



APOLOGIES Committee Services
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DIRECTOR OF STRATEGY AND
RESOURCES
Paul Dodson

17 May 2024

Dear Councillor

You are summoned to attend the extraordinary meeting of the;

COUNCIL

on **TUESDAY 28 MAY 2024 at 7.30 pm**

in the **Council Chamber, Maldon District Council Offices, Princes Road, Maldon.**

Please Note: All meetings will continue to be live streamed on the [Council's YouTube channel](#) for those wishing to observe remotely. Public participants wishing to speak remotely at a meeting can continue to do so via Microsoft Teams.

To submit a question in writing or attend in person please complete a [Public Access form](#) (to be received no later than 12noon two clear working days before the Council meeting). All requests will be considered on a first-come, first-served basis.

A copy of the agenda is attached.

Yours faithfully

Director of Strategy and Resources





AGENDA COUNCIL

TUESDAY 28 MAY 2024

1. **Chairperson's notices**

2. **Apologies for Absence**

3. **Declaration of Interest**

To disclose the existence and nature of any Disclosable Pecuniary Interests, Other Registrable interests and Non-Registrable Interests relating to items of business on the agenda having regard to paragraph 9 and Appendix B of the Code of Conduct for Members.

(Members are reminded that they are also required to disclose any such interests as soon as they become aware should the need arise throughout the meeting).

4. **Public Questions**

To receive questions from members of the public, of which prior notification in writing has been received (no later than noon two clear working days before the day of the Council meeting).

Should you wish to submit a question please complete the online form at www.maldon.gov.uk/publicparticipation.

5. **Chairperson's Announcements**

6. **Questions in accordance with Procedure Rule 6(3) of which notice has been given**

7. **Five-Year Housing Land Supply** (Pages 5 - 22)

To consider the report of the Assistant Director: Planning and Implementation (copy enclosed).

8. **2024 / 25 Schedule of Meetings**

To consider the following amendment to the 2024 / 25 Schedule of Meetings:

- **Performance, Governance and Audit Committee** – Due to unavailability of the Chairperson of the Performance, Governance and Audit Committee on Thursday 20 June 2024, it is requested that the date is changed to Tuesday 18 June 2024.

9. **Questions to the Leader of the Council in accordance with Procedure Rule 1 (3)(m)**

10. **Business by reason of special circumstances considered by the Chairperson to be urgent**

11. **Exclusion of the Public and Press**

To resolve that under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 1, 2 and 3 of Part 1 of Schedule 12A to the Act, and that this satisfies the public interest test.

12. **Levelling Up Culture Investment Plan** (To Follow)

To consider the report of the Levelling Up Delivery Board (copy to follow).

13. **Corporate Structure Review** (To Follow)

To consider the report of the Monitoring Officer, (copy to follow).

NOTICES

Recording of Meeting

Please note that the Council will be recording and publishing on the Council's website any part of this meeting held in open session.

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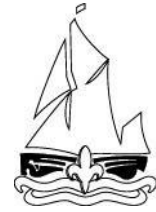
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**REPORT of
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

to
**COUNCIL (EXTRAORDINARY)
28 MAY 2024**

FIVE-YEAR HOUSING LAND SUPPLY

1. PURPOSE OF THE REPORT

- 1.1 The purpose of this report is to set out for publication the Council's Five-Year Housing Land Supply (5YHLS) position.

2. RECOMMENDATIONS

- (i) That the briefing paper appended to this report at **APPENDIX 1** and its accompanying spreadsheets (Appendix A) be endorsed as providing robust evidence that the Council can demonstrate a supply of specific, deliverable sites sufficient to provide for 6.3 years' worth of housing against the Council's identified housing requirements;
- (ii) That the Five-Year Housing Land Supply position be approved and published on the Council's website.

3. SUMMARY OF KEY ISSUES

3.1 Methodology

- 3.1.1 The Maldon District 5YHLS Methodology was reviewed in 2022 / 23 through a focussed Working Group and having sought external legal advice the Working Group reported its findings to the Statutory Annual meeting of the Council on 18 May 2023 (Minute No. 17/2023 refers). This concluded that the methodology for the 5YHLS calculations were robust if the decisions around what goes into the supply could soundly be backed by evidence.
- 3.1.2 As set out in **APPENDIX 1**, the Council has been advised that it should be now using the National Standard Methodology for the assessment of the district's housing need figure because the Local Development Plan (LDP) became five years old on 17 July 2022. By using the Standard Methodology, any undersupply of housing is automatically taken out of the supply calculations as it is factored into the Method already.
- 3.1.3 There have however been changes since to the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) (5 February 2024) which the methodology needs to now reflect. The 5% buffer that had been placed on the 5YHLS in previous years has been removed. The Council does not fall into adding a 20% buffer, as per the NPPF, because housing delivery has not fallen below 85% over the last three years as evidenced by the Council's performance against the national Housing Delivery Test.

- 3.1.4 Finally, clarification in guidance has advised that the Council should only be counting “major development” as deliverable if either:
- (a) it has a detailed grant of planning permission; or
 - (b) otherwise, there is “clear evidence” housing completions will begin on site within five years.

This was a matter which the Council was already considering in its methodology update via the Working Group in 2022 as explained in paragraph 3.1.1 above.

- 3.1.5 In terms of including a slippage rate, it is not a requirement of national policy to include one and it is for the Council to determine whether one should be added onto the 5YHLS. The slippage rate for the district remains very low, 2.83% (2.77% in 2023), but it has been determined to remove the slippage rate for this financial year, as it was in 2023. This will, however, continue to be reviewed yearly and if it rises above 5% then consideration will be given to adding it back into the 5YHLS calculation.
- 3.1.6 Finally, in terms of including a windfall allowance into the supply, the Council was advised through its Working Group recommendations and legal advice in 2023 that given the robust development management policies against windfall development, the fact that two thirds of applications for windfall were being refused and the modest amount, of net-new dwellings provided by this route it is likely that any Inspector would strip out reliance on windfall from the supply. Though it is for the decision-maker to determine this factor in the supply and national guidance does allow it, it does have to be clearly evidenced and Inspectors are more likely to be risk averse if the evidence is not present to support factors in the methodology. It is for this reason no windfall allowance is included in the 5YHLS 2024 / 25.

3.2 **5YHLS 2024 / 25**

- 3.2.1 The 5YHLS has increased substantially since 2021 / 22 and is now 6.3 years.

- 3.2.2 The reasons for this are:

- a) The Council must now use the National Standard Method for calculating its housing need because the LDP became five years old on the 17 July 2022 and the overall 5-year need figure has therefore fallen from 1550 to 1380.
- b) Using the National Standard Method for calculating housing needs means that the undersupply has been removed from the calculation of the 5YHLS.
- c) The 5% buffer included in 2023 has been removed following the updates to the NPPF and PPG.
- d) Several major housing sites have moved rapidly into their delivery phase with reserved matters applications being granted, as well as starts on-site. This is significant progress on starts and permissions coming forward, particularly Burnham Waters Retirement site, Burnham-on-Crouch, Bridgemans Green, Latchingdon, and Site 2d, North Heybridge Garden Suburb which is now split between three developers with the advantage in terms of delivery of one of them bringing forward the whole site infrastructure.

- 3.2.3 It should be noted that for any planning appeals in the district during 2024 / 25, officers are required to offer an in-year evaluation of the 5YHLS as part of the Council’s Statement of Case and any Statements of Common Ground to support the Planning Inspectorate’s role in reviewing the planning decisions. This can result in the 5YHLS changing by way of a decrease or increase when the Planning

Inspectorate issue their report. These decisions that result in a change of the 5YHLS position are then material considerations in the determination of planning applications and appeals from that date forward.

4. CONCLUSION

- 4.1 The Council can declare that it has a 5YHLS which is a material consideration in the determination of planning applications and planning appeals in the Maldon District.

5. IMPACT ON PRIORITIES AS SET OUT IN THE CORPORATE PLAN 2023 - 2027

5.1 Supporting our communities

- 5.1.1 Monitoring housing supply ensures that the Council supports housing development to meets the need of residents in the most sustainable locations across the district.

5.2 Enhancing and connecting our place

- 5.2.1 Monitoring housing supply ensures that the Council supports housing development to meets the need of residents in the most sustainable locations across the district.

5.3 Helping the economy to thrive

- 5.3.1 The housing sector provides jobs within the district and assists in supporting the local and wider economy.

5.4 Smarter finances

- 5.4.1 The 5YHLS should assist the Council in the determination of planning applications for 2024 / 25 and could reduce the risk of costs being awarded at planning appeals for unreasonable Local Planning Authority behaviour if it were to refuse planning applications due to the land supply.

6. IMPLICATIONS

- (i) **Impact on Customers** – Having a 5YHLS helps the public understand the Council's rationale for decision making affecting housing in the planning process.
- (ii) **Impact on Equalities** – None.
- (iii) **Impact on Risk (Including fraud implications)** – The risk of challenge against the 5YHLS has been reduced through the work of the 5YHLS Working Group in 2022 / 23 and the legal advice it obtained. The method has also been modified to consider changes to national policy and guidance in February 2024. This should assist the Council in the determination of planning applications and defending appeals going forward.
- (iv) **Impact on Resources (financial)** – The risk of challenge against the 5YHLS has been reduced through the work of the 5YHLS Working Group in 2022 / 23 and the legal advice it obtained. The method has also been modified to consider changes to national policy and guidance in February 2024. The 5YHLS should assist the Council in the determination of planning applications

going forward and could reduce the risk of costs against the Council for refusals of planning applications in terms of housing land supply.

- (v) **Impact on Resources (human)** – None.

Background Papers: None.

Enquiries to: Anne Altoft-Shorland – Head of Planning Policy and Implementation.

Maldon District Council

Five Year Housing Land Supply Statement 2023/24

Up to 31st March 2024



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Executive Summary

- (i) In accordance with National Planning Policy Framework (NPPF 2023) paragraph 76, the Council has set out that at the present time it **does have** a five-year deliverable land supply of housing against the District's housing requirements.
- (ii) The Council's latest housing requirements are set out using the National Standard Method as set out in National Planning Guidance and using the 2014 population projections from the Office for National Statistics, (Table 406 Unitary and Districts in England) and the most recent [median workplace-based affordability ratios](#), published by the Office for National Statistics at a local authority level. This has set the District's Housing Need at **276** dwellings per year, based on the March 2024 update.
- (iii) The base-line housing requirement for housing over the 5-year period of the 5 Year Housing Land Supply (5YHLS) is the National Standard Method Housing Need figure (276) multiplied by 5. Using the Standard Method means that the Council does not need to include a housing shortfall into its figures, as this is already included within the Standard Method calculations.

MALDON DISTRICT 5-YEAR HOUSING LAND SUPPLY REQUIREMENT	
Annual Housing Target 276 x 5 years	1,380
<i>Plus 0% buffer</i>	
Total Housing Requirement (Y)	1,380
SUPPLY	
Housing on the Strategic Housing Allocations from the LDP	1,168
Housing from windfall planning permissions	571
Total Housing Supply (X)	1,739
X divided by Y x 5 years	
1,739/1,380 x 5	6.3 years

- (iv) The Council can therefore demonstrate a 6.3 years' worth of housing land supply against its identified housing requirement.

1.0 Introduction

- 1.1 This statement sets out Maldon District Council's 5YHLS position and identifies specific sites which are considered to meet the criteria set out in the National Planning Policy Framework (NPPF) (DLUCH, 2023) that contribute to it.
- 1.2 This statement has been prepared in accordance with the NPPF and the National Planning Policy Guidance (NPPG).
- 1.3 The NPPF sets out the Government's housing objectives including a commitment to significantly boost the supply of housing.
- 1.4 The NPPF was updated in December 2023 and the requirements to update annually a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements have altered slightly, which are reflected in this report. Firstly, there has been the introduction of paragraph 76 as set out below.

NPPF para 76

Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:

- a) their adopted plan is less than five years old; and
- b) that adopted plan identified at least a five-year supply of specific, deliverable sites at the time that its examination concluded.

- 1.5 Maldon District Council does not fall within either of the two requirements set out in paragraph 76 as the Maldon District Local Development Plan was approved in July 2017.
- 1.6 Following on from paragraph 76; paragraph 77 sets out the criteria if there is the necessity to apply a buffer to the five-year supply of housing.

NPPF Para 77

In all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).

1.7 Paragraph 226 of the NPPF states.

Para 226

From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need. This provision does not apply to authorities who are not required to demonstrate a housing land supply, as set out in paragraph 76. These arrangements will apply for a period of two years from the publication date of this revision of the Framework.

1.8 For the purposes of the 5YHLS, Maldon District has not underdelivered on its housing delivery for the last three years as set out in Table 2 below. Maldon District Council has not reached either its Examination on the review of the Local Development Plan, nor a Regulation 18 or 19 consultation stage whereby a Policies Map and proposed allocations have been consulted on. Therefore, for the purposes of this report the Council will be determining its housing land supply over a five-year period.

1.9 For the purposes of the NPPF 2023, deliverable sites are defined within Annex 2 as follows:

Deliverable:

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

2.0 The Five-Year Period and Housing Requirement

- 2.1 This statement includes completions from the reporting year of 2023/24; planning approvals up to 31 March 2024; and projected completions for a five-year period from 1 April 2024 to 31 March 2029.

Base-line housing requirement

- 2.2 Maldon District Council's housing requirements are set out in the Approved Maldon District Local Development Plan (LDP) July 2017, this included an up-to-date assessment of the District's objectively assessed housing needs (OAN). It was identified that the District's housing requirement for the period 2014 – 2029 (15 years) should be 310 new homes per annum, or 4,650 over the plan period. The LDP housing requirement figure of 310 dwellings per annum (dpa) was comparable to the 2019 minimum local housing need of 308 dpa, as calculated using the Government's standard method.
- 2.3 In the National Guidance on Housing Supply and Delivery at Paragraph: 005 Reference ID: 68-005-20190722 it states that.

"Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5-year housing land supply figure where:

- the plan was adopted in the last 5 years, or
- the strategic housing policies have been reviewed within the last 5 years and found not to need updating.

In other circumstances the 5-year housing land supply will be measured against the area's local housing need calculated using the standard method."

- 2.4 The Maldon District approved LDP became 5 years old on the 17 July 2022. This effectively means that until a replacement plan is adopted, the Council must use the National Standard Method for calculating its housing need figure.

2.5 The National Standard Method for Calculating Housing Need

1. **Projected household growth.** The formula starts with the projected growth in the number of households per year in the area. At the present time, the Government are using the 2014 population projections from the Office for National Statistics, (Table 406 Unitary and Districts in England) to calculate the housing requirement and there can be no deviation from this starting dataset. Using these projections, it is necessary to calculate the projected average annual household growth over a 10-year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period).

Year	Number of Households
2,024	28,644.00
2,033	30,554.00
Total	1,910.00
<i>Divide 1,910 households by 10 years rounded =</i>	<i>191 average yearly household growth</i>

2. **Affordability adjustment.** The above annual growth figure is then adjusted based on how affordable it is to buy a house in the area, by looking at the area's 'affordability ratio'. This figure is found on the most recent [median workplace-based affordability ratios](#), published by the Office for National Statistics at a local authority level.

If the average house price is more than four times the average annual earnings of someone who works in the area, then the figure is adjusted upwards – the more unaffordable the area, the bigger the need adjustment.

For Maldon District in March 2024 this figure was 11.13. This is an 3.9% increase from 10.71 in 2022.

3. A formula is then applied to the above figures. This figures input into the formula changes year on year as the affordability ratio changes and the population projections move forward a year.

The formula for 2023/24 is as follows.

2014 Population Projected Household Growth	1,910 homes per annum
2033(30,554) - 2023(28,644)/10	
2024 Published Affordability Ratio	11.13
Formula for calculating the affordability uplift	
$\frac{11.13 - 4}{4} \times 0.25 + 1 = 1.446$	
191 x 1.446	276 homes per annum

4. The 5-year housing need figure for the District is therefore 276 homes x 5 = **1,380**

Housing completions

- 2.6 Completions for the reporting year (in **Table 1**) have been calculated from the data provided in **Appendix A, as MSEXcel spreadsheets**. For monitoring purposes, housing completions are recorded as complete where:

- Building Control have recorded the housing unit as complete; or
- it is recorded as being valid to pay Council Tax; or
- it has been confirmed via a site visit.

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Category	Net Completions
Sites completed within the year	403

1 Completed dwellings total for reporting year 2023/24

Table 2 Calculation of completions since the start of the LDP period 2014/15 to 2023/24 and the shortfall in housing completions against the yearly target.

Year	Annual Requirement	Net Recorded Completions	Shortfall/Surplus for each year
2014/15	310	69	-241
2015/16	310	230	-80
2016/17	310	243	-67
2017/18	310	166	-144
2018/19	310	306	-4
2019/20	310	462	152
2020/21	310	426	116
2021/22	310	330	20
2022/23	310	449	139
2023/24	279	403	124
Total	3069	3084	15

2.8 There is therefore a cumulative oversupply of **15** housing units since 2014/15.

NPPF Buffer

2.9 As set out at paragraph 1.6 above the Council is not required to add a buffer onto its 5YHLS figures.

3.0 The Supply of Deliverable Housing

3.1 The District's housing supply consists of the following components:

- Local Development Plan Strategic Sites with planning permission
- Windfall Sites with planning permission

3.2 Only developable and deliverable sites (or part of a site) with a reasonable expectation that development will occur in the next five years are included in the 5YHLS. The NPPF definition of deliverable is set out on page 5 of this document. Deliverable sites are:

- Available now;
- Suitable location for development;
- Achievable with a realistic prospect that housing will be delivered on the site within 5 years;

- Sites with planning permission for under 10 houses are deliverable until the permission expires;
- Sites with detailed planning permission are deliverable until the permission expires; and
- Sites with outline permission for under 10 houses are considered deliverable.

3.3 Where it is known that a site will not be developed within five years, or there is uncertainty regarding when the site will be developed, that site has been excluded from the housing supply for the 5YHLS calculation.

Sites not included in the 5YHLS

3.4 Where development is unlikely to come forward on sites with extant planning permission, the site is discounted from the 5YHLS. These sites are either no longer available for development or have various long-term issues preventing development. If circumstances change, for example work recommences on site, or a new planning permission is granted, the site would be placed back into the housing land supply schedule.

Slippage and Non-Implementation rate

3.5 Expired planning permissions are excluded from the 5YHLS. The Council is not obliged to deduct a slippage rate in its 5YHLS supply calculations. Planning permissions which have expired are greyed out in the **Appendix A** spreadsheet which accompanies this paper.

3.6 The total number of expiries for the District is very low. There have been nil expiries with regard to the Strategic Site Allocations. With regard to the windfall sites, the total net capacity of all the windfall sites set out in **Appendix A** is 1,893 units. The total number of expired units for same period to the 31 March 2024 is 45. This is 2.83%. Given the fact that the District has passed the Housing Delivery Test (HDT) with 155% as published in December 2023, it is believed that a slippage rate under 5% at the present time does not warrant being included in the 5YHLS.

4.0 Calculating the Rolling Five Year Housing Requirement

4.1 The District's requirement for a 5YHLS is as follows:

MALDON DISTRICT 5-YEAR HOUSING LAND SUPPLY	
REQUIREMENT	
Annual Housing Target 276 x 5 years	1,380
Plus 0% buffer	
Total Housing Requirement (Y)	1,380
SUPPLY	
Housing on the Strategic Housing Allocations from the LDP	1,168
Housing from windfall planning permissions	571
Total Housing Supply (X)	1,739

X divided by Y x 5 years	
1,739/1,380 x 5	6.3 years

Listed below are the LDP's Strategic Sites and the major windfall sites set out in the 5YHLS:

LDP Ref No.	Location	Units in the 5YHLS	Status (as at 31-3-2024)
S2(a)	South Maldon Garden Suburb - South of Limebrook Way, Maldon – Eastern Parcel – Taylor Wimpey	176	Detailed permission for 606 dwellings. Monitoring completions through Building Control and Council Tax. The site is well underway with 430 completions and 176 dwellings to complete. The average delivery rate since they started on site is now 71 per year, this means they will deliver the remainder of the site within 5 years.
S2(a)	South Maldon Garden Suburb - South of Limebrook Way, Maldon – Eastern Parcel – Taylor Wimpey	42	A further 42 dwellings is pending the signing of a S106 agreement to release the planning permission - Monitoring completions through Building Control and Council Tax. As the site is well underway with 430 completions it is expected that these 42 additional dwellings will be delivered within the five years as part of the overall delivery of the site by the developer.
S2(a)	South Maldon Garden Suburb - South of Limebrook Way, Maldon – Western Parcel – Crest Nicholson	201	Planning permission for 350 dwellings. Monitoring completions through Building Control and Council Tax. Average completion rate since they started on site is 55.5 a year, in 2022/23 they built 65, there are 201 dwellings left to complete. These will be completed within 5 years.
S2(b)	Wycke Hill North, Maldon - Bellway	NIL	Outline permission granted in November 2022. There is no reserved matters application submitted, and no developer attached to this site. The amount of housing has therefore been removed from the 5YHLS.
S2(c)	Wycke Hill South, Maldon	NIL	Development Complete
S2(d)	North Heybridge Garden Suburb – Land Parcels 1, 2, 4 & 5 – Countryside Developments	385	Outline granted in 19/20, reserved matters granted in 2021, started in June 2022. This is Countryside's retained phases. They are developing phases 1 and 3 which is land parcels 1, 2 & 5. They have sent through a delivery schedule for these parcels, and this has been input into the supply. As of 7/3/2023 - Countryside have revised their figures down due to the uncertainty in the market at the moment – the lower figures have been input into the supply. This developer is bringing forward the infrastructure on the whole site, which is happening at pace. As at 31/3/2024, 42 units have been completed on site, leaving 420 to complete.
S2(d)	North Heybridge Garden Suburb – Land Parcels 3, 6, 7 & 8 – Crest Nicholson	160	Outline granted in 19/20, reserved matters granted in January 2023. Crest Nicholson are having pre-app discussions on a Reserved Matters application. 10/2/2023 - At a pre app meeting with the developer they have stated that they are going to submit a reserved matters application (which has been done now) and that their build out rate will be 30/40 per annum on the site, starting mid-2024. This has been input into the 5YHLS – there is no reason why this should not happen particularly as Countryside are moving quickly forward with the infrastructure on the whole site.
S2(d)	North Heybridge Garden Suburb – Land Parcels 10,11 & 12 - Bellway	225	Outline granted in 19/20, reserved matters granted in January 2023. A delivery schedule has been supplied and this has been input into the 5YHLS. There is no reason why this should not happen particularly as Countryside are moving quickly forward with the infrastructure on the whole site. Bellway are on site and completing dwellings.
S2(e)	Land North of Holloway Road Heybridge	NIL	Development Complete
S2(f)	West of Broad Street Green Road, Heybridge	NIL	Development Complete
S2(g)	Park Drive, Maldon	NIL	Development Complete

Maldon District Council – Five -Year Housing Land Supply Statement April 2024

LDP Ref No.	Location	Units in the 5YHLS	Status (as at 31-3-2024)
S2(h)	Heybridge Swifts, Heybridge	NIL	Without planning permission unlikely to come forward unless an alternative sports provision is found.
S2(i)	Land Between Chandlers And Creeksea Lane Maldon Road Burnham-On-Crouch	NIL	Development Complete
S2(j)	North of Burnham-on-Crouch (west)	NIL	Development Complete
S2(k)	North of Burnham-on-Crouch (east)	NIL	Development Complete
Windfall	Land Northwest Of 2 Maldon Road Burnham-On-Crouch	194	<p>Create retirement community consisting of 103 no. one, two and three-bedroom bungalows (class C.3), 70 bedroom two-storey care home building (class C.2) and 55 bedroom two-storey assisted living apartment building (class C.3).</p> <p>This should be delivered in five years. Count 195 units in the five years. (see note below). The site has started, and a delivery schedule has been supplied by the developer they expect to complete phase one by May 2025. The site is progressing at pace, there has been one completion, but a number of the units have been sold on the site, so they will be coming through for noting early in the financial year.</p>
Windfall for noting	Land Northwest Of 2 Maldon Road Burnham-On-Crouch	NIL	Retirement village of 232 units phase 2 – Still at outline stage but phase 1 now has permission and has started on site. The developer is going to move straight into phase 2 in May 2025 with the first expected completion around November 2025 – because the major infrastructure would have been already carried out in phase 1 such as highway access works the work to get onto phase 2 will be expedited. However, there is no Reserved Matters application approved yet and given the level of public contention with the site it is difficult to state when that application would be determined or how. Therefore, no dwellings have been put in the 5YHLS.
Windfall	Land West Of Cemetery Chapel Southminster Road Burnham-On-Crouch	3	Of the 80 dwellings, 77 are now complete. This will be delivered in five years.
Windfall	The Knightswood Centre, Steeple Road, Southminster	16	16 units – this is a full planning application for a conversion of a building with 3 additional bungalows and will be delivered in 5 years
Windfall	Bridgemans Green, Latchingdon	18	52 units – these were on an expired permission in 2021/22 but in 2022 they obtained a Lawful Development Certificate and are now on site with most units complete. As at the 31/3/2024, work was moving at pace on the site, with 34 complete, they will be complete within 5 years.
Windfall	Land North Of 48 Woodrolfe Road, Tollesbury	25	25 specialist older people dwellings – the site has started, and the developers have confirmed it will be delivered in 5 years.
Windfall	Land West Of Fambridge Road North Fambridge	NIL	Development Complete
Windfall	Land North Of Latchingdon Bowls Club Burnham Road Latchingdon	41	The whole site has started with many of the dwellings nearing completion, 3 are complete and the remaining 38 units will be delivered in five years.
Windfall	Land Opposite 34 Hall Road Great Totham	30	This is a full planning permission for 30 units should be delivered in five years. They are presently discharging conditions and trying to vary the S106 agreement – no decision has been made as yet. Despite these changes, it is expected this will be completed five years.
Windfall	Land west of Fambridge Road,	NIL	Development Complete

LDP Ref No.	Location	Units in the 5YHLS	Status (as at 31-3-2024)
	North Fambridge		
Windfall	62 New Road, Tollesbury	17	The developer has started discharging the S106 agreement and has asked for an invoice for the funding payments – this has been raised and sent. This site will now be delivered within 5 years.

Note: *Land northwest of 2 Maldon Road, Burnham on Crouch* - Permission granted for 103 dwellings + 55 assisted living apartments + 70 bed care home. In respect of the care home the number of units to be counted is 37. As set out in national planning guidance, for development such as care homes it is calculated by dividing the average number of adults living in a household in Maldon District by the number of beds in the care home. The calculations for the average number of adults living in a household can be found on census data - CT0774_2011 Census - Age of Household Reference Person (HRP) by number of adults in household - national to local authority level. For Maldon District this figure is 1.9 (rounded to 1 decimal place). Therefore, the total number of housing units applied to the 5-year supply in respect to this site = 195.

5.0 Conclusion

- 5.1 This statement provides evidence that the Council can demonstrate a supply of specific deliverable sites sufficient to provide for 6.3 years' worth of housing against the Council's identified housing requirements. The details of all the sites are set out in **Appendix A** that accompanies this paper.
- 5.2 The 5-year supply has increased substantially since 2021/22. There are reasons for this as set out below.
- The Council now has to use the National Standard Method for calculating its housing need because the LDP became 5 years old on the 17 July 2022 and the overall five year need figure has therefore fallen from 1,550 to 1,380.
 - Using the Standard Method for calculating housing needs means that the undersupply has been removed from the calculation of the 5YHLS.
 - A number of major housing sites have moved rapidly into delivery phase with reserved matters applications being granted and starts on site, this is significant progress on starts and permissions coming forward, particularly Burnham Waters Retirement site, Burnham-on-Crouch, Bridgemans Green, Latchingdon, and site 2d North Heybridge Garden Suburb which is now split between three developers with the advantage in terms of delivery of one of them bringing forward the whole site infrastructure.
- 5.2 The Council will continue to monitor the District's housing supply on a regular basis. This statement will be updated yearly.

[illegible]

[illegible]