



Maldon District Local Development Plan 2014 – 2029

Examination in Public January 2015 – Legal Compliance
and Housing Policies

Response to Matters, Issues and Questions raised by
Inspector David Vickery

Matter 8 : Affordable Housing, Housing Mix and
Specialist Needs, H1, H2, H3 and H5

Andrew Martin – Planning
Intermodal Transportation Limited
WSP

on behalf of

landowners, Messrs. Hughes and Sandy

Land to the East of Broad Street, Green Road and North of Lofts
Farm Drive, Heybridge (known as ‘Lofts Farm’).

January 2015



The Council has stated in CED10 that affordable housing rates in policy H1 may need to be reduced to ensure the viability of strategic sites allocated in the LDP Garden Suburbs and Strategic Allocations. The Inspector has asked for further clarification as to what this means.

Similarly, additional information has been requested by the Inspector in relation to housing mix and specialist housing needs.

A position statement on the NHGS (Appendix 11 to CED 10) confirms that “Subject to appropriate flexibility being incorporated into LDP policies to consider the viability of development, the parties agree that work to date, and indeed progress to date, demonstrates that sufficient public and private sector resources exist to implement the NHGS pursuant to planning applications being approved.” It remains unclear as to the precise level of social and health provision proposed as part of the NHGS.

Initial discussions between the owners of land at Lofts Farm and officers of the Council have agreed a package of potential social and community benefits that could be justified and delivered, as well as increased affordable housing provision, if the critical mass of development at north Heybridge were to be increased to include land east of Broad Street Green Road (i.e. Lofts Farm). These include the following:

1. MDC Medical Hub Centre

Consisting of GP surgeries for minimum of two practices, central district admin centre that would control outlying surgeries within the district i.e. "spokes and hub".

Dentists, podiatry, day clinics, outpatients, visiting consultant and other specialised health and well-being community facilities, shop, chemist, connected to other community based elements such as day rooms open to the public, cafeteria and social rooms, physiotherapy, gym and activity facilities for all ages.

Possible pre-school facilities, mother & baby. Parking facilities. Linked to:-

2. "Care Ready Homes"

Number to be agreed with MDC based on specific requirements and closely linked to the above both in terms of facilities and access to transportation, footpaths, cycleways, leisure facilities etc. A typical layout template was discussed for the type and size.

Reception and easy access to the above facilities but kept private with resident access only and private dedicated parking facilities close to hand for each home.

3. Stroke Rehabilitation Centre

Possible separate structure not directly connected to the above but within easy access. Location, size and capacity TBA. Initial contact made with NHS and others.

4. Single floor dwellings

Bungalows or contemporary variations of ground floor living. Mixed sizes from majority of 2/3 bedroom. Some 1/4. Some rentable/ affordable/ private/ market etc, and specialised as required. Groups, singles, dedicated zones designed into a Garden Village character.



5. Two storey dwellings

2/3/4/5 depending on density, policy and requirements. Affordable mix TBA but intended to meet LPA requirements or exceed. Marketable dwellings/ rentable and specialised as required.