



Site Allocations Development Plan Document (DPD)

- Rural Housing
- Rural Employment; and
- District Travellers

Briefing Note No.3

4th January 2016

The aim of this briefing note is to inform the community of the process undertaken so far and updates regarding the development of the DPD. This briefing note is released monthly, and is an informal note placed on our website as well as distributed to District, Parish and Town Councillors.

Process so far

We are currently in the evidence collection stage of the DPD, and so far we have undertaken the following:

- Parish, Town, District Councillor Consultation 14th August – 31st October 2015
- Call for Sites Consultation 14th September – 31st October 2015.
- District Councillor Member Briefing 10th December 2015.

Sustainability Appraisal of the DPD

Last month we published details of the consultation on the Site Allocations DPD Scoping Report. This consultation has now been completed with responses being received back from Historic England and Natural England, (which are published on the Site Allocations Webpage). These comments will now be incorporated into the Sustainability Appraisal.

We have also appointed Essex County Council Place Services as Sustainability Appraisal consultants who will assist Maldon District Council in the development of the Site Allocations DPD to ensure that it meets the Environmental Assessment of Plans and Programmes Regulations 2004, particularly the way and the process of assessing potential sites and alternatives. Essex County Council are currently working with Maldon District Council in formulating the best approach and methodology in assessing potential sites for allocation.

Traveller Consultation

The last briefing note mentioned the consultation with the travelling community regarding whether there are any opportunities to intensify existing sites. This process is almost complete and will be utilised in the assessment of potential traveller allocations.

Stages of the Site Allocations DPD

Following the sustainability appraisal process and scoping report, we have developed a 5 stage approach for assessing sites within the Site Allocations DPD. They can be summarised as the following:

- **Stage 1: Settlement Sifting:** The first stage is to determine which settlements are appropriate for taking housing growth of over 10 dwellings. This is done by examining the sustainability of the settlement, such as the number and type of facilities present, the proximity to public transport and key service settlements for example. After assessing which settlements perform best regarding the services and facilities, a qualitative assessment is also taken into consideration regarding whether there are any capacity issues to be taken into consideration. After consideration of both quantitative and qualitative factors, a preliminary list of settlements for further growth is developed.
- **Stage 2: Long List of Sites (Quantitative Assessment):** Under this stage a sieve of sites will be undertaken to establish whether the sites should be subject to further more detailed consideration. Under this stage sites are discounted from further assessment which do not meet the size thresholds or are not within the designated settlements to take further growth as identified in Stage 1.
- **Stage 3: Short List of Sites (Quantitative Assessment):** Sites on the short list after the Stage 1 and 2 sieves will be assessed for their sustainability for the short list against the matrices for housing, employment and traveller's as shown in Appendix A, Appendix B and Appendix C of the Sustainability Appraisal Scoping Report. Any sites put forward for allocation by a Neighbourhood Plan in the rural area will also be included in the short list.
- **Stage 4: Short List of Sites (Qualitative Assessment):** Sites will only be taken forward to the next stage of the plan making process as potential allocations if, following the assessments outlined above, they score well in terms of suitability, availability and achievability. Details of the assessments will be published in a background paper and will be subject to further public consultation mid-way through 2016. During this stage there will also be consultation with parish and town councils, District Council Members, and landowners over the potential for the allocation of sites.
- **Stage 5: Recommendations for allocations for the preferred options consultation:** Under this stage each of the sites are assessed for their qualitative impact which cover more subjective issues such as impact on landscape, heritage, capacity in Sewerage, GP's and education, etc. Sites are also referred to other departments and statutory bodies (internally and externally) to assess the appropriateness of the proposed allocation. The sites will then be recommended in the

preferred options site allocation document which will be presented for public consultation likely to be held around April/ May 2016

Retrospective Rural Allocations

Retrospective allocations means that site which have been granted planning permission could be allocated in the DPD retrospectively. Only sites which meet the size threshold of the DPD of being able to deliver 10 or more dwellings (0.35 Ha) will be considered for potential allocation. During the Planning and Licencing Committee 6th March 2014, Members approved the recommendation of potentially including sites within the Site Allocations DPD where:

- The development proposal is located outside of Maldon (town), Heybridge (parish), Burnham-on-Crouch (town), the Strategic Growth Areas and employment allocations (as indicated in the LDP);
- The development proposal is deemed to be in general conformity with the principles set out in policy S7 of the emerging LDP , as well as other relevant LDP and national planning policies; and
- The permission is granted after 1 April 2014, in line with the monitoring year 2014 / 2015.

Existing sites which have been granted planning permission after 1st April 2015 will automatically be included in the Stage 3. The sites will be assessed using the same criteria and will be considered for progression to Stage 4.

Although it may be possible to retrospectively allocate sites, a judgement will need to be made as to the impacts this would have in the overall supply of housing land.

Next Steps

The next steps in the development of the DPD are as follows:

- Work to commence, evidence gathering – mid 2015 to early 2016
- Preferred Options consultation (Reg 18) – mid 2016
- Submission consultation (Reg 19/20) – late 2016
- Submission to Secretary of State (Reg 22): late 2016 – early 2017
- Adoption – early / mid 2017

Further Information

The Site Allocations DPD has its own webpage at

http://www.maldon.gov.uk/info/856/local_development_plan/83/maldon_district_local_development_plan_ldp/17 where updates, as well as these briefing notes will be published.