

Statement of Common Ground between Maldon District Council and

Charles Church/RHS/Tolhurst

Matter 5

Areas of common ground

This statement sets out the areas of common ground between the parties in respect of the questions raised by the Inspector under Matter 5.

All parties agree the following statements:

1. Is the strategy for development for these strategic sites appropriate, justified, effective, sustainable, viable, soundly based and consistent with the Plan's strategy?

The parties agree with the Council's Hearing Statement that the allocation of sites in Burnham-on-Crouch, including indicative capacity figures that are to be regarded as minima, is based on a sound and effective strategy particularly in terms of sustainability. Sites are deliverable, available now and viable under current market conditions.

2. How much development can take place on each allocated site before a specified piece of infrastructure in CED10 Appendix 13 has to be provided?

The parties agree with the Council's Hearing Statement that with the exception of early years and childcare, there are no specific trigger points for infrastructure provision in Burnham-on-Crouch. The need for the improvements identified is not so urgent that development could not come forward until the infrastructure is in place.

3. 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?

The parties agree with the Council's Hearing Statement that the proposed pooling arrangements will not affect the ability of any sites allocated in Burnham-on-Crouch to be developed.

4. Are flooding and sewerage issues now resolved?

The parties agree with the Council's Hearing Statement that flooding and sewerage issues in the area can be practically and viably resolved.

5. CD10 Appendix 13 shows new healthcare provision, presumably for a GP surgery. Where will this be provided? Please will the Council suggest a suitable consequential modification to policy S6 and paragraph 2.82.

The parties agree with the Council's Hearing Statement that the LDP identifies a need for enhanced medical provision but not an additional GP surgery and that paragraph 2.82 provides the necessary flexibility required by the NHS for new healthcare provision.

6. In the policy S6 development provisions:

a. Is the road network capacity capable of accommodating the developments?

The parties agree with the Council's Hearing Statement that comprehensive Transport Assessments submitted as part of any planning applications in respect of sites S2(i), S2(j) and S2(k) would set out how the development can be accommodated and the requirement for any necessary mitigation to the highway network.

b. What mitigation measures and junction improvements?

The parties agree with the Council's Hearing Statement that potential Junction improvements have been identified at the B1021 Church Road / B1010 Maldon Road junction at paragraph 2.87 and that the final details and prioritisation of when measures may come forward will be determined at the Planning application stage. The parties agree that this infrastructure is not required before development may commence.

e. What form and scale of community hubs and local centres are needed?

The parties agree with the Council's Hearing Statement that a local centre is not required before development may commence.

f. What is meant by adequate provision for affordable housing?

The parties agree with the Council's Hearing Statement that affordable housing provision will be in accordance with the requirements set out in Policy H1 and H2, which in turn are based upon the identified need for affordable housing and the viability testing of these policies.

g. What proportion of housing for older people?

The parties agree with the Council's Hearing Statement that the LDP does not define the proportion of housing for older people and that the Council will encourage development proposals which seek to meet the needs of older people including homes that are designed for this purpose to enable independent living or housing which provides support.


8. Does the Housing Mix (policy H2) need altering to make the sites viable? If so, how?

The parties agree with the Council's Hearing Statement that under current market conditions the Housing Mix of sites allocated in the LDP at Burnham on Crouch does not require alteration to make the sites viable.

9. Council: what progress has been made on the planning applications for these sites, particularly for site S2(j)? (Table 2 CED10 Report).

The parties agree with the Council's Hearing Statement that the updated information on progress with Sites S2(j) and (k) is correct.

Signed:  Matt Clarke Dated: 15th January 2015
(on behalf of Charles Church/RHS/Tolhurst)

Signed:  David Coleman Dated: 15th January 2015
(on behalf of Maldon District Council)