybridge, Burnham-on-Crouch and North Fambridge</p>	
077	2.16-2.24	<p>2.21 The starting point, as set out in the national planning policy, is demographic projections for the area outlined within the Sub National Population Projections (SNPP). In April 2012 ONS published an update to the 2008 based projections using 2010 based data. The Essex Planning Officers Association (EPOA) has recently published the Greater Essex Demographic Forecasts study (Edge Analytics, 2013) which provides an assessment of the 2010 based SNPP update. and identified that the SNPP based housing requirement for the District is 294 dwellings per annum.</p> <p>2.22 Another key source of evidence in identifying the Council’s objectively assessed housing need is the Strategic Housing Market Assessment (SHMA DCA, 2014) . A SHMA which assesses the local housing market and identifies the housing need and demand, as well as outlining the scale and mix of housing and the range of tenures that the local population is likely to need in the future. The latest SHMA (DCA, 2012) has identified that there is an overall total demand for market housing of around 687 units and 242 affordable housing units per annum. This figure is much higher than the demographic based projection mentioned above. However, the SHMA also indicates that the majority of housing needs and demand identified in the report should be met by turnover of the existing stock, and local authorities are not expected to simply translate housing demand into actual housing targets that need to be met.</p> <p>2.23 With consideration of these projected household growth and demographic trends, the Heart of Essex Housing Growth Scenarios Study (RTP, 2012) tested a number of potential housing growth scenarios. The lowest option tested the number of houses required to maintain the existing population levels. For the District this meant that a housing figure of 146 dwellings per annum would be required. The second scenario tested the number of new homes needed to keep the size of the working age population stable. Taking into account demographic changes including an ageing population and smaller household sizes, this scenario shows that if a decline in the working age population is to be avoided, then a minimum of 263 additional households are needed in the District each year.</p> <p><u>2.23 In response to comments to the public consultations the Council has commissioned and undertaken further assessment to identify local objectively assessed housing need in the District. The report, with is titled ‘Assessing Maldon’s Housing Requirement (NMSS, 2014)’ provides the most up-to-date population projections taking into account local demographic issues, the depressed housing</u></p>	<p>To reflect up-to-date evidence and housing target</p>

		<p><u>market and how household formation may have been constrained by supply. The report has also assessed whether other evidence such as the SHMA may influence future housing targets.</u></p> <p>2.24 Based upon consideration of the identified evidence and scenarios as well as emerging case studies nationally, the objectively assessed housing need in the District is considered to be <u>310 dwellings per annum</u>. represented to be by the latest, 2010 based update to the SNPP population projections, which equates to 294 dwellings per annum. The Council therefore intends to <u>fully</u> meet the objectively assessed housing need identified and deliver a minimum of 4,410 <u>4,650</u> dwellings (294 <u>310</u> per annum) through the LDP.</p>	
<p>078</p>	<p>Figure 4 Housing Trajectory</p>	<p>To replace Figure 4</p>	<p>Reconsideration of Policy S2 to respond to the latest available information and concerns raised by the Inspector</p>

