

**Matter 6/0167**

**LDP EXAMINATION  
MALDON DISTRICT**

**MATTER 6**

**STRATEGIC HOUSING GROWTH –  
RESERVE SITES  
Policies S2 (also H1, H2, I1 and I2 – but only  
as they affect these sites)**

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## 1 ISSUE

**“Whether Policy S2 and its associated text dealing with reserve sites is justified by the evidence consistent with national policy and effective.”**

- 1.1 The following statement has been prepared by CODE Development Planners Ltd on behalf of Commercial Estates Group Ltd in relation to the reserve sites and particularly the monitoring and review processes promoted by MDC as a proposed minor modification reference number 047 contained in document CED10 (paragraph 30, table 4).
- 1.2 In response to the Inspector’s key concerns (IED05 and IED06) MDC have proposed a minor modification to Policy S2 in relation to the monitoring of site delivery and the possible delivery of reserve sites.
- 1.3 CEG agree that before the release of any additional or alternative sites to the sites allocated in the LDP there must be careful and thoughtful monitoring of housing supply and of options to ‘repair’ any shortfall.
- 1.4 The delivery of any option which would substantially increase housing numbers and divert housing numbers from the larger strategic sites would have consequences for the capacity of infrastructure and the delivery of those key strategic sites. For example, the Plume School as proposed to be expanded and assessed in the IDP will have a limit to the number of pupils it can accommodate. Additional dwelling numbers not delivered in an orderly fashion, would exceed the new capacity and thereby reduce the numbers of dwellings capable of delivery from those key strategic sites. This might jeopardize their viability.
- 1.5 We consider that MDC’s proposed minor modification is appropriate so long as the introduction of management actions includes an assessment of infrastructure consequences and a consideration of a further alternative action to increase the housing targets from the key strategic sites.
- 1.6 As stated in the Hearing Statement for Matter 2 the South Maldon Garden Suburb sites are capable of accommodating additional dwelling numbers if it were felt appropriate.