

CED10 - Appendix 14

Appendix 14 Additional Proposed Minor Modifications

Ref Number	Policy / Paragraph number	Proposed Minor Change (<u>Deletions</u> / <u>Additional text</u>)					Reason for Change																																																																																																																																				
045	Policy S2	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Ref.</th> <th style="text-align: center;">Source of Supply</th> <th style="text-align: center;">Total</th> <th style="text-align: center;">Years 0-5</th> <th style="text-align: center;">Years 6-10</th> <th style="text-align: center;">Years 11-15</th> </tr> </thead> <tbody> <tr> <td colspan="2">Existing commitments across the District (including suitable sites identified in the SHLAA)*</td> <td style="text-align: center;">400597</td> <td style="text-align: center;">300497</td> <td style="text-align: center;">100</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td colspan="2">New Garden Suburbs at Maldon</td> <td style="text-align: center;">1,375</td> <td style="text-align: center;">375</td> <td style="text-align: center;">575</td> <td style="text-align: center;">425</td> </tr> <tr> <td>S2 (a)</td> <td>- South of Limebrook Way</td> <td style="text-align: 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<p>*Figure subject to latest annual monitoring data, updated to reflect the Five Year Housing Land Supply Statement 2013/14. **All settlements within the District as identified in S8, except Maldon, Heybridge, Burnham-on-Crouch and North Fambridge.</p>																																																																																																																																											

CED10 - Appendix 14

046	Policy S2	[Update to Figure 4 of the LDP – the Housing Trajectory please see the end of this document].	Reconsideration of Policy S2 to respond to the latest available information and concerns raised by the Inspector
047	Policy S2	<p>The Council will review and determine the need and timing to release these reserve sites on a five year interval. Where necessary, such a review may be brought forward in light of monitoring.</p> <p>Monitor and Review <u>Housing delivery against Policy S2 will be monitored on an annual basis and the Council will use the monitoring data to assess whether actions may be required to increase housing land supply.</u></p> <p><u>If any monitoring data produced after two years from the adoption of the LDP demonstrates that there is a 20% deviation in housing delivery for 2014-2019; and 2019-2024; and a 10% deviation for 2024-2029, the Council will introduce management actions to address housing delivery shortfall which could include working constructively and proactively with developers and stakeholder to bring forward committed or allocated sites; review phasing of allocated sites; reviewing housing targets and associated policies; consider releasing Reserve Sites; and allocate additional sites to meet target if required.</u></p>	Reconsideration of Policy S2 based on concerns raised by the Inspector
048	Policy E6	<p>In particular the Council will:</p> <p>1) Require all strategic developments, or <u>Where viable, encourage</u> developments that would result in the loss of existing employment land, jobs or training and education facilities, to contribute towards the delivery of additional local employment and vocational training initiatives as identified in the Council's EPS; and</p>	Reconsideration of Policy E6 based on concerns raised by the Inspector
049	Paragraph 4.48	<p>4.48 The Council will require all strategic developments to provide financial contributions towards the delivery of local employment and vocational training initiatives identified within the Maldon District EPS. A strategic development is a proposal which is significant in scale, and would have a large impact on existing infrastructure and levels of traffic movements in the District. In particular, any development which would result in a relatively sizeable increase in the District's working age population should consider how the economy of the District can be supported, either by providing land for employment space within the development or by providing financial contributions towards local employment and vocational training initiatives.</p>	Reconsideration of Policy E6 based on concerns raised by the Inspector
050	Policy H1	<p>Affordable housing should be provided on-site, the contribution from developers should comprise of free serviced land either through free serviced land provided to a registered provider or constructed affordable dwellings to be sold to a registered provider upon completion at a price that has been agreed as reasonable by the Council. to provide the number, size, type, and tenure of affordable homes required by the Council's policies in accordance with the SHMA, the Council's adopted Affordable Housing Guide, and relevant housing strategies of the Council.</p>	Clarification of Policy H1
051	Paragraph 5.6	<p>5.6 Contributions towards affordable housing should be based upon the principle of providing provided through either free serviced land to a Registered Provider (RP) or constructed affordable dwellings to be sold</p>	Clarification of Policy H1

CED10 - Appendix 14

		to a registered provider upon completion at a price that has been agreed as reasonable by the Council. although in some cases it may be more appropriate for the developer to transfer completed units to a nominated RP. The Council may be less able to support an application or request for subsidy from an RP that has an uncertain or unproven record of management performance within the District and elsewhere.	
052	Policy S3	A masterplan for the each of the Garden Suburbs at Maldon and Heybridge will be prepared and developed, in partnership between the Council, relevant stakeholders, infrastructure providers and developer / landowners for illustrative purposes and as a guide for developers.	For clarification
053	Paragraph 2.45	Planning consents for developments within each of the Garden Suburbs will only be granted by the Council if the proposals are in accordance with respective masterplans for the Garden Suburbs which are endorsed by the Council. Where appropriate, the Council will adopt the masterplans as SPDs. The principles set out in the masterplans will be in accordance with Policies S3 and S4 and other policies in the LDP. The masterplans will be endorsed by the Council and where appropriate, the Council may adopt the masterplans as SPDs.	For clarification
054	Policy S4	Development proposals within both the South Maldon Garden Suburb and the North Heybridge Garden Suburb must be in accordance with a masterplan endorsed by the Council for the respective areas. The Masterplans for the South Maldon Garden Suburb and the North Heybridge Garden Suburb must be in accordance with these broad development principles and other policies in the LDP.	For clarification
055	Policy S4	(a new bullet point to the second part of the policy) <ul style="list-style-type: none"> • Identified infrastructure requirements will be delivered in line with the requirements set out in Policy I1 and the Infrastructure Delivery Plan 	For clarification
056	Policy S6	(a new point 17 to the second part of the policy) <ul style="list-style-type: none"> • Identified infrastructure requirements will be delivered in line with the requirements set out in Policy I1 and the Infrastructure Delivery Plan 	For clarification
057	Policy I2	The Council will support proposals which enable the delivery of a new Community Hospital or a similar healthcare facility which will provide primary, secondary and intermediate care services with the aim of improving the health and wellbeing of the District's residents. Appropriate greenfield locations on the edge of Maldon may be considered where the following requirements are met: 1) The proposed site is well located and linked to an existing urban area and the strategic road network; and 2) The proposed site is in a location that is accessible by public transport and is well connected to the cycling and walking networks. Mixed use proposals or other appropriate enabling development which will enable the delivery of the new facility will be supported if it can be demonstrated that: a) The quantum of the proposed development is required to enable the provision of the new facility; b) The scale of the proposed development will not hinder the delivery of the LDP's strategic growth strategy; c) The scheme is supported by the NHS and associated bodies; d) A legal agreement is provided to ensure the delivery of a new facility; and e) The proposed development must be in general conformity with other LDP policies.	For clarification

CED10 - Appendix 14

		<p>The Council will work with the NHS and other delivery bodies to ensure that the future health needs of the District are comprehensively addressed. New developments will be required to support the provision of new or improved facilities for health and social care and the Council will resist the loss of existing health facilities unless appropriate new provision has been secured. If it is considered necessary as a result of future strategy development by the NHS and other delivery bodies, a focussed review of the Local Development Plan will be undertaken to ensure the health needs of the District are met.</p>									
058	Policy H6	<p>The Council will work closely with partners to deliver sufficient and appropriate Travellers' provision to meet the identified need in the District.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Number of permanent pitches</th> </tr> </thead> <tbody> <tr> <td>LDP Allocation</td> <td>58</td> </tr> <tr> <td>Total requirement by 2019</td> <td>64</td> </tr> <tr> <td>Total requirement by 2027</td> <td>70</td> </tr> </tbody> </table>		Number of permanent pitches	LDP Allocation	58	Total requirement by 2019	64	Total requirement by 2027	70	Remove the identified need for permanent pitches which have now been superseded by the GTAA.
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059	Paragraphs 5.45, 5.46, and 5.47	<p>5.45 Following the revocation of the East of England Plan and in accordance with national planning policy, the Council has sought to identify a more locally determined assessment of the need for Traveller pitches in the District. In order to do this the Council has utilised available evidence including local monitoring data.</p> <p>5.46 The Council has sought to identify the future need for Traveller pitches in the District by applying the most up to date baseline monitoring data to the methodology used by the 2009 GTAA. Through this process a total requirement of 64 pitches by 2019 and 70 pitches by 2027 has been identified for the District.</p> <p>5.47 By utilising monitoring data, the Council is seeking to allocate 58 pitches for Travellers through the LDP. This includes 53 existing pitches with planning permission, and five pitches currently without planning permission which the Council is seeking to formalise and allocate through the LDP. The exact location of proposed Traveller site designations can be referred to in the Proposals Map.</p>	Remove the identified need for permanent pitches which have now been superseded by the GTAA.								
060	Paragraph 5.48	<p>5.48 The Council will seek to meet identified need by considering proposals through the development management process using a sequential approach of intensification and expansion of existing sites, considering proposals within existing development boundaries, and then considering proposals on other sites that the Council deems suitable. Any future proposals for additional Travelling Showpeople sites will also be assessed using the same approach. The Council will review the allocation and requirement for Traveller pitches, short stay sites and Travelling Showpeople sites during the plan period at an appropriate time in the future when new evidence becomes available. The Council will undertake a formal/focussed review of Policy H6 in 2016 to identify an appropriate provision for Travellers in accordance with the NPPF and associated guidance.</p>	To provide clarity on how the Council will provide a Traveller pitch target for the District and identified an appropriate amount of site allocations.								

CED10 - Appendix 14

Minor Modification 046

