

Maldon District Council Local Development Plan – Examination in Public Proposed further modifications to Policy S2 and relevant support text following discussions on Matter 6 in relation to Reserve Sites

TBC	Policy S2	<p>[This supersedes proposed modification ref. 047]</p> <p>Reserve Sites – To provide for further flexibility and contingency, and ensure the future delivery of the growth strategy, including providing for the objectively assessed need for housing and to provide adequately for a 5-year supply of deliverable land for housing, the Council has identified the following reserve options:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Ref.</th> <th style="text-align: left;">Reserve Sites</th> <th style="text-align: right;">Indicative site capacity</th> </tr> </thead> <tbody> <tr> <td>RE1</td> <td>West of Maldon (Hall Farm)</td> <td style="text-align: right;">450</td> </tr> <tr> <td>RE2</td> <td>North of Scraley Road</td> <td style="text-align: right;">350</td> </tr> <tr> <td>RE3</td> <td>East of Burnham-on-Crouch</td> <td style="text-align: right;">100</td> </tr> </tbody> </table> <p>The Council will review and determine the need and timing to release these reserve sites on a five-year interval. Where necessary, such a review may be brought forward in light of monitoring.</p> <ul style="list-style-type: none"> - <u>Housing and infrastructure delivery will be monitored against the housing trajectory on an annual basis. The Council will use monitoring data (as stipulated by the Monitoring Framework) to assess whether actions are required to increase housing land supply to meet the objectively assessed needs of the District. If monitoring data produced after three years from the adoption of the LDP, and annually thereafter, demonstrates there is a 15% under supply and expected housing completions in the following five years are insufficient to compensate for this shortfall, the Council will undertake a fast track partial review of the Plan to ensure the housing needs of the District can be fully met together with the necessary infrastructure capacity.</u> 	Ref.	Reserve Sites	Indicative site capacity	RE1	West of Maldon (Hall Farm)	450	RE2	North of Scraley Road	350	RE3	East of Burnham-on-Crouch	100	To address concerns raised during EIP
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TBC	2.33 and 2.34	<p>2.33 Reserve Site 2.33 Monitoring of Housing Delivery</p> <p><u>The LDP needs to be flexible enough to consider and account for circumstances not anticipated in the Plan and to allow a rapid response. The Council will monitor housing delivery against the housing trajectory for the District using the indicators specified in the Monitoring Framework set out in the LDP. If after three years from the adoption of the Plan, the Annual Monitoring Report (AMR) demonstrates that there is a significant shortfall in housing delivery <u>and expected housing completions in the following five years are insufficient to compensate for this shortfall, -the Council will-undertake a fast track partial review of the Plan to ensure the housing needs of the District can be fully met. In undertaking this review, the Council will ensure that sufficient infrastructure capacity is available and that the potential allocation of additional housing sites will not prejudice delivery of the infrastructure required by the Plan.</u></u></p> <p>2.34 Reserve sites are not allocated sites and will only be released for development under particular circumstances following a review by the Council. In reviewing the need to release reserve sites, the Council will look at a range of factors including the strength of the housing market, a comparison of the national policy requirements, likely future housing supply, the availability and deliverability of individual sites, infrastructure capacity and the balance between housing supply and local need. In the event of a review, the Council would ensure that the release of any reserve sites would not prejudice the delivery of the Plan as a whole. The Council may also wish to review the development quantum and scale required on each of the reserve sites taking into account these factors.</p>	
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TBC	8.40 Monitoring Framework	S2 – Strategic Growth		
		Targets	Indicators	
		<p>To meet the LDP housing target of a minimum of 4,410 <u>4,650</u> dwellings between 2014 and 2019</p> <p><u>The delivery of infrastructure requirements in accordance with Policy I1 and Table 1.</u></p> <p><u>Ensuring that sufficient infrastructure capacity exists to accommodate the LDP planned growth at Maldon, Heybridge and Burnham-on-Crouch</u></p>	<p>- <u>Annual update of Five Year Housing Land Supply Statement</u></p> <p>- Progress and delivery of strategic infrastructure via S107 <u>S106</u> agreements, <u>S278</u> agreements and CIL</p> <p>- <u>Current and projected capacity of local infrastructure including:</u></p> <ul style="list-style-type: none"> - <u>The Plume Academy*</u>; - <u>Primary schools in the Maldon, Heybridge and Burnham-on-Crouch area*</u>; - <u>Early Years and Childcare facilities in the Maldon, Heybridge and Burnham-on-Crouch area;</u> - <u>Highway capacity in and around the Maldon, Heybridge and Burnham-on-Crouch area**</u> - <u>Capacity in the wider highway network including Wood Corner, Eve’s Corner, Well Lane and Hatfield Peverel**</u> <p><u>* Information on school’s capacity is available through the ‘Commissioning School Places in Essex’ report produced by ECC on an annual basis</u></p> <p><u>**Traffic Volume data available from Essex Highway Data Collection Unit on regular basis</u></p>	