

## Appendix 6: Consideration of Alternative Growth Options

### 2007 - Core Strategy Issues and Options Consultation – Part 1 (DOC51)

<b>Alternatives Spatial Strategies</b>	<b>Description</b>	<b>SA / HRA</b>
Option 5a: Urban and Village intensification	Urban and Village intensification – Fitting more onto previously Developed land.	- Draft Core Strategy Sustainability Appraisal Report (EB084a and EB084b) - Draft Core Strategy Habitat Regulation Assessment (EB085)
Option 5b: Urban Regeneration of key sites	Urban Regeneration of key sites such as the Causeway area of Maldon / Heybridge	- Draft Core Strategy Sustainability Appraisal Report (EB084a and EB084b) - Draft Core Strategy Habitat Regulation Assessment (EB085)
Option 5c: Large scale urban extension of Maldon, Heybridge and Burnham-on-Crouch	Large scale urban extension of Maldon, Heybridge or Burnham.	- Draft Core Strategy Sustainability Appraisal Report (EB084a and EB084b) - Draft Core Strategy Habitat Regulation Assessment (EB085)
Option 5d: Limited Urban extension of Maldon, Heybridge and Burnham-on-Crouch	Limited urban expansion of Maldon, Heybridge or Burnham	- Draft Core Strategy Sustainability Appraisal Report (EB084a and EB084b) - Draft Core Strategy Habitat Regulation Assessment (EB085)
Option 5e: Limited Village Expansion – ‘Pepper potting’ of development around settlements	Limited Village expansion – ‘pepperpotting’ of development around settlements	- Draft Core Strategy Sustainability Appraisal Report (EB084a and EB084b) - Draft Core Strategy Habitat Regulation Assessment (EB085)
Option 5f: Linear Transport Corridor – development at points along communications routes	Linear transport corridor – development at points along communication routes e.g. Crouch Valley Branch Line or a bus route with the extra housing.	- Draft Core Strategy Sustainability Appraisal Report (EB084a and EB084b) - Draft Core Strategy Habitat Regulation Assessment (EB085)
Option 5g: A new village / settlement	A new village / settlement somewhere to be decided	- Draft Core Strategy Sustainability Appraisal Report (EB084a and EB084b) - Draft Core Strategy Habitat Regulation Assessment (EB085)

**2009 - Core Strategy Regulation 25 (Preferred Options) Consultation (DOC52)**

<b>Alternatives Spatial Strategies</b>	<b>Description</b>	<b>SA / HRA</b>
Urban intensification	To concentrate all development within existing built-up areas	- Draft Core Strategy Sustainability Appraisal Report (EB084a and EB084b) - Draft Core Strategy Habitat Regulation Assessment (EB085)
Rural expansion	Spreading out development across the rural areas in the District	- Draft Core Strategy Sustainability Appraisal Report (EB084a and EB084b) - Draft Core Strategy Habitat Regulation Assessment (EB085)
Removal of a Settlement Hierarchy	Removing the hierarchy system and allow smaller towns to grow depending on their development potential	- Draft Core Strategy Sustainability Appraisal Report (EB084a and EB084b) - Draft Core Strategy Habitat Regulation Assessment (EB085)
Market Led	To allow all housing, employment and other commercial development to be developed according to market forces.	- Draft Core Strategy Sustainability Appraisal Report (EB084a and EB084b) - Draft Core Strategy Habitat Regulation Assessment (EB085)
<b>Preferred approach</b>	<b>Hybrid - To focus strategic housing growth in and around Maldon, Heybridge, Burnham-on-Crouch and Southminster</b>	<b>- Draft Core Strategy Sustainability Appraisal Report (EB084a and EB084b)</b> <b>- Draft Core Strategy Habitat Regulation Assessment (EB085)</b>

*\* These are technically alternative for the overall spatial objections which were based on the spatial options in the Core Strategy Issues and Options Consultation 2007*

## **2012 – The Preferred Growth Strategy (EB061) and the Infrastructure Delivery Plan – Baseline Report (EB059a)**

The Preferred Growth Strategy assessed a wide range of potential growth sites and areas (section 4 of EB061) and the Infrastructure Delivery Plan – Baseline Report further assessed the infrastructure capacity of the each of the potential growth areas identified (section 14(iii) of EB059a). A list of all the growth areas assessed in EB061 and EB059a is provided below. These assessments have informed the Local Development Plan Preferred Options Consultation.

<b>Potential Growth Area</b>	<b>Description</b>
Land to the North of Heybridge	This broad location was assessed to consider its potential to deliver between 800 and 1,500 dwellings.
Land to the South of Maldon	This broad location was assessed to consider its potential to deliver between 700 and 1,250 dwellings.
Land around Burnham-on-Crouch	A total of four broad locations around Burnham-on-Crouch were assessed to consider their potential to deliver up to 800 dwellings.
Land at North Fambridge	A broad location around North Fambridge, based on an 800-metre walking distance from the train station, was assessed to consider its potential to deliver up to 125 dwellings.
Land around Southminster	A number of potential housing sites around Southminster have been identified and assessed that would collectively amount to around 500 dwellings.
Land around Wickham Bishops	A broad location around Wickham Bishops was assessed to consider its potential to deliver up to 125 dwellings.
Land around Little Braxted	A broad location around Little Braxted was assessed to consider its potential to deliver up to 125 dwellings.
Land around Great Totham	A broad location around Wickham Bishops was assessed to consider its potential to deliver up to 125 dwellings.
Land to the west of Langford	A broad location to the west of Langford was assessed to consider its potential to deliver up to 60 dwellings.
Land around South Woodham Ferrers	A broad location to the east of South Woodham Ferrers was considered with the prospect of delivering up to 1,000 dwellings.

**2012 – Local Development Plan Preferred Options Consultation (DOC53)**

<b>Alternatives Growth Targets</b>	<b>Description</b>	<b>SA / HRA</b>
Option 1: Population Stable (146dpa)	To maintain the existing population levels.	Maldon District LDP Preferred Options Sustainability Appraisal Report (EB088a to EB088d)
Option 2: Workforce Stable (263 dpa)	To increase the size of the resident population and maintain the size of the working age population in the District.	Maldon District LDP Preferred Options Sustainability Appraisal Report (EB088a to EB088d)
Option 3: Meeting Projected Need (387 dpa)	To meet the projected housing need over a 15 year period.	Maldon District LDP Preferred Options Sustainability Appraisal Report (EB088a to EB088d)
<b>Preferred approach</b>	<b>Optimum Growth – 200dpa</b>	<b>Maldon District LDP Preferred Options Sustainability Appraisal Report (EB088a to EB088d)</b>

<b>Alternatives Spatial Strategies</b>	<b>Description</b>	<b>SA / HRA</b>
Option 1 – Concentrated growth at Southminster	Up to 500 dwellings to be delivered at various sites around Southminster.	Maldon District LDP Preferred Options Sustainability Appraisal Report (EB088a to EB088d)
Option 2 – Concentrated growth at North West Village	To focus growth in and around the north west villages of Little Braxted, Wickham Bishops, Great Totham and Langford.	Maldon District LDP Preferred Options Sustainability Appraisal Report (EB088a to EB088d)
Option 3 – Dispersed Growth	Approximately 675 dwellings would be dispersed throughout the parishes of the District.	Maldon District LDP Preferred Options Sustainability Appraisal Report (EB088a to EB088d)
Option 4 – Enhanced South West Growth	The creation of a new settlement of approximately 1,000 dwellings to the east of South Woodham Ferrers.	Maldon District LDP Preferred Options Sustainability Appraisal Report (EB088a to EB088d)
Option 5 – Growth to the North and/or East of Burnham-on-Crouch	Land to the north of Burnham-on-Crouch could potentially deliver strategic growth.	Maldon District LDP Preferred Options Sustainability Appraisal Report (EB088a to EB088d)
<b>Preferred approach</b>	<b>Hybrid – Concentrated growth at Maldon and Heybridge for 1,250 and 900 respectively. Growth at Burnham-on-Crouch would be 450 and North Fambridge 300.</b>	<b>Maldon District LDP Preferred Options Sustainability Appraisal Report (EB088a to EB088d)</b>

**2013 – Growth Capacity Testing**

The Council undertook a Growth Capacity Testing exercise to inform LDP policy development. Details of the exercise can be referred to in Appendix 1 to 4 of DOC78 and the options are summarised below.

<b>Potential Growth Area</b>	<b>Description</b>	<b>SA /HRA</b>
Option GO1 – North Heybridge	To provide some 700 additional dwellings at North Heybridge	Maldon Growth Capacity Testing Sustainability Appraisal (Appendix 2 of DOC78)
Option GO2 – South Maldon	To provide some 700 additional dwellings at South Maldon	Maldon Growth Capacity Testing Sustainability Appraisal (Appendix 2 of DOC78)
Option GO3 – Burnham-on-Crouch	To provide some 700 additional dwellings at Burnham-on-Crouch	Maldon Growth Capacity Testing Sustainability Appraisal (Appendix 2 of DOC78)
Option GO4 – Rural Allocation	To provide some 700 additional dwellings amongst rural villages	Maldon Growth Capacity Testing Sustainability Appraisal (Appendix 2 of DOC78)
Option GO5 – North Fambridge	To provide some 700 additional dwellings at North Fambridge	Maldon Growth Capacity Testing Sustainability Appraisal (Appendix 2 of DOC78)
Option GO6 – Latchingdon	To provide some 700 additional dwellings at Latchingdon	Maldon Growth Capacity Testing Sustainability Appraisal (Appendix 2 of DOC78)
Option GO7 – Southminster	To provide some 700 additional dwellings at Southminster	Maldon Growth Capacity Testing Sustainability Appraisal (Appendix 2 of DOC78)

**2013 – Draft Local Development Plan Consultation (DOC55)**

A total of eight growth scenarios were identified and considered by the Council based on the LDP's overall spatial strategy of 'concentrated growth'. The preferred approach was agreed by Council on 11 July 2013 (DOC78) and has subsequently been included in the Draft LDP. The Sustainability Appraisal of these scenarios is available in section 7.1 of EB092c.

<b>Location</b>	<b>Scenario 1</b>	<b>Scenario 2</b>	<b>Scenario 3</b>	<b>Scenario 4</b>	<b>Scenario 5</b>	<b>Scenario 6</b>	<b>Scenario 7</b>	<b>Scenario 8</b>	<b>Preferred</b>
North Heybridge	1,570	1,000	1,000	1,000	1,000	1,000	1,000	1,140	<b>1,000</b>
South Maldon	1,250	1,950	1,430	1,250	1,250	1,250	1,250	1,460	<b>1,830</b>
Burnham-on-Crouch	450	450	970	450	450	450	450	800	<b>450</b>
Rural allocations	355	225	225	925	225	225	225	225	<b>345</b>
North Fambridge	75	75	75	75	775	75	75	75	<b>75</b>
Southminster	0	0	0	0	0	0	700	0	<b>0</b>
Latchingdon	0	0	0	0	0	700	0	0	<b>0</b>
Residual Land Supply	400	400	400	400	400	400	400	400	<b>400</b>
Windfall Allowance	330	330	330	330	330	330	330	330	<b>330</b>
<b>Total</b>	<b>4,430</b>	<b>4,430</b>	<b>4,430</b>	<b>4,430</b>	<b>4,430</b>	<b>4,430</b>	<b>4,430</b>	<b>4,430</b>	<b>4,430</b>

**2014 – Pre-submission Local Development Plan Consultation (SD01)**

Following the Draft LDP Consultation, three further scenarios were developed. All three scenarios were subjected to SA (7.2.10 of SD03b) and the Council has selected scenario 2 as its preferred approach.

<b>Location</b>	<b>Further Scenario 1</b>	<b>Further Scenario 2 (Preferred)</b>	<b>Further Scenario 3</b>
South of Limebrook Way	1,140	<b>1,000</b>	1,000
Wycke Hill South	120	<b>75</b>	75
Wycke Hill North	450	<b>300</b>	300
Park Drive	120	<b>120</b>	120
Countryside site	800	<b>1,035</b>	1,200
North of Holloway Road	100	<b>100</b>	100
Heybridge Swifts	100	<b>100</b>	100
Broad Street Green West	100	<b>100</b>	100
North West & North East Burnham	180 & 90	<b>180 &amp; 90</b>	180 & 90
West Burnham	180	<b>180</b>	180
Rural Villages	345	<b>345</b>	345
North Fambridge	75	<b>75</b>	75
Windfall	330	<b>330</b>	330
Committed supply	400	<b>400</b>	400
<b>Total</b>	<b>4,530</b>	<b>4,430</b>	<b>4,595</b>