



Site Allocations Development Plan Document (DPD)

- Rural Housing
- Rural Employment; and
- District Travellers

Briefing Note No.6

1st July 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.

Local Development Plan News

On March 6th, the Council received news from The Secretary of State, Greg Clarke that we are permitted to continue with the examination of the Local Development Plan (LDP). Greg Clarke also expressed that based on the evidence before him the Council has undertaken a comprehensive and objective assessment of the need for housing for the settle community. Although the Site Allocations DPD is able to be progressed separately from the LDP, the continuation of the examination of the plan continues to strengthen the position regarding housing supply and Policy S7 which sets the framework for the Site Allocations Development Plan Document.

Maldon District Council then received a letter on 29th March informing the Council that a new Inspector, Mr Berkeley had been appointed to examine the Local Plan. In a letter dated 07th April, the Inspector set out a number of matters that he sought clarification on. The Council have now responded to all of these matters in statements that can be found on the Councils website. Following this progress it is anticipated that the Examination hearings will be held during Autumn 2016.

Process so far

We are currently completing 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 and 1st March 2016.

Stages of the Site Allocations DPD

In Briefing Note No.3 we explained the 5 step process involved in allocating sites. We are currently finalising Stage 4 for the housing, employment and traveller allocations which is referred to as the Short List of Sites (Qualitative Assessment). Sites will only be taken forward to stage 5 of the plan making process as potential allocations if they score well in terms of suitability, availability and achievability.

Stage 5 of the process is the identification and agreement of the site allocations for preferred options consultation. The proposed allocations and Preferred Options Site Allocations DPD consultation document will be presented to Planning and Licensing Committee on the 4th August 2016.

Site selection process to date

We have now received all stage 4 responses from internal teams regarding the potential sites for rural housing, rural employment and district travellers. We are now reviewing the potential sites for allocations. Not every site considered in Stage 5 will be allocated. Some sites will be more sustainable than others and the most sustainable sites (as shown in the Stage 1-4 assessments) will be put forward as a preferred allocation.

For housing sites the highest performing sustainable sites will be chosen for allocations, taking into account comments from stage 4. Sites getting through the stage 5 will be selected so that the target of 420 dwellings is reached.

For Employment sites, the main focus will be in identifying appropriate sites to provide 3.8 hectares of B1, B2 and B8 employment. Some sites may not be suitable for certain types of employment uses, and this will be taken into account within the stage 5 assessment. As such sites will need to be chosen on their ability to cater for employment needs as well as further criteria considered as part of the stage 5 assessment.

For Traveller sites the best performing sites will be put forward as allocations, depending on the site's ability to meet the criteria of Policy H6, and considering the impact on the environment, landscape or capacity in local infrastructure (highways, schools, waste water etc.).

The outcomes of the 5 assessment stages will be published in a background paper and will be subject to public consultation in Autumn 2016.

Next Steps

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

- Evidence gathering – mid 2015 to early 2016
- Preferred Options consultation (Reg 18) – Autumn 2016
- Submission consultation (Reg 19/20) – early 2017
- Submission to Secretary of State (Reg 22): early- mid 2017
- Adoption – mid-late 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.