

Maldon District Council

Housing Implementation Strategy

January 2015



1. National Planning Policy Framework

1.1 The Housing Implementation Strategy sets out the full range of housing and demonstrates how the Council will maintain delivery of a five-year supply of housing land to meet its housing target, in accordance with the NPPF requirements.

2. Housing Target

2.1 The District's housing target is set at the full objectively assessed need for housing using the latest evidence and taking into account the supporting evidence (including the SHMA & SHLAA), recent population/household projections, demographic change, migration, household formation rates, housing market area, key housing drivers, housing demand and market signals, the need for affordable housing and the relationship with the economic strategy.

2.2 In accordance with the audit and assessments for OAN, EB098B and EB098C, the Council is seeking to set the housing target at 310 dwellings per annum over a 15 year period (2014/15 - 2029/30). This equates to a total of 4,650 net additional dwellings. The previous target was set by the RSS at 120 dpa during the period 2001 to 2014.

3. Delivery of Housing

3.1 Maldon's Local Development Plan, existing commitments, the SHLAA (EB0056a/b/c) and the windfall statement (EB001a/b) identifies all sources of new supplies required to meet its identified housing target (detailed in Table 1).

Table 1: Sources of housing supply

Source		Forecast Delivery (net new dwellings) 2014/15 – 2028/39	
All Committed	Committed Developments	558	641
	Committed Developments above allocated sites	83	
Strategic Allocations (Policy S2)	Strategic Allocations (LDP)	3,280	3,700
	Rural Allocations (RA DPD)	420	
Unallocated SHLAA & Windfall	Policy compliant SHLAA sites (EB0056c)	100	400
	Windfall (EB001b)	300	
Total		4,741	4,741

3.2 An updated table for Policy S2 has been produced to include the additional supply of committed developments. This updates the LDP with the latest available information on housing supply taking into account recent grants of planning permission. The composition of the committed developments is disseminated in Appendix A of this document and Appendix B to D of the five year housing land supply (EB0096b).

Table 2: Residential supply to meet the minimum requirements of 4,650

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)*		741	641	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	154	135	131
	North Fambridge	75	75	N/A	N/A
	Other Villages**	345	79	135	131
Windfall Allowance		300	100	100	100
Total		4,741	2,230	1,410	1,101

3.3 A five-year housing land supply statement has been published by Maldon District Council for year ending 2013/14 (EB096b). This informs the majority of the information in the table below. However, following changes to the NPPG the Council has updated the completions for monitoring year 2013/14.

3.4 In accordance to NPPG 3-038, the Council was able to include a recent 60 bed residential care home at Mayland 12/00452 which was granted in 2013. To account for this unconventional housing development (use class C2) a reduction of 50% has been applied. As a result, 30 additional dwellings have been added to the overall supply. It should be noted that, as part of the overall growth strategy, no assumption has been made for any potential future delivery of C2 housing in the District.

Table 3: Record of housing delivery against target

Year	Recorded Completions	Annual Average Requirement	Shortfall/Surplus of the year
2001/02	161	120	41
2002/03	137	120	17
2003/04	102	120	-18
2004/05	181	120	60
2005/06	168	120	48
2006/07	143	120	23
2007/08	160	120	40
2008/09	161	120	41
2009/10	108	120	-12
2010/11	36	120	-83
2011/12	96	120	-24
2012/13	124	120	+4
2013/14	104	120	-16
Total	1681	1560	+121

4. Housing trajectory

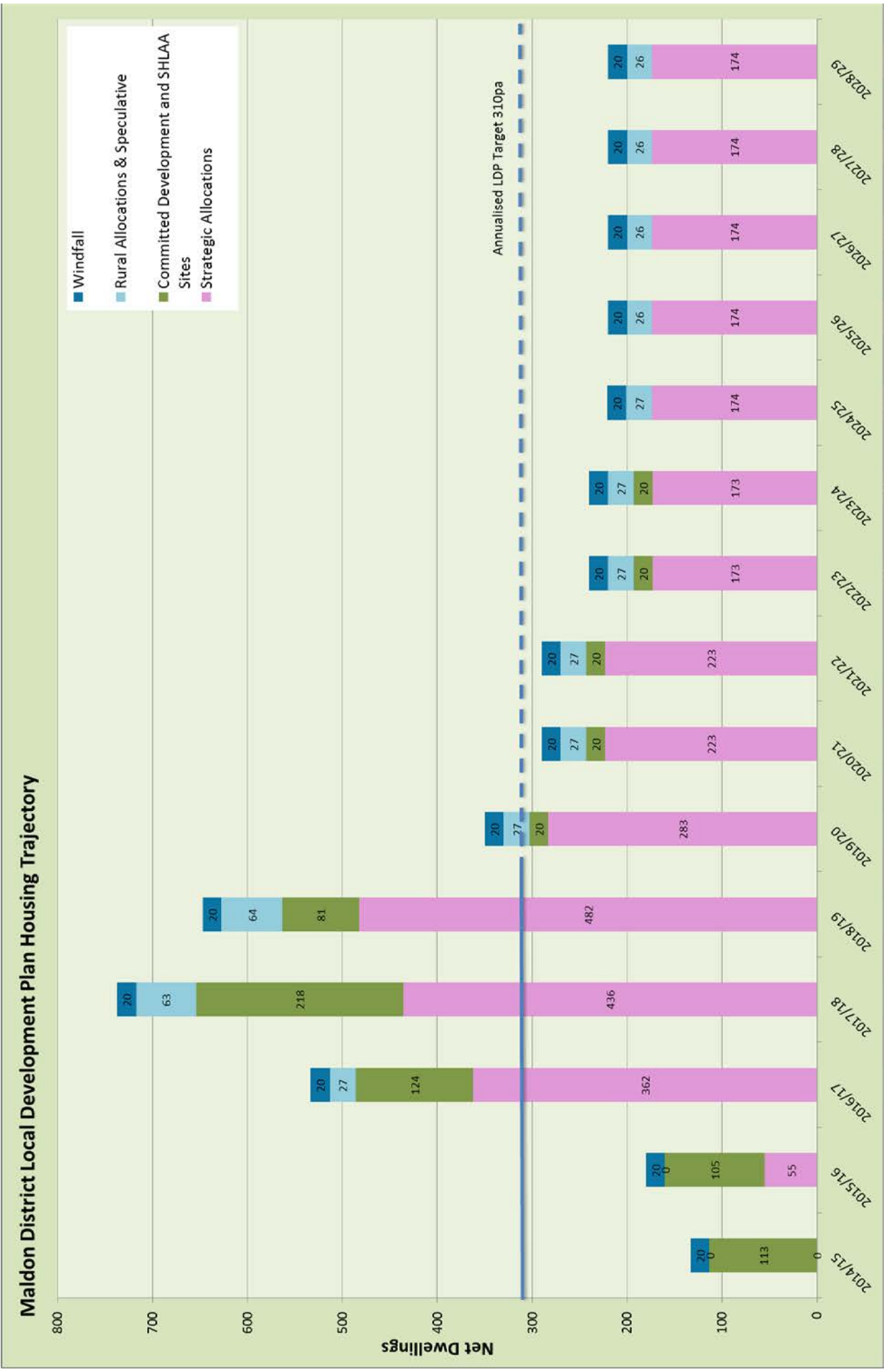
4.1 The latest Housing Trajectory, as presented in Fig 1 includes the following components:

- An increase to recorded completions for 2013/14 due to C2 completions between April 2011 and April 2014 (total units discounted 50%). (30)
- Committed land supply as at April 2014. (497)
- Planning permissions and appeals allowed for 2014/15 year-to-date (Additional committed land supply). (144)
- Grant of permissions at Wycke Hill South, Park Drive and North Fambridge (270)

4.2 In summary, the latest housing trajectory (Fig 1) shows:

- 2,240 dwellings are forecast to be completed over the next five years from 2014/15 to 2018/19. Please see section 5 detailed calculation.
- The projected five year land supply exceeds the five year housing requirement (plus 5% buff required by the NPPF).
- 4,741 additional dwellings are projected to be built over a 15 year period, an average of 316 a year.

Fig 1



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Table 4: expected delivery from allocated sites and large sites with planning permission.

Indicator/Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
Indicator/Year	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	15yrs
Committed Land Supply	99	88	106	184	20	0	0	0	0	0	0	0	0	0	0	497
Larger site permissions 14/15*	14	17	18	34	61	0	0	0	0	0	0	0	0	0	0	144
Policy Compliant SHLAA sites	0	0	0	0	0	20	20	20	20	20	0	0	0	0	0	100
Strategic Allocations	0	55	362	436	482	283	223	223	173	173	174	174	174	174	174	3280
Rural Allocations	0	0	27	63	64	27	27	27	27	27	27	26	26	26	26	420
Windfall	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	300
Annualised Target	310	310	310	310	310	310	310	310	310	310	310	310	310	310	310	4650
Managed Delivery	133	180	533	737	647	350	290	290	240	240	221	220	220	220	220	4741

*Does not include strategic allocations in policy S2.

4.3 Data utilised for this trajectory includes adjustments to the target, amount and rate of delivery following the publication of new evidence in the Council’s response to the Inspector’s Concerns (CED10). The Trajectory in Fig 1 is an interim figure, it estimates the likely minimum that can be added to the supply at this point in time. Whilst the trajectory has been prepared with the best available information an update will be produced in April following the Council’s normal monitoring procedure. In all likelihood there is reasonable prospect that windfall delivery will be far in excess of 20 dwellings per year and any new non-conventional C2 residential institutions would be in addition to the supply. Experience within the Council shows that allocation sites are potentially able to come in with higher numbers than those listed in Policy S2.

5. Five year housing land supply

5.1 The latest evidence for the full objectively assessed need for housing indicates that the Council will need to deliver 310 dwellings per year. The rolling five-year supply requirement is 1,826 as shown by table 5 below.

Table 5: Calculation of the five year housing land supply requirement

Rolling five-year supply requirement (2014/15 – 2019/20)	
Overall housing requirement (<i>current monitoring year requirement + future requirements – historic difference</i>)	= (310 + 1550 – 121) = 1,739
Housing requirement adjusted to allow 5% NPPF buffer	= 1739 * 1.05 = 1,826

5.2 The sources of housing supply are detailed in the latest five year housing land supply statement 3.9 – 3.20 (EB096b). These sources have been updated to include the latest available evidence including supply from recent planning permissions granted on larger sites Appendix A.

Table 6: Sources of supply – Additional sites with planning permission

Source of supply	2014/15	2015/16	2016/17	2017/18	2018/19	Net 5-Year Land Supply
Committed Development	99	88	106	184	20	497
Additional Larger sites (April 2014 – Jan 2015)	39	82	83	111	99	414
Total committed supply	138	170	189	285	119	911

5.3 A total of 413 dwellings have been granted planning permission since April 2014. This adds to the committed supply of 497 to give an interim total of 911.

Table 7: Sources of supply – calculation of five year housing land supply

Source of Supply*	
(A) Housing completion in monitoring year	104
(B) Sites with planning permission	911
(C) RLP housing allocations	3
(D) LDP allocations (no permission)	1240
(E) Unallocated brownfield sites considered appropriate	0
(F) Windfall allowance	100
(G) Slippage and non-implementation (minus 5% except for (A) where there is no non-implementation)	5%
Total deliverable housing land	2,240

*Based on the methodology established in the Five-year Housing Land Supply Statements

5.4 Taking into account the housing requirement identified in Table 5 and the overall supply of deliverable housing in Table 6, the Council's five-year housing land supply position is summarised in the following table:

Table 8: Five year housing land supply position

Rolling Five-year housing requirement 2013-2019 (5 years period plus current monitoring year)	1826
Total Supply 2013-2019	<u>2240</u>
Five-year supply position (National Indicator 159)	= 2240/1826 x 100% <u>= 123%</u>

Against the identified housing 5-year housing requirement of 1826, with an endorsed LDP, the Council will be able to demonstrate that it has a 6.1 year housing land supply.

5.5 The Housing Implementation Strategy will be updated when new monitoring data becomes available.

6. Affordable Housing

6.1 The Council has a good track record of delivering affordable housing as set out in Table 9 below. An overall average of 32% affordable housing has been achieved over the last seven years, which is exceptional considering the challenging circumstances.

Table 9: Past delivery record of affordable housing

Year	Recorded Completions	Affordable Completions	Percentage Affordable
2008/09	161	52	32%
2009/10	108	30	28%
2010/11	36	16	44%
2011/12	96	38	40%
2012/13	124	21	17%
2013/14	104	43	41%
Total	629	200	32%

For further information, please refer to Matter 8 of the Council's Hearing Statement in relation to affordable housing delivery.

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Appendix A. Additional development with planning permission - larger Sites with Capacity of 10 or more dwellings (April 2014 – Jan 2015)

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Completion In Year	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year 2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Net 5-Year Land Supply
MAL/004 08/13	74 Maldon Road	0.49	Not Started	11	0	11		1		10	Y	With extant permission	With extant permission	Estimated completion by 2018/19						10	10
MAL/006 79/13	Land south of 53 Burnham Road	0.6	Not Started	10	0	10		0		10	Y	With extant permission	With extant permission	Estimated completion by 2018/19						10	10
MAL/008 39/13	Land at junction of Maldon Road/Church Street	0.64	Not Started	14	0	14		0		14	Y	With extant permission	With extant permission	Estimated completion by 2018/19						14	14
MAL/005 81/14	Land off Park Drive, Maldon	4.9	Not Started	131	0	131		0		131	Y	With extant permission	With extant permission	Estimated completion by 2018/19		43	44	44	44		131
MAL/006 98/13	Land east of Wycke Hill	2.66	Not Started	120	0	120		3		117	Y	With extant permission	With extant permission	Estimated completion by 2018/19		39	39				117
MAL/010 16/14	Land west of Farnbridge Road	6.01	Not Started	75	0	75		0		75	Y	With extant permission	With extant permission	Estimated completion by 2018/19				37	38		75
MAL/010 18/14	Manor Farm, the Avenue	1.25	Not Started	30	0	30		0		30	Y	With extant permission	With extant permission	Estimated completion by 2018/19				30			30
MAL/011 51/13	Snow's Corner, Wickhams Bishops	2.06	Not Started	27	0	27		0		27	Y	Granted subject to s.106	Granted subject to s.106	Estimated completion by 2018/19						27	27
Subtotal															0	39	82	83	111	99	414

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Appendix B. Large sites phasing plan (Based on IDP phasing plan, five year housing land supply and housing implementation strategy)

LDP ref	Strategic Sites	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	Total
S2(a)	South of Maldon (South of Limebrook Way)	0	0	25	40	85	85	85	85	85	85	85	85	85	85	85	1000
S2(b)	South of Maldon (Wycke Hill North)	0	0	50	50	50	50	50	50								300
S2(c)	South of Maldon (Wycke Hill South)	0	25	25	25												75
S2(d)	North of Heybridge	0	0	0	62	88	88	88	88	88	89	89	89	89	89	89	1035
S2(e)	North of Heybridge (Land to the North of Holloway Road)	0	0	34	33	33											100
S2(f)	West of Broad Street Green Road	0	0	34	33	33											100
S2(g)	South of Maldon (Park Drive)*	0	0	40	40	40											120
S2(h)	Heybridge Swifts	0	0	34	33	33											100
S2(i)	West of Burnham-on-Crouch	0	30	40	40	40	30										180
S2(j)	North of Burnham-on-Crouch (West)	0	0	50	50	50	30										180
S2(k)	North of Burnham-on-Crouch (East)	0	0	30	30	30											90
N/A	Land west of Farnbridge Road (North Farnbridge 1)	0	0	0	36	37											75
N/A	Manor Farm, the Avenue (North Farnbridge 2)	0	0	0	30												30
N/A	Snow's Corner, Wickhams Bishops	0	0	0	0	27											27
N/A	74 Maldon Road	0	0	0	10												10
N/A	Land south of 53 Burnham Road	0	0	0	10												10
N/A	Land at junction of Maldon Road/Church Street	0	0	0	14												14
N/A	Bardwells Yard, Latchingdon Road, Cold Norton	3															3
N/A	Cranford, Fairfield Chase, Maldon CM9 6AH	0	0	0	14	14											28
N/A	Land adj 47 Station Road, Tollesbury.	10															10
N/A	94 South Street Tillingham Essex CM0 7TH	0	0	0	18												18
N/A	94 South Street Tillingham Essex CM0 7TH	0	0	0	9												9

Appendix C. List of major applications recently consented or pending determination since April 2014

Date of APP	Address	Unit Nos.	Progress	Decision Date	Parish	Application No.	Type	LDP Ref / SHLAA Ref	Total Pending	Total Allowed
12/12/2014	Land South Wycke Hill & Limebrook Way, Maldon	1000	Pending Decision		Maldon West	14/01103	OUT	S2(a) 4428b/4329a	1000	0
21/02/2014	Land at Hall Farm, Maldon	340	Pending Decision		Maldon		OUT	RE1 / 9004	340	0
00/01/1900	Land South of New Moor Farm & East of North End	220	In Appeal		Southminster	14/00939	OUT	4487	220	0
07/10/2014	Land Between Chandlers and Creekease Lane, Maldon Road, Burnham-on-Crouch	185	Pending Decision		Burnham North	14/00356	OUT	S2(j) 3714/4460a	185	0
24/10/2014	Land Off Park Drive, Maldon	131	Granted	10/10/2014	Maldon East	14/00581	FUL	S2 (g) / 3533c	0	131
16/05/2014	Land East of Wycke Hill	120	Granted	17/12/2014	Maldon West	13/00763	OUT	S2(c) / 3387	0	120
18/03/2014	Land North East of The Bull Public House, Maldon Road	115	Pending Decision		Great Totham	14/00936	OUT	3570	115	0
15/08/2014	Land Between Chandlers and Creekease Lane, Maldon Road, Burnham-on-Crouch	113	Pending Decision		Burnham North	14/00356	FUL	S2(j) 3714/4460a	113	0
31/10/2014	Land Holloway Road	100	Pending Decision		Heybridge West	14/00990	OUT	S2(e)	100	0
16/05/2014	Theedhams Farm, Steeple Rd	94	Pending Decision		Southminster	14/00613	OUT	3903	94	0
24/10/2014	Land r/o The Corn Mill to 97 & South of 97 South Street	90	Pending Decision		Tillingham	14/01024	OUT	4445a	90	0
08/08/2014	Land West of Cemetery Chapel, Southminster Rd	80	Pending Decision		Burnham North	14/00845	OUT	None	80	0
04/04/2014	Land West of Fambridge Road	75	Granted	01/12/2014	North	14/01016	OUT	4252a	0	75
03/07/2014	Land West of Bridgemans Green	46	In Appeal		Latchingdon	13/00668	OUT	4448a	46	0
27/06/2014	Petticrows Boatyard, Burnham-on-Crouch	40	Pending Decision		Burnham South	14/01207	OUT	None	40	0
02/01/2015	Land South of Strathmore Road	32	In Appeal		North	13/00552	OUT	8055	32	0
12/09/2014	Manor Farm, The Avenue	30	Granted		Fambridge North	14/01018	OUT	4252e	0	30
03/01/2014	Snow's Corner, Wickham Bishops	27	Granted subject to s.106	01/12/2014	Wickham Bishops	13/01151	FUL	1827b	0	27
31/10/2014	Land North of 48 Woodrolfe Road	24	Pending Decision		Tollesbury East	14/01202	OUT	None	24	0

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05/09/2014	Land at Corner of Station Rd	19	Pending Decision		Maldon North	14/00590	FUL	4329b	19	0
16/09/2013	Land at junction of Maldon Rd / Church St	14	Appeal Allowed	14/08/2014	Goldhanger	13/00839	FUL	4252d	0	14
18/07/2014	Drinkwater Farm Maldon Road Bradwell-On-Sea Essex	12	Granted	07/07/2014	Bradwell-on-Sea	14/00695	LDE	4496	0	12*
19/12/2014	Land r/o 76-80 Maldon Road	12	Pending Decision		Great Totham	14/01148	FUL	None	12	0
09/05/2013	74 Maldon Rd	11	Appeal Allowed	16/05/2014	Burnham-on-Crouch	13/00408	FUL	21945	0	11
17/07/2013	Land south of 53 Burnham Rd	10	Appeal Allowed	29/07/2014	Latchingdon	13/00679	OUT	4503f (part)	0	10
Total Pending/Allowed**									2510	430

*Superceeds existing application MAL/07/0842

** Table does not include potential losses.