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# Maldon District Local Development Plan 2014 – 2029

Examination in Public January 2015 – Legal Compliance  
and Housing Policies

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Response to Matters, Issues and Questions raised by  
Inspector David Vickery

## Matter 6 : Strategic Housing Growth – Reserve sites S2

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Andrew Martin – Planning  
Intermodal Transportation Limited  
WSP

on behalf of

landowners, Messrs. Hughes and Sandy

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Land to the East of Broad Street, Green Road and North of Lofts  
Farm Drive, Heybridge (known as ‘Lofts Farm’).

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January 2015



**1.0 WHETHER POLICY S2 AND ITS ASSOCIATED TEXT DEALING WITH RESERVE SITES IS JUSTIFIED BY THE EVIDENCE, CONSISTENT WITH NATIONAL POLICY AND EFFECTIVE**

Given the viability problems that remain to be resolved in respect of the Garden Suburbs proposals at North Heybridge and South Maldon there are insufficient reserve sites to deal with potential shortfall.

We submit that in any event a full SA needs to be undertaken to evaluate the likely significant effects on the environment of implementing the Plan and reasonable alternatives. We do not consider that the Council can robustly justify its site selection methodology, which includes the reserve sites.

There is a query over the ability of the reserve sites to meet housing need in the first five years of the plan. This is in the absence of any proper assessment on matters of viability.

Issues of isolation and sustainability addressed elsewhere in our representations apply equally to the reserve site at Burnham (RE3).

Lofts Farm has during the course of the preparation of the plan been highlighted by officers as a potential 'reserve' site. Section 2 of representations submitted by AM-P in October 2013 detail this process. Lack of SA regarding the potential options for growth coupled with political influence, led to the site being excluded for consideration.

If Lofts Farm is not included within the broad location for growth at North Heybridge as we have suggested under Matter 3, then it should be a reserve site. It formed part of the wider area identified in the SHLAA as suitable for development alongside the strategic allocations and reserve sites in North Heybridge. It is also available for development within the first five years of the plan.

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