

Updated Maldon District LDP Infrastructure Phasing Plan January 2015

Financial Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	Total
LDP Strategic Housing Growth																
S2(a) South of Limbrook Way			25	40	85	85	85	85	85	85	85	85	85	85	85	1000
S2(b) Wycke Hill (North)			50	50	50	50	50	50								300
S2(c) Wycke Hill (South)		25	25	25												75
South Maldon GS	0	25	100	115	135	135	135	135	85	85	85	85	85	85	85	1375
South Maldon GS (Cumulative)	0	25	125	240	365	510	645	780	865	950	1035	1120	1205	1290	1375	
S2(d) North of Heybridge			0	62	88	88	88	88	88	88	89	89	89	89	89	1035
S2(e) Land to the North of Holloway Road			34	33	33											100
S2(f) West of Broad Street Green Road			34	33	33											100
North Heybridge GS	0	0	68	128	154	88	88	88	88	88	89	89	89	89	89	1235
North Heybridge GS (Cumulative)	0	0	68	196	350	438	526	614	702	790	879	968	1057	1146	1235	
Total Garden Suburbs (Cumulative)	0	25	193	436	725	948	1171	1394	1567	1740	1914	2088	2262	2525	2610	
S2(g) Park Drive			40	40	40											120
S2(h) Heybridge Swifts			34	33	33											100
Maldon and Heybridge SA	0	0	74	73	73											220
S2(i) West of Burnham on Crouch		30	40	40	40	30										180
S2(j) North of Burnham on Crouch (West)			50	50	50	30										180
S2(k) North of Burnham on Crouch (East)			30	30	30											90
Burnham on Crouch SA	0	30	120	120	120	60										450
																3280

Infrastructure Phasing	Project	Funding required	LDP / IDP funding arrangement (as submitted)	Key													Updated funding arrangements (Jan 2015)
				Construction of infrastructure													
				X Completion of infrastructure													
Highways																	
	North Heybridge relief road	£11,122,000	Pooled S106 between sites S2d, S2e, & S2f													X	To be delivered early in the plan period to alleviate any impact on two Heybridge junctions already operating at capacity. The Relief Road to be completed by 2020/21, and approx 526 dwellings at NHGS.
	South Maldon relief road (A414/Wycke Hill)	£6,101,000	Pooled between sites S2a, S2b, & S2c							X Phase 1					X Phase 2	X Phase 3	Agreed by ECC. Development in line with the phasing of sites S2(a) and S2(b)
	B1018 Langford Rd / Heybridge Approach	£123,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e													X	With the North Heybridge Relief Road in place identified improvements will be required by 2024/25, and approx 1914 dwellings at the Garden Suburbs.
	B1018 / Heybridge Approach / A414 roundabout	£2,278,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e													X	With the North Heybridge Relief Road in place identified improvements will be required by 2024/25, and approx 1914 dwellings at the Garden Suburbs.
	A414 / Spital Rd roundabout	£1,538,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e				X										SELEP - Local Growth Fund/ECC commitment for £0.94m to be implemented by 2016/17 - approx 193 dwellings at Garden Suburbs.
	A414 / B1018 Limebrook Way	£689,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e				X										SELEP - Local Growth Fund/ECC commitment for £1.47m to be implemented by 2016/17 - approx 193 dwellings at Garden Suburbs.
	A414 Oak Corner Junction	£686,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e							X							Mitigation required after approx 725 dwellings at Garden Suburbs
	Eves Corner Junction, Danbury	£120,000	CIL														SELEP - Local Growth Fund/ECC commitment for works at Eves Corner (£0.28m) and Well Lane, Danbury (£0.235m) to be implemented by 2016/17 - approximately 193 dwellings.
	Burnham-on-Crouch highway improvements (B1010/B1021 junction)	£58,000	Pooled S106 between sites S2h, S2i, and S2j														ECC modelling/planning applications identify capacity issues at Maldon Road in PM peak, however these dissipate quickly, and proposed development does not significantly impact junction. Improvements to be implemented in line with developer viability
Passenger Transport																	
	Passenger Transport improvements for South Maldon	£2,193,750	Pooled between sites S2a, S2b, & S2c														Project completion dates are MDC estimates. Improvements will be provided alongside new development. MDC to provide in relation to application
	Passenger Transport improvements for North Heybridge	£2,193,750	Pooled S106 between sites S2d, S2e, & S2f														Between 526 - 790 dwellings - expect they refer to enhanced and new service, as indicated in bus strategy
	Passenger Transport improvements for Burnham on Crouch	n/a	ECC / CIL														Project completion dates are MDC estimates. Improvements will be provided alongside new development.

Education - Early Years and Childcare																		
Stand alone 56-place EY&C facility in South Maldon	£1,100,000	Pooled between sites S2a, S2b, & S2c															X	To be delivered by approx 800 dwellings at South Maldon GS
56-place EY&C facility in South Maldon within new primary school	See primary school cost	Pooled between sites S2a, S2b, & S2c					X											To be delivered alongside Phase 1 of the new primary school (1fe), as indicated in Education - Primary below (approx 510 dwellings). The Early Years and Childcare facility will be required in advance of the school after approx 300 dwellings
Stand alone 56-place EY&C facility in North Heybridge	£1,100,000	Pooled S106 between sites S2d, S2e, & S2f				X												To be delivered by approx 196 dwellings
56-place EY&C facility in North Heybridge within new primary school	See primary school cost	Pooled S106 between sites S2d, S2e, & S2f															X	To be provided shortly after the primary school, as indicated in Education - Primary below, and after approx 702 dwellings
One 56-place EY&C facility in Burnham on Crouch	£1,100,000	Pooled S106 between sites S2h, S2i, and S2j					X											There are minimal places available at existing providers, and any new facility will be required to be provided in the early phases of development in line with the implementation of the allocated strategic sites - after approx 220 dwellings
Education - Primary																		
1.5 form entry primary school in South Maldon	£5,900,000	Pooled between sites S2a, S2b, & S2c						X Phase 1									X Phase 2	To be delivered in two phases, which will increase the cost of the project to £6.4m. Phase 1 - to provide the school including common areas to 1.5fe capacity to be required by September 2019 after approximately 510 dwellings in SMGS. Funding Required: financial years - 2017/18 (15%); 2018/19 (40%); 2019/20 (40%); 2020/21 (5%). Phase 2 - to provide four additional class-bases and associated infrastructure by September 2027 after approx 1290 dwellings at SMGS. Funding required: financial years 2025/26 (50%) and 2026/27 (50%).
One class base expansion of existing primary school in Maldon	£280,000	Pooled between sites S2a, S2b, & S2c					X											The strategic allocation at Park Drive S2(g) has been granted permission, and the s106 identifies a contribution to fund removing and replacing the re-locatable with a permanent class-base at Maldon Primary School. Contributions phased prior to commencement, first occupation, and specified completions
1 form entry primary school and combined 56 place EY&C facility in North Heybridge	£4,600,000	Pooled S106 between sites S2d, S2e, & S2f															X	Required after approx 614 dwellings at NHGS. Funding Required: financial years - 2018/19 (15%); 2019/20 (40%); 2020/21 (40%); 2021/22 (5%).
Replacement of temporary class base at St Mary's School in Burnham on Crouch	£280,000	Pooled S106 between sites S2h, S2i, and S2j						X										Given the level of development in Burnham on Crouch and emerging applications in Southminster developer contributions are required to expand one of the existing primary schools, as development progresses

