



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
COUNCIL (EXTRAORDINARY)
28 FEBRUARY 2019

MEMBERS' UPDATE

AGENDA ITEM 4

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| Application Number | OUT/MAL/15/00419 |
| Location | Land At Broad Street Green Road, Maypole Road And Langford Road Great Totham / Heybridge Essex |
| Proposal | Amended application part outline/part detailed (hybrid) application for mixed use development including: (i) Residential development (Use Class C3) (Outline) (ii) Residential Care (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity sub-stations (Detailed); and (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline). |
| Applicant | Countryside Properties & EC, MA & DC Watson & KL Watson-Knee |
| Agent | Mr Kevin Coleman - Phase 2 Planning & Development Ltd |
| Target Decision Date | TBC. |
| Case Officer | Ian Harrison, TEL: 01621 875751 |
| Parish | GREAT TOTHAM, HEYBRIDGE, LANGFORD AND ULTING. |
| Reason for Referral to the Committee / Council | Environmental Impact Assessment Strategic Site S2(d) within the Approved Local Development Plan Major Application |

Parameter Plans

The Applicant has also included a number of minor amendments to the parameter plans in an attempt to overcome some concerns raised during the planning process. It is considered appropriate to amended Condition 8 and Condition 16 to reflect the updated parameter plans.

The plans still contain indicative information regarding the location of the school, care home and the attenuation ponds/ It is an accepted point of planning law that annotations do not bind the Applicant, and therefore, inversely, do not bind the Council, but it is considered appropriate to include an informative, for clarity, that confirms that the Council has not assessed this as part of the outline planning application process.

6. HOUSING AND RESIDENTIAL USES (PAGES 20 – 25)

6.11 Open-Market Housing Mix

Since the preparation of the Officer Report, the applicant has submitted a document titled North Heybridge, Maldon Housing Mix Report (Dated February 2019). This was prepared by the applicant following concerns being raised in relation to the housing mix that is proposed through the imposition of condition 49 of the permission.

This document identifies the following points:

- The Council's SHMA bases the suggested housing mix on 'need' rather than demand.
- The SHMA only assessed need for a period of 5 years and not up to 2029.
- The assumption that people occupy dwellings they need is flawed as it is more common for people to occupy dwellings that they can afford and therefore the assumptions made in relation to downsizing are unrealistic.
- Housing assessments should therefore be based on existing occupancy patterns.
- In demographic terms, the highest household growth rate is likely to be in the category of 'older households' but 'families with children' is also projected to grow substantially.
- Based on census data and household projections it is suggested that the mix should be as follows:

| Bedrooms | Percentage | Smaller & Larger Mix |
|----------|---------------|----------------------|
| 1 | Less than 10% | 30 to 40% |
| 2 | 20 to 30% | |
| 3 | 40 to 45 % | 60 to 70% |
| 4 | 15 to 30% | |

After receipt of this document the Council and the Applicant entered in to further discussions. This resulted in the Applicant subsequently putting forward the following suggested condition:

“Unless otherwise agreed in writing, the overall housing mix for the development hereby approved shall provide for the following:

- Not less than 50% of all residential properties to be 1 or 2 bedroom homes;
- Not less than 30% of all residential properties to be 3 bedroom homes;
- Remainder to be 4+ bedroom homes.

Not less than 4% of all residential properties to be constructed shall comprise of 1 or 2 bedroom bungalows.”

Officers Response:

The Local Planning Authority acknowledges that the SHMA is not contemporaneous. However, it is considered to be a relevant and robust document. Notwithstanding this, it is considered that there is conflicting arguments about the level of smaller dwellings required through the plan period and the report provided looks specifically at Heybridge rather than the wider district. Furthermore, the suggested conditions would provide a level of smaller units (1 or 2 bedroom) that would still be above that suggested by the Applicant in their report and would also guarantee the provision of market bungalows.

It is noted that the adopted Policy (H2 Housing Mix) seeks “to deliver a higher proportion of smaller (1 or 2 bedroom) units” as well as “meeting the diverse needs of all people within the District”. As members will know there is a shortfall through the plan of dwellings aimed at meeting the housing needs of the older residents of the District.

As discussed in detail in the main report the development in front of members tonight is the same application, although amended, to that which members have previously considered acceptable and were minded to grant planning permission subject to the completion of a Section 106 agreement. Whilst it is acknowledged that the weight attributed to this resolution should not be as significant as to an extant permission and the planning landscape has changed since this resolution, e.g. the Secretary of State’s decision regarding the LDP, it is still a material consideration for the determination of this application. At the time of the previous resolution to grant planning permission the number of 1 and 2 bedroom properties provided would only have been some 22.5%. The proposal would include both market and affordable housing through the provision of bungalows, a minimum of 4% of the overall scheme. This provision would have the potential to provide a type of accommodation that is attractive to the older residents of the district and would help to meet the diverse needs of the residents of the district.

Furthermore, it is worth noting that the number of 4+ dwellings would be limited to no more than 20% of the units as the proposal would include a substantial percentage of 3 bedroom dwellings which are considered to be smaller family dwellings which could facilitate a greater level of churn.

It is therefore, considered acceptable and appropriate to amend condition 49 and to include an additional condition (condition 50) as set out below. It is considered that this will ensure that the permission will still provide a range of housing to meet the long term needs of the District.

36 CONDITIONS (PAGES 87 – 104)

- 8 The development hereby approved shall be carried out in accordance with the following approved plans:
- 'Design Parameter Plan - Land Use' (Ref PRM-01 Rev R)
 - 'Design Parameter Plan - Building Heights' (Ref PRM-04 Rev P)
 - 'Design Parameter Plan - Residential Density' (Ref PRM-05 Rev Q)
 - 'Design Parameter Plan – Green and Blue Infrastructure' (Ref PRM-02 Rev W)
 - 'Design Parameter Plan – Access and Movement' (Ref PRM-03 Rev P)

REASON To ensure that the reserved matters accord with these approved plans and policies S3, S4 D1, D5, N1, N3, T1, T2 of the Approved Maldon District Local Development Plan, the endorsed North Heybridge Garden Suburb Strategic Masterplan Framework, and the NPPF and PPG.

- 16 Any reserved matters application detailing the layout of the development shall include a scheme to show the provision of a network of pedestrian and cycle routes linking all areas within that part of the development, in accordance with drawing number PRM-03 Rev P 'Design Parameter Plan – Access and Movement. The cycle routes shall be appropriately hard surfaced and, where provided as a separate dedicated 'off carriageway' route, shall have a minimum width of 3m or 3.5m minimum if there is a shared use provision with a footway. The pedestrian and cycle routes shall be implemented in accordance with the approved scheme.

REASON To ensure provision of pedestrian and cycle routes and to promote sustainable modes of transport in accordance with policies S3, S4, D1, T1 and T2 of the Approved Maldon District Local Development Plan, the endorsed North Heybridge Garden Suburb Strategic Masterplan Framework, and the NPPF and PPG.

- 49 The development shall be carried out in accordance with the housing mix as stated below:

| Bedrooms | Percentage |
|----------|-------------------|
| 1 or 2 | Minimum (min.) 50 |
| 3 | Minimum (min.) 30 |
| 4+ | No more than 20 |

REASON To ensure that the housing mix of the development accords meets the needs of the District in accordance with Policy so H2 of the Approved Maldon District Local Development Plan.

- 50 Not less than 4% of the dwellings hereby approved shall be smaller dwellings (1 or 2 bedroom) that do not exceed single storey in height.

REASON To ensure that the housing mix of the development accords meets the needs of the District in accordance with Policy so H2 of the Approved Maldon District Local Development Plan

INFORMATIVE:

The indicative information included within the Parameter Plans, including but not limited to the location of the care home, early years facility and the retention basins, has not been accessed as part of this outline application. These matters will be fully considered at the correct time, either through a reserved matters application(s) and/or through the discharge of appropriate condition(s), the lack of an objection at this time should not be read as the Council agreeing to the principle of any of these matters.