

*Examination of the
Maldon District Local Plan*

**Matter 3: Strategic Housing
Growth – North Heybridge
Garden Suburbs**

January 2014

Matter 3: Strategic Housing Growth – North Heybridge Garden Suburbs S2, S3 and S4

Issue 1: Whether policies S2, S3 and S4 with their associated text dealing with North Heybridge Garden Suburbs is justified by the evidence, consistent with national policy, and effective

- 1.1 We have serious concerns that the infrastructure programme required to enable the delivery of housing is too extensive, which places doubts on the ability of this site to be delivered during the plan period. Consequently, this allocation is not fully justified or consistent with national policy.
- 1.2 The document titled '*Response to Inspector's Key Concerns (IED05 and IED06) August 2014*' states that 375 dwellings would be built in Heybridge across four sites in the first 5-years of the plan period. However, the Council's infrastructure evidence indicates that the following projects would also need to be delivered in the first 5-year timeframe:
 - North Heybridge relief road - £11.1m
 - B1018 / Heybridge Approach / A414 roundabout - £1.02m
 - A414 / Spital Rd roundabout - £695k
 - Heybridge Strategic Flood Alleviation - £7.7m
 - Expansion of Plume School – Lower - £1.04m
 - Expansion of Plume School - Upper / Sixth Form - £3.45m
- 1.3 The infrastructure cost per dwelling at Heybridge would be between £22k and £28.5k over the plan period, but for the first five years would amount to £66k per dwelling.



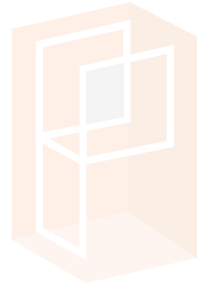
- 1.4 The infrastructure works required to deliver the development at Heybridge are complicated and very costly. Given the number of landowners/developers involved with varying priorities, and the commercial need to avoid market saturation at any given point, there is a need to extend the plan period to ensure delivery of these projects alongside the required housing.

- 1.5 To date the Council has only stated what needs to be delivered and suggested that these projects could be subject to pooled S106 contributions. It has not set out how these infrastructure projects will be delivered nor has it set out a staged process i.e. many dwellings are required before an infrastructure project must be completed. This leaves uncertainty on whether these projects can in fact be delivered within the prescribed timescales without detrimentally impacting upon the surrounding area.



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