

MALDON LOCAL PLAN EXAMINATION – MATTER 4: STRATEGIC HOUSING GROWTH – South Maldon Garden Suburb + Park Drive + Heybridge Swifts S2, S3 and S4 (also H1, H2, I1 and I2)

HEARING STATEMENT ON BEHALF OF NHS ENGLAND

Issue 1: Question 4 – 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 South Maldon 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 5 – 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 South Maldon Garden Suburb may be delayed if developer contributions are not available due to delayed progress of individual sites.

Issue 1: Question 10 – 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. It is proposed that developer contributions secured in association with planned growth would be used to enhance capacity through the reconfiguration, refurbishment, re-equipping and expansion of the existing surgeries serving the Garden Suburb and allocated sites.

Lawson Planning Partnership Ltd, 9th January 2015

Consultant to NHS England