

*Examination of the  
Maldon District Local Plan*

**Matter 4: Strategic Housing  
Growth – South Maldon Garden  
Suburb + Park drive + Heybridge  
Swifts**

January 2014

# Matter 4: Strategic Housing Growth – South Maldon Garden Suburb + Park Drive + Heybridge Swifts (S2, S3 and S4)

*Issue 1: 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 We have serious concerns that the infrastructure programme required to enable the delivery of housing on land to the south of Maldon is too extensive, which places doubts on the ability of this location to be delivered as a strategic allocation during the plan period. Consequently, this allocation is not fully justified of consistent with national policy.
- 1.2 The document titled ‘*Response to Inspector’s Key Concerns (IED05 and IED06) August 2014*’ states that 495 dwellings would be built in South Maldon across four sites in first 5-years of the plan period. However, the Council’s infrastructure evidence indicates that the following infrastructure projects would also need to be delivered in the first 5-year timeframe:
  - A414 / B1018 Limebrook Way - £377k
  - Eves Corner Junction, Danbury - £375k
  - A414 / Spital Rd roundabout - £842k
  - A standalone 56-place EY&C facility in South Maldon - £1.1m
  - 56-place EY&C facility in South Maldon within new primary school - £7m
  - One class base expansion of existing primary school in Maldon - £280k
  - Expansion of Plume School (Lower) - £1.26m



- Expansion of Plume School (Upper / Sixth Form) - £4.1m
- 1.3 For the first 5-years only, a total of £15.3m (£31,000 per dwelling) of infrastructure works would need to be carried out to enable development. This list of infrastructure projects only relates to education and highways, there are other requirements relating to, for example, health and green infrastructure that will add to the challenge of delivering this development. Failure to deliver this infrastructure will result in a delay to the delivery of homes, thereby undermining the 5-year supply and having a knock-on impact on the 6-10 and 10-15 year housing supply.
- 1.4 The Council has failed to set out clearly how and when these infrastructure projects will be delivered.
- 1.5 For example, the June 2012 IDP states that *'by 2016/17 pressure at the Plume is forecast to be increased to a point where children will not be able to be accommodated'*. Yet they have not explained how and when the expansion works to Plume School will be carried out and how this relates to housing completions. It would appear that there will be significant short-term constraints on this school. It is also clear that the Plume is close to capacity and the extension works proposed are the maximum that could be achieved without relocating to a new site. The pupil capacity constraints of this school will severely limit any long-term development in Maldon and Heybridge beyond the plan period.
- 1.6 With regard to primary school provision, the IDP also states that *'The Maldon Schools catchment area currently has limited school capacity and a new school would be required prior to the completion of the first 270 dwellings'*. These assessments and conclusions have not been updated by any subsequent versions of the IDP.
- 1.7 The Council has not produced any evidence that demonstrates:
- How long it will take to deliver the school;
  - What year it will need to be open;



- Whether it would be ready in time for the completion of the 271 dwelling trigger point;
  - When the pooled S106 needs to be paid in respect of the new primary school to enable its commencement and delivery in a timely manner.
- 1.8 There is so much uncertainty surrounding this single piece of infrastructure, which on its own could force a delay in the delivery of housing within the 0 to 5 year period and the plan period as a whole. Based on the available evidence we do not believe that it is likely that the new primary school in South Maldon would be funded and delivered by the 271 dwelling completion.
- 1.9 The above paragraphs highlight the uncertainty surrounding primary and secondary school provision, however this uncertainty can also be applied to all the highways infrastructure projects, and all other identified projects. There is no indication on: how the projects will be delivered; who will deliver them; when they need to be delivered i.e. the critical housing numbers; how long it will take to implement these projects; when the S106 monies need to be received to enable commencement of these projects etc.
- 1.10 The Council's infrastructure calculations have assumed that all the identified sites in South Maldon will come forward at the same time, enabling the delivery of the required infrastructure. There are four different sites with at least four different landowners, with different development priorities. It is unlikely that these sites will come forward together as a single development.
- 1.11 The Council needs to set a detailed programme for delivery, rather than just an indicative list as set out in the document titled '*Response to Inspector's Key Concerns (IED05 and IED06) August 2014*'.
- 1.12 The Council's proposed infrastructure projects are complex and given the lack of certainty on the delivery of these projects there is serious doubts on the ability to deliver significant growth in South Maldon during the plan period.

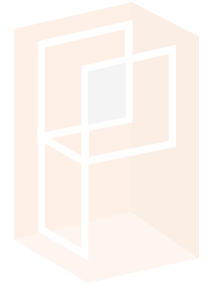


- 1.13 These significant other infrastructure requirements would result in an average cost of £19k to £20k per dwelling in Maldon. This is a significant cost and there are other development options that would have a much lower infrastructure requirement but could deliver comparable levels of housing, notably strategic development at North Fambridge.



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