

MALDON LOCAL PLAN EXAMINATION – MATTER 3: STRATEGIC HOUSING GROWTH – North Heybridge Garden Suburbs S2, S3 and S4 (also H1, H2, I1 and I2)

HEARING STATEMENT ON BEHALF OF NHS ENGLAND

Issue 1: Question 6 – How much development can take place on each allocated site *before* a specified piece of infrastructure in CED10 Appendix 13 has to be provided?

1. The NHS England representations demonstrate that there is a capacity deficit in the surgeries that would serve the sites comprising the North Heybridge Garden Suburb. Therefore, the healthcare impacts arising from development of the allocated sites would need to be mitigated prior to the first occupation of each development.

Issue 1: Question 7 – Much of the infrastructure relies on pooled funds from various sites. Bearing in mind the answer to the above question, will this pooling arrangement prevent the delivery of individual sites if monies are not available for key infrastructure works because other sites have not progressed as fast?

2. Delivery of the measures to increase healthcare capacity to accommodate planned growth in the North Heybridge Garden Suburb may be delayed if developer contributions are not available due to delayed progress of individual sites.

Issue 1: Question 9 – CD10 Appendix 13 shows new healthcare provision, presumably for GP surgeries. Where will these be provided? Please will the Council suggest a suitable consequential modification to policy S4 and paragraph 2.53?

3. NHS England is liaising with the Council in respect of proposals to consolidate the existing branch surgeries in Heybridge within a new facility, potentially to be located within the North Heybridge Garden Suburb community hub.
4. As these proposals are at a very early stage of progress, relevant Local Plan policies should be sufficiently flexible to allow for the healthcare impacts arising from planned growth in Heybridge to be mitigated in the most appropriate manner, in line with current NHS procurement guidelines and relevant planning policy and legislation.

Lawson Planning Partnership Ltd, 9th January 2015
Consultant to NHS England