

CALL FOR SITES - FREQUENTLY ASKED QUESTIONS

MARCH 2021

Why is the Council undertaking a call for sites exercise?

The Council is undertaking a Housing and Economic Land Availability Assessment (HELAA). This piece of work is part of the evidence base for a review of the Local Development Plan (LDP).

The review of the LDP must make land available to address needs in the District up to at least 2038, this could include land for housing, employment, retail, leisure, community uses.

The timetable for the review of the LDP is set out below.

DOCUMENT TITLE	REVIEW OF THE LOCAL DEVELOPMENT PLAN
Role and Content	To provide an update to the Adopted Local Development Plan 2014 – 2029 this will provide a planning policy framework and development strategy for Maldon District up to 2038
Coverage	Maldon District
Timetable	Consult on Issues and Options –Autumn 2021 Consult on the Preferred Strategy LDP (Reg 18) – Summer 2022 Publish Draft LDP (Reg 19) – Early Spring 2023 Submit to the Secretary of State for Examination – Late Spring 2023 Adoption – Late Autumn 2023

What is the purpose of this 'call for sites' exercise?

The purpose of the exercise is to identify potential sites that can be technically assessed for their suitability, availability and achievability (including viability) for housing and economic development to meet the needs identified for the District. We also need to land for retail, leisure and community uses.

How can sites come forward in the 'call for sites'?

Sites can be put forward by anyone or any organisation and typically will be promoted by land owners, developers, agents, local businesses and individuals in the District.

The Council will also look within the District for derelict land and land that could be considered suitable to meet identified needs.

What kind of sites is the Council looking for?

The Council is interested in all types of sites both large and small, brownfield and greenfield. Sites for housing are unlikely to be considered in the open countryside away from settlements as this type of development would be out of conformity with national planning

policy. The Council is also interested in sites for self-build, custom build, low cost and specialist needs housing such as that for older persons or those with disabilities.

How will the exercise be publicised?

The exercise will be publicised via the Council's web page, an advert in the local newspaper, letters and emails of interest sent to identified organisations, partners, agents, developers and individuals who have expressed an interest in the LDP.

How long was the exercise open for?

The exercise opened in March 2021 and will initially run for 8 weeks.

Where can I view more details about the sites?

Details of the sites will be produced in the Housing and Economic Land Availability Assessment (HELAA), which will be available on the Council's website in the autumn of 2021.

What will happen to each site submitted?

The sites will be technically assessed in terms of their suitability, availability and achievability (including viability) for the period of the next Local Development Plan (up to 2038).

This technical assessment procedure will follow the requirements of Government policy on assessing sites.

The HELAA will form a key component of the evidence base to inform policies and the choices for land for development in the review of the Local Development Plan.

If sites are identified in the 'call for sites' exercise and are being assessed does it mean that they will be allocated for development in the review of the Local Development Plan?

No. The call for sites and the technical assessment of sites put forward is an important evidence source to inform plan-making but does not in itself determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable or ultimately acceptable for development.

Allocation of land for development will depend upon the extent of policy and practical constraints identified in the assessment and the choices ultimately made by the District Council following public consultation on the options available. The technical assessment provides information on the range of sites which are available to meet need, but it is for the review of the Local Development Plan itself to determine which of those sites are the most suitable to meet those needs.

When can I comment on the sites?

The initial assessment as part of the HELAA is purely a technical exercise in accordance with Government policy which means the first opportunity to comment will be during the initial consultation on the Preferred Strategy in the summer of 2022 for the review of the Local Development Plan.

If you are unable to find the answers to your questions, please do not hesitate to contact the Local Plan team: policy@maldon.gov.uk