

# CED10 - Appendix 3

## Maldon District Local Development Plan Developer Forum Meeting

Monday 23 June 2pm  
Maldon District Council

Attendees:

<b>Name</b>	<b>Organisation</b>	<b>Name</b>	<b>Organisation</b>
David Coleman	MDC	Catherine Robaldo	Environment Agency
Tim Parton	MDC	Graham Robertson	Environment Agency
Tai Tsui	MDC	Cllr Penny Channer	MDC – Mayland Chairman of P&L
Derek Lawrence	MDC	Mike Carpenter	CODE Development Planners (CEG)
Emily Hall	MDC	David Lewis	CEG
Joanna Chambers	MDC	Cllr Alan Cheshire	MDC – Heybridge West
Phillip Rowson	MDC	Tim Chapman	HCA / ATLAS
Debi Bunkell	MDC	Fionnuala Lennon	HCA / ATLAS
Matt Leigh	MDC	Kevin Fraser	ECC
Andy Butcher	Strutt & Parker	Matthew Bradley	ECC
Kevin Coleman	Phase2Planning	Keith Blackburn	ECC
Julie Cross	Andrew Martin Planning	Neil Keylock	ECC
Cllr Bryan Harker	MDC – Heybridge East	Julie Bradshaw	Essex Area Team NHS England
Matt Clarke	Boyer Planning	Liz Wright	Essex & Suffolk Water
Sarah Kirk	Charles Church	Cllr Adrian Fluker	MDC – Southminster
Duncan Murdoch	Moult Walker (DPE)	Steven Butterworth	NLP (DPE)
Nick Mann	DPE	Cllr Miriam Lewis	MDC Heybridge West (late)
Lizzie Griffiths	Environment Agency	Cllr Henry Bass	MDC – Wickham Bishops/ Woodham Walter / Woodham Mortimer Vice Chair of P&L

David Coleman did a welcome and introductions, including an update of the progress of the Examination for the LDP.

Tim Parton provided an update in relation to recent evidence base updates and an overview of the progress being made on CIL.

David Coleman outlined the progress being made with the Strategic Masterplan Frameworks and Garden Suburbs generally.

Query was raised regarding the Inspector's letters on the website and in particular the release of the updated SHMA and its impact on the Examination / LDP.

It was clarified that the SHMA was published on 2 June 2014 and sent to the Planning Inspector for his information – the Council's response to the Inspectors initial queries (CED01) covers this. An

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Explanatory Note would be produced in due course. An explanation of the SHMA and its impacts on the LDP are available in a report presented at the June P&L.

It was noted that all of the Council's correspondence with the Planning Inspector is available on the Council's Examination page on the website.

A query was raised in relation to reducing the funding gap highlighted in the Infrastructure Delivery Plan.

Demonstrating a funding gap is a prerequisite for implementing CIL by an authority – not all of this gap will be addressed by CIL, but projects which could be funded by CIL are listed in the draft Regulation 123 List and these will be prioritised by the Council to fund and implement.

Table 6 on page 12 of the IDP update (May 2014) was highlighted as it sets out all of the projects the Council are aware of and how they will be funded (£106, CIL or other).

It was questioned why the Council opted to pursue Option 2 of the outcomes of the Viability Update – May 2014 (maintain the PDCS CIL rates, maintain LDP policy requirements for sites in Burnham-on-Crouch and LDP sites S2 d and e, and reduce LDP policy requirements for affordable housing to 30% for LDP sites a, b, c, and f) instead of Option 1 (maintain LDP policy requirements, maintain PDCS CIL rates for LDP sites in Burnham-on-Crouch and sites S2 d and e, and reduce CIL rates on LDP sites S2 a, b, c, and f to £0/m<sup>2</sup>).

Option 2 provided for a reasonable level of CIL income and still takes in to account Section 8 (CIL / s106 / Affordable Housing) of the Viability Study Update. The Council is comfortable with the charges proposed in the Draft Charging Schedule.

David Coleman discussed the implementation of the LDP.

Derek Lawrence highlighted the current vacancies for Major Applications Officers and the need for the department to equip itself to deal with the impending workload.

Phillip Rowson discussed the role of PPA's and the Council's position in relation to them.

Debi Bunkell highlighted Maldon District Councils National and Local Validation list which is available on the Council's website.

Concern was expressed about the Council's validation list, and it was queried whether there would/could be an update to include thresholds for what is required.

There is no intention to review or update the validation list, however the concern was acknowledged.

A query was raised regarding the definition of frontloading for the Garden Suburbs and whether this approach would influence the Planning Committee's ability to make decisions

It was outlined that frontloading was about agreeing key components and principles prior to planning applications to aid a smoother and more efficient decision making process. It was noted that the Strategic Masterplan Frameworks will, once endorsed by the Planning and Licensing Committee will become a material planning consideration.

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It was suggested that the Council could potentially deal with some applications within the normal timescales. It was then acknowledged that the Council would be working on a cost recovery basis and a query whether there any indicative figures that the Council could provide.

A benchmarking process was undertaken a few years ago to estimate approximate times taken to process applications and the costs involved however the Council is not in a position to provide any estimation at the current time – especially because of the intention to come to bespoke arrangements with each developer.

It was queried whether other agencies had signed up to the PPA's.

The Council will be working towards including other agencies within the PPA's, however the Council will be aiming to achieve security for the applicant in terms of process and will therefore work towards receiving comments from relevant parties within the timescales agreed.

The point was acknowledged and it was highlighted that providers of the strategic infrastructure are already involved.

ECC outlined that they do not have a formal commitment to sign PPA's however they would want to be involved in setting out timescales so they can address resources appropriately.

EA also noted that their resources also need consideration.

A query was raised in relation to the Council's position of cost recovery and whether that would extend to recovering the costs of third parties.

It was confirmed that the cost recovery was only applicable to MDC costs. It was highlighted that third parties do charge for their services, i.e. EA and ECC and an agreement may be required in order to ensure that they can meet deadlines and provide an appropriate service, EA to take this issue back to their management.

Comment about the consultation for the Strategic Masterplan Framework for the North Heybridge Garden Suburb that it may be useful to present a 3D model to aid the public to understand better.

Comment noted.

Finally the additional staff being recruited by the department was acknowledged and welcomed.

Meeting ended at 3.30pm.