

Matter 4/0167

**LDP EXAMINATION
MALDON DISTRICT**

MATTER 4

**STRATEGIC HOUSING GROWTH -
SOUTH MALDON GARDEN SUBURB
+ PARK DRIVE + HEYBRIDGE SWIFTS
(S2, S3 and S4 (also H1, H2, I1 and I2 – but only
as they affect these sites)**

**on behalf of
COMMERCIAL ESTATES GROUP LTD**

Prepared by:

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(CODE Development Planners Ltd)**

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1 ISSUE

“Whether Policies S2, S3 and S4 with their associated text dealing with South Maldon Garden Suburb + Park Drive + Heybridge Swifts is justified by the evidence, consistent with national policy, and effective.”

- 1.1 The combined views of the promoters, MDC and ECC, will be contained in a separate Statement of Common Ground.
- 1.2 The following Statement has been prepared by CODE Development Planners Ltd on behalf of Commercial Estates Group Ltd in relation to the South Maldon Garden Suburb and site S2(a) in particular.
- 1.3 It seeks to clarify the position of CEG following further discussions between CEG, Essex County Council and MDC subsequent to the submission of pre-submission representations referenced:
 - 0167-4381-MISC;
 - 0167-4382-S2-1234;
 - 0167-5383-S4-1234;
 - 0167-5385-H1-1234;
 - 0167-5386-H2-1234;
 - 0167-5387-I1-1234.
- 1.4 CEG are satisfied that substantial progress on understanding and agreeing matters of viability generally has been achieved as reflected in the revised APP 13 to CED10 and discussed in the Statement of Common Ground for Matter 4. However, there remains a concern that the viability of the SMGS may be jeopardised by the Council’s interpretation of site specific viability testing under Policy H1. The Council’s current interpretation of viability testing being undertaken as part of their consideration of the current application for planning permission on site S2(a) does not apply an appropriate balance to the considerations of viability guidance, market value as represented by comparable transactions and the provision of paragraph 173 of the NPPF. Nor is it currently consistent with the approach taken by the Council’s own LDP evidence. Discussions are continuing and it is hoped that parties can understand and agree the appropriate approach
- 1.5 In all other respects, CEG is satisfied that Policies S2, S3, S4, H1, H2, I1 and I2 with their associated text dealing with the SMGS are justified by the evidence, consistent with national policy and effective, subject to the following suggested amendments, as referenced in the appropriate pre-submission objections:

Policy S4

- 1.6 Policy S4 should be amended to read under the relevant bullet points related to provision of affordable housing and types of housing as follows:

“Adequate provision is made for affordable housing **subject to viability and an up-to-date assessment of housing need.**”

“The Council will encourage that, commensurate with an up-to-date objective assessment of housing requirements, a significant proportion of the proposed dwellings for Maldon and Heybridge are of a form, tenure and dwelling mix that is appropriate for meeting the housing needs of an older population including the provision of bungalows, sheltered housing, extra care housing, private retirement homes and life time homes, etc.” (Representation reference 0167-I383-S4-1234.)

Policy H2

- 1.7 Policy H2 should be amended as follows:

“~~Subject to scheme viability All~~ developments will be expected to provide a suitable mix and range of housing in terms of size, type and tenure to reflect local housing need and demand in both the market and affordable sector, ~~particularly the need for an ageing population.~~”

Wherever possible affordable housing should be located in a way that ensures the homes are integrated with the rest of the development; ~~in most cases this will~~ may mean in clusters of no more than 15 to 20 homes in one part of a development. The design and appearance of affordable housing should also be indistinguishable from those built for the open market, ~~meet standards detailed in the Maldon District Strategic Housing SPD,~~ and be of a tenure recognised by the National Planning Policy Framework.

Where appropriate, in lieu of affordable housing contributions the Council will work with developers, registered providers, landowners and relevant individuals (or groups of individuals) to encourage the provision of contributions to assist with meeting an ~~address~~ identified local need for Self Build housing. (Pre-submission reference 0167-5386-H2-1234.)