



Matters 2, 3, 4 and 5 Strategic Housing Growth

Q11-12 Contribution of Strategic Sites to Housing Delivery (DOC 129)

Q6a Amended tables (DOC 127)

Updated Infrastructure Phasing Plan (DOC 129)

Q15b Revised Affordable Housing Statement (DOC 132)

Statement made on behalf of the Local Planning Authority

30 January 2017

Inspector's Matters

The Inspector has requested clarification of the contribution of the Strategic Sites to housing delivery and how this has been used to assess the Five Year Housing Land Supply and to update the Infrastructure Phasing Plan. This Statement supersedes the corresponding tables in the Council's Hearing Statements (DOC 127, 129-131).

Dashboard

The 'dashboard' (next page) is a one page summary showing the following for the strategic sites:

- Requirements to bring sites to 'start on site'
- Housing trajectory 2015/16 to 2029/30
- Infrastructure phasing plan

Housing Trajectory

The Housing Trajectory presented in DOC 131 (Table 1 pg 1 in DOC 131 and Table 1 pg 3 DOC 130) provided land supply data as at the end of November 2016. This has since been updated to reflect the most up to date data as at January 2017 and in response to evidence presented at the Examination.

The Housing trajectory has been reviewed by the Council in consultation with site promoters and the Council is satisfied that based on current information it represents a robust position with regard to housing delivery.

The updated Housing Trajectory is shown in Table 1. This has been used to assess the Five Year Housing Land Supply and to update the Infrastructure Phasing Plan.

The Council have moved away from a graphic representation of the housing trajectory (Fig 4 pg 23 Pre-Submission LDP) to a numbers based trajectory.

The changes relate to:

- Site S2(h) – MDC will, with the developer, bring forward this site. In light of the issues involved, and no current agreement on how to resolve them, the timetable is left blank on the dash board. The developer states that the first houses will be completed on site in 2022/23, which is shown on the housing trajectory.
- Site S2(g)- delivery of this site commenced in 2015/16 and will be completed in 2017/18. The site capacity has been corrected - previously stated as being 135 units, corrected to 131 units. 24 units were completed in 2015/16. The timetable for S2g is greyed out to reflect that the site is currently under construction.
- The total number of units to be delivered over the LDP period has been reduced from 3497 to 3493 as a result of the reduction in the number of units on Site S2(g).
- Site S2(k)- the developer's agent has advised that a planning application is now anticipated in Q3 2017/18 with delivery in 2019/20-2021/22, and this is reflected in the trajectory.

Table 1: Housing Trajectory for the whole of the LDP period 2014/15 to 2028/29

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total
S2a South of Limebrook Way					45	100	110	110	110	110	110	110	110	85		1,000
S2b Wycke Hill North						50	100	100	70							320
S2c Wycke Hill South					10	40	40	18								108
S2d North of Heybridge					62	88	110	110	110	110	110	110	110	110	108	1,138
S2e Land to North of Holloway Rd					10	40	40	10								100
S2f West of Broad Street Green Rd				49	96											145
S2g Park Drive		24	65	42												131
S2h Heybridge Swifts									10	40	40	11				101
S2i West of Burnham-on-Crouch				30	108	42										180
S2j North of Burnham-on-Crouch (West)				23	100	57										180
S2k North of Burnham on Crouch (East)(4)						30	30	30								90
Other sites: Completions (1)	69	224														293
Extant planning permissions (2)			184	184	184	184	186									922
Windfall allowance (3)			23	23	23	23	23	23	23	23	23	23	23	23	24	300
Neighbourhood Plans (4)										50					50	100
Total	69	248	272	351	638	654	639	401	323	333	283	254	243	218	182	5,108
Annual dwelling requirement	310	310	310	310	310	310	310	310	310	310	310	310	310	310	310	4,650
Cumulative Surplus/ Deficit against 310 dpa	-241	-303	-341	-300	28	372	701	792	805	828	801	745	978	586	458	

NOTE: This table replaces Figure 4 pg 23 in Pre-Submission LDP (SD01).

NOTE: Table updated 17 Jan 2017, and supersedes Table 1, pg. 1 DOC 130 and Table 1 p3 of Q14 Housing Trajectory (DOC131).

(1) Actual completions for years 2014/15 & 2015/16 (not incl. 24 units on site S2(g)).

(2) Extant Planning permissions: Years 2016/17 to 2020/21 = extant planning permissions supply at end of November 2016 (922 units) for non-strategic sites divided by 5 years.

Maldon & Heybridge 178+ Burnham-on-Crouch 140+ rural areas 604 = 922/5=184. Due to rounding in the calculation, year 2020/21 has an additional 2 units.

(3) Windfall allowance of 300 units evenly distributed across plan period, excluding years 2014/15 to 2015/16. Due to rounding in the calculation the final year has an additional 1 unit.

(4) Neighbourhood Plans allowance of 100 units shown as estimated delivery at the end of last two five-year periods in the housing trajectory as shown in policy S2.

Five Year Supply of Housing

Introduction

The Five Year Housing Land Supply set out in the 2015/2016 Statement (August 2016) (EB109) is not aligned to the updated Housing Trajectory for the Strategic Sites.

To assist the Inspector, the Council has reviewed the Five Year Supply of Housing Land to align it with the new Supply Data and the updated Housing Trajectory, albeit with an estimate of completions in 2016/17, as the monitoring for this year has not been undertaken..

Strategic Sites

The contribution anticipated from the Strategic Sites to the Five Year Housing Land Supply is summarised in Table 2.

Table 2: Strategic Sites Projected Delivery and contribution to 5YHLS(1)(2)

	1	2	3	4	5	
	2016/17	2017/18	2018/19	2019/20	2020/21	Total
S2a South of Limebrook Way	0	0	45	100	110	255
S2b Wycke Hill North	0	0	0	50	100	150
S2c Wycke Hill South	0	0	10	40	40	90
S2d NHGS - North of Heybridge	0	0	62	88	110	260
S2e NHGS - Land to North of Holloway Rd	0	0	10	40	40	90
S2f NHGS - West of Broad Street Green Rd	0	49	96	0	0	145
S2g Park Drive (3)	65	42	0	0	0	107
S2h Heybridge Swifts	0	0	0	0	0	0
S2i West of Burnham-on-Crouch	0	30	108	42	0	180
S2j North of Burnham-on-Crouch (West)	0	23	100	57	0	180
S2k North of Burnham on Crouch (East)(4)	0	0	0	30	30	60
Total	65	144	431	447	430	1517

1. Information correct as at 17 January 2017
2. Timetable based upon site developer information provided to Maldon District Council and / or advised at the Examination Hearings
3. Completions on S2(g) amended - developer states that site will be completed by end 2017/18.
4. S2k projected delivery added for 2019/20 & 2020/21 following developer's statement at Examination Hearing

Five Year Housing Land Supply data for all sites

The updated information on source of Five Year Housing Supply is presented in Table 3. This includes updated supply data relating to other sites in the District.

Table 3: Supply as at 30 November 2016

Year	1	2	3	4	5	Total
Source	2016/17	2017/18	2018/19	2019/20	2020/21	
Strategic sites (1)						
S2(a) South of Limebrook Way	0	0	45	100	110	255
S2 (b) Wycke Hill North	0	0	0	50	100	150
S2 (c) Wycke Hill South	0	0	10	40	40	90
S2 (d) North of Heybridge	0	0	62	88	110	260
S2 (e) Land to North of Holloway Rd	0	0	10	40	40	90
S2 (f) West of Broad Street Green Rd	0	49	96	0	0	145
S2 (g) Park Drive (2)	65	42	0	0	0	107
S2 (h) Heybridge Swifts	0	0	0	0	0	0
S2 (i) West of Burnham-on-Crouch	0	30	108	42	0	180
S2 (j) North of Burnham-on-Crouch (W)	0	23	100	57	0	180
S2 (k) North of Burnham on Crouch (E)(3)	0	0	0	30	30	60
Total Strategic Sites supply	65	144	431	447	430	1517
Other sites (4)	184	184	184	184	186	922
Total	249	328	615	631	616	2439
Annual dwelling requirement	310	310	310	310	310	1,550
Cumulative Surplus/ deficit against 310 dpa	-61	-43	262	583	889	

1. Trajectory information correct at 17 Jan 1017. Projected Delivery rates from strategic allocations total 1517 units 2016/17 to 2020/21
2. Completions on S2(g) amended - developer states that site will be completed by end 2017/18.
3. Completions added for 2019/20 & 2020/21 following developer's statement at Examination Hearing
4. Yearly estimate calculated by supply at the end of November 2016, for non-strategic sites divided by 5 years (extant planning permissions: Maldon & Heybridge 178+ BoC 140+ rural areas 602 = 922/5 = 184.4 rounded to nearest whole number = 184). Final year has 2 additional units to account for rounding in the calculation

Five Year Housing Land Supply calculation

The updated Five Year Supply position is presented in Table 4. This shows the change in the Five Year Land Supply since the August 2016 Statement due to changes in supply data and the Housing Trajectory for the Strategic Sites.

Table 4: 2015/16 and 2016/17 Five Year Housing Land Supply comparison

	2015/16 5YHLS	Updated 5YHLS to reflect housing trajectory for Strategic Sites and planning permissions granted to end November 2016 (2)
Requirement		
Five year requirement 310 dpa x 5	1,550	1550
Shortfall/surplus from start of plan period(1)	303	303
5% for choice & competition	93	93
Total requirement	1,946	1,946
Supply		
Contribution to supply from Strategic sites:		
(a) Strategic sites with planning permission or resolution to grant subject to S106 agreement	1,058	1,307
(b) Strategic Sites without planning permission or resolution to grant	448	210
Total supply from strategic sites	1,506	1,517
Contribution to supply from other sites with planning permission (3)	871	922
Windfall (4)	100	100
Total overall supply	2,477	2,539
Discount for 5% slippage and non-implementation rate	124	127
Total supply	2,353	2,412
Housing land supply in years	6.04 years	6.20 years

1. From Table 3 of Aug 2016 5YHLS (EB109)

2. As at November 2016 (Q3 2016/17)

3. Extant planning permission numbers from Fig 1 and Fig 2 page 10 & 13 of this paper. Maldon & Heybridge 178; Burnham 140; 'rural allocations' with planning permission 320; non-RA sites in rural areas 284; total 922.

4. There is shown to be 6.2 years' supply of housing land. Therefore, the achievement of the 5YHLS is not reliant on windfalls in the first two years of the 5YHLS period.

Housing Delivery

As presented to the Examination, significant progress has been made in respect of delivery of the Strategic Sites. The position is summarised in Table 5.

Table 5: Status of Strategic Sites

Status	Sites
Sites with Planning Consent	S2(a) S2(c) S2(g)
Sites with resolution to grant Planning Consent subject to s106 agreement	S2(d) S2(e) S2(f) S2(i) S2(j)
Sites subject to planning application	S2(b) S2(h)
Sites with no planning application	S2(k)

The timescale for delivery of first houses on the Strategic Sites is presented on the dash board.

This data is based on information provided by land promoters and developers and is considered by the Council to present a realistic programme for delivery of the Strategic Sites. This reflects the supply position set out in the updated Five Year Housing Land Supply (Table 4 above).

The delivery trajectory of the strategic sites has been added to the average completion rates for Maldon District between 2001/02 to 2015/16 to give a completions estimate, in Table 6.

Table 6: Completions estimate 2016/17 to 2020/21

Year	1	2	3	4	5	Total
Source	2016/17	2017/18	2018/19	2019/20	2020/21	
Strategic sites (1)						
S2(a)	0	0	45	100	110	255
S2 (b)	0	0	0	50	100	150
S2 (c)	0	0	10	40	40	90
S2 (d)	0	0	62	88	110	260
S2 (e)	0	0	10	40	40	90
S2 (f)	0	49	96	0	0	145
S2 (g)	65	42	0	0	0	107
S2 (h)	0	0	0	0	0	0
S2 (i)	0	30	108	42	0	180
S2 (j)	0	23	100	57	0	180
S2 (k)	0	0	0	0	0	0
Other sites (2)	130	130	130	130	130	650
Total	195	274	561	547	530	2,107
Annual dwelling requirement	310	310	310	310	310	1,550
Cumulative Surplus/ deficit against 310 dpa	-115	-151	100	337	557	

NOTE: Data as at 13 January 2017

1. Projected delivery rates of Strategic Allocations.

2. See completions average calculations (on table 7)

Table 7: Completions estimate calculation for non-strategic sites

Year	Actual Completions (1)
2001/02	161
2002/03	137
2003/04	102
2004/05	181
2005/06	168
2006/07	143
2007/08	160
2008/09	161
2009/10	108
2010/11	36
2011/12	96
2012/13	124
2013/14	76
2014/15	69
2015/16 (2)	224
Total number of units built	1,946
Average annual completion rate over 15 year period	130

1. From tables 1 and 3 Aug 2016 5YHLS

2. Adjusted to remove completions on S2(g) Park Drive (24 units completed in 2015/16) to avoid double counting

Updated Tables for MDC response to Q6a (DOC 127)

The following two tables replace the tables in the Council's response to Q6a (DOC 127). They have been updated to include actual completions that were included in the 2015/16 5YHLS but were listed as extant permissions in these two figures. Housing capacity corrected to 131 for site S2g

Figure 1 - Housing Split Assessment - corrected table from MDC response to Q6a

			Dec 2016 Position	Subtotals	Totals	
Maldon and Heybridge						
Commitments (non-S2, Rural Allocations or future windfalls)						
	No of completions since 1st April 2014*		66	244	244	
	No of extant units		178			
	SHLAA		0			
South Maldon Garden Suburb						
	S2a South of Limebrook Way		1,000	1,428	3,043	
	S2b Wycke Hill North		320			
	S2c Wycke Hill South		108			
North Heybridge Garden Suburb						
	S2d North of Heybridge		1,138	1,383		
	S2e North of Holloway Road		100			
	S2f Broad Street Green Road		145			
M&H Strategic Allocations						
	S2g Park Drive (a)	No. completions	24	232		
		No. extant units	107			
	S2h Heybridge Swifts		101			
M&H Sub-Total						
					3,287	

			Dec 2016 Position	Subtotals	Totals
Burnham on Crouch					
Commitments (non-S2, Rural Allocations or future windfalls)					
	No of completions since 1st April 2014		21	161	161
	No of extant units		140		
	SHLAA				
BOC Strategic Allocations					
	S2i West of BOC		180	450	450
	S2j North of BOC (West)		180		
	S2k North of BOC (East)		90		
BOC Sub-Total					611
Rural Areas					
Rural Allocations					
	North Fambridge			420	420
	Other Villages				
	With permission		320		
	To be allocated		100		
Non-Rural Allocations (a)					
	Non-RA Completions		206	490	490
	Non-RA Extants		284		
Rural Sub-Total			910		910

			Dec 2016 Position	Subtotals	Totals
Existing Commitments in Plan			895		895
Windfall Allowance in Plan			300		300
Total for Policy S2					5,108

*This figure does not include the 320 dwellings with permission under the Rural Allocation

Corrections:

a) S2g Park Drive site total figure corrected and completions included in table

b) Figures for Non-RA completions and non-RA extants corrected 18-1-17, to include completions that had been mis-categorised as extants.

Q6a Fig 2 Housing Supply Position - corrected table (1)

Source		Submission	2016 Mods	Dec 2016 Position
Existing Commitments		400	741	895
	Completions (2)			293
	Extant Permissions (3)			602
South Maldon Garden Suburb		1,375	1,375	1,428
	South of Limebrook Way (S2a)	1,000	1,000	1,000
	Wycke Hill North (S2b)	300	300	320
	Wycke Hill South (S2c)	75	75	108
North Heybridge Garden Suburb		1,235	1,235	1,383
	North of Heybridge (S2d)	1,035	1,035	1,138
	North of Holloway Road (S2e)	100	100	100
	Broad Street Green Road (S2f)	100	100	145
Maldon & Heybridge Strategic Allocations		220	220	232
	Park Drive (S2g)(4)	120	120	131
	Heybridge Swifts (S2h)	100	100	101
Burnham-on-Crouch Strategic Allocations		450	450	450
	West of BoC (S2i)	180	180	180
	North of BoC (West)(S2j)	180	180	180
	North of BoC (East)(S2k)	90	90	90
Rural Allocations		420	420	420
	North Fambridge	75	75	
	Other Villages	345	345	
	With permission			320
	To be allocated			100
Windfall		330	330	300
	TOTAL	4,430	4,771	5,108

1. Table corrected to reflect corrections made in Q6a Fig1

2. Not including completions on site S2(g)

3. Extant permissions: Maldon & Heybridge 178+ Burnham-on-Crouch 140+ non-rural allocations 284 = 602

4. Site capacity of 131 includes 24 units completed 2015/16.

Infrastructure Delivery

The housing trajectory included in the Infrastructure Phasing Plan presented in DOC 129 has been reviewed to ensure consistency with the updated Housing Trajectory in Table 1.

The IPP included here supersedes that in DOC 129 (pg 6) (Council's Hearing statement on Q8-10)

The updated Infrastructure Phasing Plan (January 2017) incorporates the changes to the phasing of infrastructure tabled at the Examination.

There have been no further modifications to the phasing of infrastructure provision as a result of the updated housing trajectory.

CIL - the items reliant on CIL funding do not have a phasing plan in this IPP as CIL is not yet adopted.

The changes to the IPP are as follows:

- Utilities item deleted at foot of table, as utilities provision is not reliant on S106, it is a usual and necessary part of site construction.
- Youth & Children's' Facilities, and Green Infrastructure – the IPP presented here, includes an indicative timetable for the provision of facilities based on current agreements with developers and expected delivery rates of housing, that would trigger the provision.
- District Park item deleted, as that is no longer being provided.

Updated Maldon District LDP Infrastructure Phasing Plan January 2017

Financial Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total			
LDP Strategic Housing Growth																		
S2(a) South of Limbrook Way	0	0	0	45	100	110	110	110	110	110	110	110	85	0	1000			
S2(b) Wycke Hill (North)	0	0	0	0	50	100	100	70	0	0	0	0	0	0	320			
S2(c) Wycke Hill (South)	0	0	0	10	40	40	18	0	0	0	0	0	0	0	108			
Total South Maldon GS	0	0	0	55	190	250	228	180	110	110	110	110	85	0	1428			
Total South Maldon GS (Cumulative)	0	0	0	55	245	495	723	903	1013	1123	1233	1343	1428	1428	1428			
S2(d) North of Heybridge	0	0	0	62	88	110	110	110	110	110	110	110	110	108	1138			
S2(e) Land to the North of Holloway Road	0	0	0	10	40	40	10	0	0	0	0	0	0	0	100			
S2(f) West of Broad Street Green Road	0	0	49	96	0	0	0	0	0	0	0	0	0	0	145			
Total North Heybridge GS	0	0	49	168	128	150	120	110	110	110	110	110	110	108	1383			
Total North Heybridge GS (Cumulative)	0	0	49	217	345	495	615	725	835	945	1055	1165	1275	1383	1383			
Total Garden Suburbs	0	0	49	223	318	400	348	290	220	220	220	220	195	108	108			
S2(g) Park Drive	24	65	42	0	0	0	0	0	0	0	0	0	0	0	131			
S2(h) Heybridge Swifts	0	0	0	0	0	0	0	10	40	40	11	0	0	0	101			
Total Maldon & Heybridge SA	24	65	42	0	0	0	0	10	40	40	11	0	0	0	232			
Total Maldon & Heybridge SA (Cumulative)	24	89	131	131	131	131	131	141	181	221	232	232	232	232	232			
S2(i) West of Burnham on Crouch	0	0	30	108	42	0	0	0	0	0	0	0	0	0	180			
S2(j) North of Burnham on Crouch (West)	0	0	23	100	57	0	0	0	0	0	0	0	0	0	180			
S2(k) North of Burnham on Crouch (East)	0	0	0	0	30	30	30	0	0	0	0	0	0	0	90			
Total Burnham-on-Crouch SA	0	0	53	208	129	30	30	0	0	0	0	0	0	0	450			
Total Burnham on Crouch SA (Cumulative)	0	0	53	261	390	420	450	450	450	450	450	450	450	450	450			
Total All Strategic Allocations	24	65	144	431	447	430	378	300	260	260	231	220	195	108	3,493			
Total All Strategic Allocations (Cumulative)	24	89	233	664	1,111	1,541	1,919	2,219	2,479	2,739	2,970	3,190	3,385	3,493	3,493			
Infrastructure Phasing																		
			Key		Construction of infrastructure													
			X		Completion of infrastructure													
Project	Funding required	LDP / IDP funding arrangement (as submitted)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Updated funding arrangements (Jan 2017)	
Highways																		
North Heybridge relief road	£11,122,000	Site S2d								X							To be delivered early in the plan period to alleviate any impact on two Heybridge junctions already operating at capacity. The Relief Road to be completed by 2020/21, and approx 595 dwellings at NHGS.	
South Maldon relief road (A414/Wycke Hill)	£6,101,000	Pooled between sites S2a, S2b, & S2c					X Phase 1	X Phase 2		X Phase 3							Agreed by ECC. Development in line with the phasing of sites S2(a) and S2(b).	
B1018 Langford Rd / Heybridge Approach	£123,000	Pooled S106 between sites S2a, S2b, S2c, S2e and S2f										X					With the North Heybridge Relief Road in place identified improvements will be required by 2024/25, and approx 1914 dwellings at the Garden Suburbs.	
B1018 / Heybridge Approach / A414 roundabout	£2,278,000	Pooled S106 between sites S2a, S2b, S2c, S2e and S2f										X					With the North Heybridge Relief Road in place identified improvements will be required by 2024/25, and approx 1914 dwellings at the Garden Suburbs.	
A414 / Spital Rd roundabout	£1,538,000	SELEP		X													SELEP - Local Growth Fund/ECC commitment for £0.94m completed 2016/17	
A414 / B1018 Limebrook Way	£689,000	SELEP		X													SELEP - Local Growth Fund/ECC commitment for £1.47m completed 2016/17	
A414 Oak Corner Junction	£686,000	Pooled S106 between sites S2a, S2b, S2c, S2e and S2f						X									Mitigation required after approx 725 dwellings at Garden Suburbs	
Eves Corner Junction, Danbury	£120,000	SELEP		X													SELEP - Local Growth Fund/ECC commitment for works at Eves Corner (£0.28m) and Well Lane, Danbury (£0.235m) completed 2016/17	
Burnham-on-Crouch highway improvements (B1010/B1021 junction)	£58,000	Pooled S106 between sites S2i, S2j, and S2k (+Marsh Road)					X										ECC modelling/planning applications identify capacity issues at Maldon Road in PM peak, however these dissipate quickly, and proposed development does not significantly impact junction. Improvements to be implemented in line with developer viability	
Passenger Transport																		
Passenger Transport improvements for South Maldon	£2,193,750	Pooled between sites S2a, S2b, & S2c															Project completion dates are MDC estimates. Improvements will be provided alongside new development. MDC to provide in relation to application	
Passenger Transport improvements for North Heybridge	£2,457,000	Pooled S106 between sites S2d, S2e, & S2f															Between 300 - 790 dwellings - expect they refer to enhanced and new service, as indicated in bus strategy	
Passenger Transport improvements for Burnham on Crouch	n/a	ECC / CIL															Project completion dates are MDC estimates. Improvements will be provided alongside new development.	

Project	Funding required	LDP / IDP funding arrangement (as submitted)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Updated funding arrangements (Jan 2017)
Education - Early Years and Childcare																	
Stand alone 56-place EY&C facility in South Maldon	£1,100,000	Pooled between sites S2a, S2b, & S2c								X							To be delivered by approx 800 dwellings at South Maldon GS
56-place EY&C facility in South Maldon within new primary school	See primary school cost	Pooled between sites S2a, S2b, & S2c					X										Location to be determined through discharge of condition and Reserved Matters Application.
Stand alone 56-place EY&C facility in North Heybridge	£1,100,000	Pooled S106 between sites S2d, S2e, & S2f						X									To be delivered by approx 196 dwellings
56-place EY&C facility in North Heybridge within new primary school	See primary school cost	Pooled S106 between sites S2d, S2e, & S2f											X				To be provided shortly after the primary school, as indicated in Education - Primary below, and after approx 702 dwellings
One 56-place EY&C facility in Burnham on Crouch	£1,100,000	Pooled S106 between sites S2i, S2j and S2k					X										There are minimal places available at existing providers, and any new facility will be required to be provided in the early phases of development in line with the implementation of the allocated strategic sites - after approx 220 dwellings
Education - Primary																	
1.5 form entry primary school in South Maldon	£5,900,000	Pooled between sites S2a, S2b, & S2c							X Phase 1					X Phase 2			To be delivered in two phases, which will increase the cost of the project to £6.4m. Phase 1 - to provide the school including common areas to 1.5fe capacity to be required by September 2020 after approximately 510 dwellings in SMGS. Phase 2 - to provide four additional class-bases and associated infrastructure by September 2026 after approx 1290 dwellings at SMGS.
One class base expansion of existing primary school in Maldon	£280,000	S2g			X	X											The strategic allocation at Park Drive S2(g) has been granted permission, and the s106 identifies a contribution to fund removing and replacing the re-locatable with a permanent class-base at Maldon Primary School. Contributions phased prior to commencement, first occupation, and specified completions
1 form entry primary school and combined 56 place EY&C facility in North Heybridge	£4,600,000	Pooled S106 between sites S2d, S2e, & S2f											X				Required after approx 614 dwellings at NHGS.
Replacement of temporary class base at St Mary's School in Burnham on Crouch	£280,000	Pooled S106 between sites S2i, S2j, S2k						X									Given the level of development in Burnham on Crouch and emerging applications in Southminster developer contributions are required to expand one of the existing primary schools, as development progresses

Project	Funding required	LDP / IDP funding arrangement (as submitted)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Updated funding arrangements (Jan 2017)
Education - Secondary																	
Expansion of Plume School - Lower	£2,300,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e								X							Growth at The Plume is likely to come in the lower year groups and through higher pupil numbers feeding through from primary schools in the area. Expansion required after approx 725 dwellings at Garden Suburbs
Expansion of Plume School - Upper / Sixth Form	£7,600,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e								X							Expansion of Upper School is required when higher pupil numbers start to feed through from Lower School. Expansion required after approx 1171 dwellings at Garden Suburbs
Youth and children's facilities																	
Teen shelters, skateboard facilities and access to shared community facilities in South Maldon	£744,792	Pooled between sites S2a, S2b, & S2c								X							To be determined through planning application process. Not possible to quantify trigger points- provision will be based on standards applied by the Council.
Teen shelters, skateboard facilities and access to shared community facilities in North Heybridge	£668,958	Pooled S106 between sites S2d, S2e, & S2f										X					
Teen shelters, skateboard facilities and access to shared community facilities in Burnham on Crouch	£243,750	Pooled S106 between sites S2i, S2j, and S2k					X										
NEAPs and LEAPs in South Maldon	£158,400	Pooled between sites S2a, S2b, & S2c										X					
NEAPs and LEAPs in North Heybridge	£142,272	Pooled S106 between sites S2d, S2e, & S2f										X					
NEAPs and LEAPs in Burnham on Crouch	£51,840	Pooled S106 between sites S2i, S2j, and S2k						X									
Green Infrastructure																	
Sports facilities in South Maldon	n/a	Pooled between sites S2a, S2b, & S2c										X					To be determined through planning application process. Not possible to quantify trigger points- provision will be based on standards applied by the Council.
Sports facilities in North Heybridge	n/a	Pooled S106 between sites S2d, S2e, & S2f										X					
Sport facilities located outside Garden Suburbs in other areas of the District	£10,185,000	CIL															
Sports facilities in Burnham on Crouch	n/a	CIL															
Allotments in South Maldon	£66,000	Pooled between sites S2a, S2b, & S2c										X					
Allotments in North Heybridge	£59,000	Pooled S106 between sites S2d, S2e, & S2f										X					
Allotments located outside Garden Suburbs in other areas of the District	£48,000	CIL															
Health																	
Improved Facilities in Maldon	£451,000	Pooled between sites S2a, S2b, & S2c															Existing facilities are currently at capacity, improvements therefore required early - subject to further discussion with the NHS. New Health Facility proposed in NHGS and improvements to existing facilities in Maldon. Detailed phasing to be determined in consultation with GPs and NHS. PID has been submitted to NHS.
New Health Facility in North Heybridge	£405,080	Pooled S106 between sites S2d, S2e, & S2f						X	X								
Improved facilities in Burnham on Crouch	£147,600	Pooled S2i, S2j, S2k															
Flood Alleviation																	
Heybridge Strategic Flood Alleviation	£7,700,000	Site S2d							X								Flood alleviation to be developed in line with phasing on site S2(d) and the development of the relief road. It will be necessary to ensure that no additional risk of flooding to existing properties prior to and during implementation of scheme. MDC, ECC, EA, Essex Waterways and developers/landowners working together to secure design, implementation and management of scheme.

NOTES:

1. CIL - the items reliant on CIL funding do not have a phasing plan in this IPP as CIL is not yet adopted
2. x= infrastructure completed.

Q15 Revised Affordable Housing Statement

At the Examination Hearings the Inspector requested that the Council correct the table on the sources of affordable housing (Council's Hearing Statement in response to Q15b) to ensure that the most up to date information was available. The revised statement is provided below:

4. **Sub-Question (15b):** The Table 1 below identifies the sources of affordable housing identified for the Plan period including that completed, secured via planning consents, resolved to grant and forecast for the S2 sites.

Table 1: Sources of Affordable Housing (updated table)

	No. Units	Affordable Units
S2 Sites		
S2 (a) Limebrook Way	1,000	300
S2 (b) Wycke Hill North	320	102
S2 (c) Wycke Hill South	108	0
S2 (d) North Heybridge	1,138	227
S2 (e) North Holloway Road	100	30
S2 (f) Broad Street Green	145	58
S2 (g) Park Drive	131	39*
S2 (h) Heybridge Swifts	101	41
S2 (i) Burnham on Crouch West	180	72
S2 (j) Burnham on Crouch North (West)	180	72
S2 (k) Burnham on Crouch North (East)	90	36
Sub Total S2 Sites	3,493	977
Other sites with Planning Permission and affordable housing		
Bridgmans Green	52	16
Snows Corner, Wickham Bishops	27	12
Latchingdon Bowls Club	41	16
Malone Cottage, Wickham Bishops	14	5
Theedhams Farm, Southminster	94	28
East of Burnham Rd, Latchingdon	30	9
Marsh Rd, Burnham on Crouch	75	23
Woodrolfe Rd, Tollesbury	24	9
Scotts Hill, Southminster	117	35*
South Street, Tillingham	27	9*
Old Engine Shed, Maldon	20	8
Land west of Fambridge Road North Fambridge	75	23
Manor Farm, North Fambridge	30	10
Sub Total Sites with planning permission	626	203
Pipeline applications subject to planning approval		
Land off 34 Hall Rd, Gt Totham	12	4
Mansion House, Althorne	48	19
Land south of Rose Drive Southminster	37	11
Land to rear of 9 Church Road Wickham Bishops	52	21
Sub Total Pipeline Units	149	55
Financial payment in lieu of on-site provision		
Lime Tree Cottage, Gt Braxted	14	5 (Commuted Sum Agreed)

	No. Units	Affordable Units
Turkey Farm Spital Road Maldon	7	2 (Commuted Sum Agreed)
Sub Total units	21	0
Total	4,289	1,235
Target of 130 units x 15 years		1,950
Shortfall/Surplus (Target-Total)		715

*Completed in part or whole

5. The table indicating pipeline supply of affordable housing delivered through planning gain shows a shortfall of 715 homes (1,950 less 1,235). The subsequent paragraph outlines the reasons why the Council is satisfied that the overall requirement will still be achieved but recognises that this does not clearly quantify the number against each source that is mentioned. For greater clarity this is provided in more detail below:

Table 2: Addressing the shortfall in affordable housing supply

Source	Number
Provision of affordable extra care (Independent Living) through partnership with Essex County Council	120 (minimum number – SHMA indicates requirement of 138)
Increased supply through releasing existing stock	120*
Increased supply through releasing existing stock (60 affordable bungalows agreed in s106 for site S2(a))	60*
Rural Exception Schemes (based upon past performance of 5 units per annum x 15 years)	75
Strategic development, e.g. working with partner housing associations to improve supply through other strategic initiatives such as remodelling and intensification of existing schemes / sites (based upon past performance that averages 23 units per annum x 15 years)**	340
Total	715

*SHMA Key Recommendation – see 13.11 pg.156

** The Council is working on improving the capacity of other local housing providers such as almshouse associations and other local charities to enable additional development of supported and affordable housing, funded through the Government's Community Housing Fund but has not added any additional homes into this amount relying on past performance which is likely to improve but cannot yet be demonstrated.

6. Inevitably delivery will not be consistent from one year to another, nor can there be any certainty as to the exact number that will be delivered through these other sources but by relying on previous performance over the previous ten years when overall delivery was lower and the need to enable development through these more strategic initiatives was often the main source of supply, the Council remains confident that it will be able to meet the requirement for affordable housing.