

## Matter 6: Strategic Housing Growth – Reserve Sites

*Issue: Whether policy S2 and its associated text dealing with reserve sites is justified by the evidence, consistent with national policy, and effective*

1. Have enough Reserve Sites been allocated in order to deal with any potential housing shortfall problem?

**Given the acute infrastructure problems and heavy demands the Plan's spatial policies place on the developments, the reserve sites are not well positioned and have not been thought out in relation to how infrastructure would work. Instead they represent precarious alternatives the longer term impacts of which have not been assessed.**

2. Does the Plan have realistic contingency arrangements to handle the likely uncertainties, such as the late provision of critical infrastructure or the late delivery of required development (PPG ID 12-018)?

Does the Plan have sufficient flexibility to adapt to rapid change (NPPF, paragraph 14)?

If not, why not, and what other reserve sites or flexibilities might be considered?

**There has been a reluctance to take a dispersive approach to reserve sites even though this would be less of an imposition on infrastructure and lessen obstacles to viability or deliverability . There is a particular reluctance to look to certain parishes in particular (Althorne, Latchingdon, Wickham Bishops et al).**

**The Council have, during 2014 alone, refused permission for more than 40 applications amounting to some 900 dwellings in the rural areas outside of Maldon. That is not counting those applications previously refused but approved upon appeal - amounting to another 300 houses across the District.**

**With 27 villages and 7 towns (if one counts those as settlements of 2,000 people or more) and allocating, according to actual population size but say, a mere average of 30 houses per village and an average of 120 per town, then a five year supply of 1,650 dwellings would be the result.**

Questions 3-7

**The additional impositions that inclusion of reserve sites would bring, particularly upon road infrastructure, have not been considered nor has the likelihood that, in time, these supposed 'replacement' or substitutional sites will in the longer term actually become additional and thus make further uncalculated demands on infrastructure.**