

CALL FOR SITES - FREQUENTLY ASKED QUESTIONS

JANUARY 2022

Why is the Council call for sites after the publication of the HELAA?

The Council has undertaken 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.

As part of that process the Council undertook a call for sites exercise that ran from March 2021 for eight weeks. These sites have been assessed and the map showing them is on the Council's website. However, the Council wish to continue asking for sites to come forward so that when it comes to choosing a suitable growth option for the District we have a large range of different site sizes in lots of locations to consider.

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.

How long is this exercise open for?

The exercise will be open until the publication of the preferred option for growth.

Where can I view more details about the sites?

Details of the sites already submitted are set out on the in the Housing and Economic Land Availability Assessment (HELAA), which is available on the Council's website.

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 (at least up to 2038).

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

The HELAA forms 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 suitable growth options. 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 in a consultation will be during the initial consultation on the Preferred Strategy in the summer/Autumn of 2022 for the review of the Local Development Plan. This will be the time when the Council actually consults on sites to be considered for allocation in the Local Development Plan Review.

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