

Appendix – Main Modifications

The main modifications below are expressed either in the form of ~~strike through~~ for deletions and **bold** for additions of text, or by specifying the modification in words.

The main modifications set out below are grouped by the Plan’s chapters. I have used the same reference numbers as those used by the Council. The numbering system does not start at **MM1**, and it is not a complete or sequential set of numbers. Where the Council used the prefix **AM**, I have changed this to **MM** but retained the same number.

Chapter 1: Introduction and context

Ref.	Policy / Paragraph	Modification
MM151	Paragraph 1.8	Amend the paragraph as follows: Once the LDP is adopted it will replace the Maldon District Replacement Local Plan (MDC, 2005b) saved policies. The LDP together with the forthcoming Rural Allocations DPD , the Essex Replacement Minerals Local Plan (RMLP) and the Replacement Waste Local Plan (RWLP), will form the statutory adopted ‘Development Plan’ for the District. In compliance with national planning policy and legislation, planning decisions must be taken in accordance with the Development Plan. Proposed development that conflicts with the Development Plan will be refused unless other material considerations indicate otherwise.
MM152	Paragraph 1.9	Amend the paragraph as follows: The LDP is in compliance with national planning policy, currently set out in the National Planning Policy Framework (NPPF) (DCLG, 2012a), Planning Policy for Traveller Sites (DCLG, 2012 2015) and National Planning Policy Statements and Guidance (DCLG, various) . The NPPF sets out a presumption in favour of sustainable development, which is the core aspect of national planning policy and the Local Development Plan.

Chapter 2: Spatial Vision and Development

Ref.	Policy / Paragraph	Modification
MM157	Paragraph 2.10	Amend the paragraph to read as follows:

Ref.	Policy / Paragraph	Modification
		<p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Report of Spatial Vision Workshops (PAS, 2011) (EB052) • Sustainability Appraisal (Royal Haskoning, 2012, 2013, 2014 and 2016) (EB088a to d, EB092 a to c, SD03a and EB108) • Maldon District Local Development Plan Preferred Options Consultation Document (MDC, 2012) (EB087) • Maldon District Draft Local Development Plan Consultation Document (MDC, 2012)
MM158	Policy S2	<p>Amend the policy as follows:</p> <p>To meet the objectively assessed housing need for the District, the The Council will plan for a minimum of 4,410 4,650 dwellings between 2014 and 2029 (294 310 dwellings per annum) including provision for market housing, affordable housing, housing for an ageing population and other types of housing for specialist needs. The current supply of housing is set out in the table below and stands at 5,108 dwellings.</p>
MM088	Policy S2	<p>Add a new paragraph in the policy after the paragraph starting ‘<i>A proportion of new strategic growth will be delivered through</i>’ as follows:</p> <p>Significant infrastructure constraints exist which will strictly limit the capacity for growth in Maldon, Heybridge and Burnham-on-Crouch in excess of that set out in Policy S2. Any proposal for development in excess of the allocations set out in Policy S2 will need to demonstrate to the Council’s satisfaction that:</p> <ul style="list-style-type: none"> • It will not prejudice or delay the delivery of the Garden Suburbs, Strategic Allocations, or planned infrastructure improvements; and • There will be sufficient infrastructure capacity to support the development. <p>Proposals which may prejudice the delivery of the LDP, either individually or cumulatively, will be resisted by the Council.</p>
MM159	Policy S2	<p>Amend the fifth paragraph of the policy as follows:</p> <p>The sites listed in the table below are allocated for housing development. Residential supply to meet the minimum requirements and projected phasing of the developments between 2014 and 2029 are as follows:</p>
MM160	Policy S2 Table	Amend the table in Policy S2 as set out in annex one of this appendix.

Ref.	Policy / Paragraph	Modification												
MM161	Policy S2	<p>Amend the policy as follows:</p> <p>To support the Council’s Economic Prosperity Strategy which seeks to achieve a strong, responsive and competitive local economy, Policy E1 in this plan allocates a total of circa 8.4 ha 11.4 hectares of new class B use employment land will be allocated and planned as part of the South Maldon Garden Suburb at Maldon and Strategic Allocations in Burnham-on-Crouch , as part of the West of Burnham-on-Crouch Strategic Allocation, and at rural sites in Great Braxted (Commodity Centre) and Stow Maries (Great Hayes Business Centre).</p>												
MM078 (a)	Policy S2	<p>Amend the policy as follows:</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" data-bbox="674 743 2085 890"> <thead> <tr> <th data-bbox="674 743 1144 775">Ref.</th> <th data-bbox="1144 743 1615 775">Reserve Sites</th> <th data-bbox="1615 743 2085 775">Indicative site capacity</th> </tr> </thead> <tbody> <tr> <td data-bbox="674 775 1144 807">RE1</td> <td data-bbox="1144 775 1615 807">West of Maldon (Hall Farm)</td> <td data-bbox="1615 775 2085 807">450</td> </tr> <tr> <td data-bbox="674 807 1144 839">RE2</td> <td data-bbox="1144 807 1615 839">North of Scraley Road</td> <td data-bbox="1615 807 2085 839">350</td> </tr> <tr> <td data-bbox="674 839 1144 871">RE3</td> <td data-bbox="1144 839 1615 871">East of Burnham-on-Crouch</td> <td data-bbox="1615 839 2085 871">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> <p><u>Monitor and Review</u></p> <p>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 Authority Monitoring Report (AMR) demonstrates that there is a significant shortfall in housing delivery 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.</p>	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
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RE1	West of Maldon (Hall Farm)	450												
RE2	North of Scraley Road	350												
RE3	East of Burnham-on-Crouch	100												
MM162	Policy S2	Amend the policy as follows:												

Ref.	Policy / Paragraph	Modification
		<p>Monitor and Review</p> <p>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 the Authority Monitoring Report (AMR) demonstrates that the Garden Suburbs and Strategic Allocations deliver less than 75% of their projected housing completions in three consecutive years (based on the trajectories set out in Figure 4 of this Plan), the Council will undertake a partial review of this Plan. 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.</p>
MM076	Paragraphs 2.21-2.24	<p>Amend the paragraphs as follows:</p> <p>2.21 The starting point, as set out in the national planning policy, is demographic projections for the area outlined within the Sub National Population Projections (SNPP). In April 2012 ONS published an update to the 2008 based projections using 2010 based data. The Essex Planning Officers Association (EPOA) has recently published the Greater Essex Demographic Forecasts study (Edge Analytics, 2013) which provides an assessment of the 2010 based SNPP update. and identified that the SNPP based housing requirement for the District is 294 dwellings per annum.</p> <p>2.22 Another key source of evidence in identifying the Council’s objectively assessed housing need is the Strategic Housing Market Assessment (SHMA) (DCA, 2014) –A SHMA which assesses the local housing market and identifies the housing need and demand, as well as outlining the scale and mix of housing and the range of tenures that the local population is likely to need in the future. The latest SHMA (DCA, 2012) has identified that there is an overall total demand for market housing of around 687 units and 242 affordable housing units per annum. This figure is much higher than the demographic based projection mentioned above. However, the SHMA also indicates that the majority of housing needs and demand identified in the report should be met by turnover of the existing stock, and local authorities are not expected to simply translate housing demand into actual housing targets that need to be met.</p> <p>2.23 With consideration of these projected household growth and demographic trends, the Heart of Essex Housing Growth Scenarios Study (RTP, 2012) tested a number of potential housing growth scenarios. The lowest option tested the number of houses required to maintain the existing population levels. For the District this meant that a housing figure of 146 dwellings per annum would be required. The second scenario tested the number of new homes needed to keep the size of the working age population stable. Taking into account demographic changes including an ageing population and smaller household sizes, this scenario shows that if a decline in the working age population is to be</p>

Ref.	Policy / Paragraph	Modification
		<p>avoided, then a minimum of 263 additional households are needed in the District each year.</p> <p>2.23 In response to comments to the public consultations the Council has commissioned and undertaken further assessment to identify local objectively assessed housing need in the District. The report, which is titled ‘Assessing Maldon’s Housing Requirement (NMSS, 2014)’ provides the most up-to-date population projections taking into account local demographic issues, the depressed housing market and how household formation may have been constrained by supply. The report has also assessed whether other evidence such as the SHMA may influence future housing targets.</p>
MM163	Paragraph 2.24	<p>Amend the paragraph as follows:</p> <p>Based upon consideration of the identified evidence and scenarios as well as emerging case studies nationally, the objectively assessed housing need in the District is considered to be 310 260 dwellings per annum. Represented to be by the latest, 2010 based update to the SNPP population projections, which equates to 294 dwellings per annum. The Council therefore intends to fully meet the objectively assessed housing need identified and deliver a minimum of 4,410 4,650 dwellings (294 310 per annum) through the LDP.</p>
MM164	Paragraph 2.25	<p>Amend the paragraph heading to read as follows:</p> <p>Garden Suburbs, Strategic Allocations and Neighbourhood Plans</p>
MM092	Paragraph 2.27	<p>Amend the paragraph as follows:</p> <p>The Council does recognise that there are a number of infrastructure constraints that need to be overcome in these areas and the wider area. The key infrastructure requirements that are necessary to enable strategic growth in a sustainable manner are set out in Policies S3, S4 and S6. These improvements include increased local highway capacity, improved public transport provision, increased schools provision, enhanced medical provision, flood mitigation measures, surface water flooding alleviation, and significant increases to public open space. Without this infrastructure, the delivery of sustainable communities will not be possible.</p>
MM165	Paragraph 2.28	<p>Amend the paragraph as follows:</p> <p>A small proportion of growth is also allocated to the District’s rural villages to help to maintain sustainable rural</p>

Ref.	Policy / Paragraph	Modification
		<p>settlements. It is important that any growth would be related to the settlement hierarchy, reflecting the size and function of the settlement. The Council will ensure that growth in the villages will not result in unsustainable spatial patterns that will be detrimental to the wider area. Policy S7 sets the Parameters for the growth in the villages. And the Council is committed to producing a Rural Allocations Development plan Document (DPD) which will provide further detail. As set out in Policy S2, 100 units are identified for Neighbourhood Plans. The Council will proactively work with the Neighbourhood Planning groups in the preparation of their neighbourhood plans to ensure that they are able to deliver new homes.</p>
<p>MM089</p>	<p>Insert new paragraphs after 2.29</p>	<p>Add new paragraphs as follows:</p> <p>Significant infrastructure constraints have been identified in the District. In the Maldon and Heybridge area limits exist particularly in relation to the capacity of the highway network and secondary school capacity. New relief roads and improvements to existing roads and junctions are essential to cater for future strategic growth. The Plan also requires the expansion of the Plume Academy in Maldon, which is the only secondary school which directly serves the needs of the Maldon and Heybridge area. This will result in the Plume Academy becoming one of the biggest secondary schools in the County. In Burnham-on-Crouch the existing primary schools will be expanded in order to accommodate the projected needs of the additional 450 dwellings planned. Growth in excess of 450 dwellings would require the provision of additional primary school places that cannot be provided on the sites of the two existing primary schools. To provide an additional new primary school at Burnham-on-Crouch would require a minimum of 1,150 dwellings to be planned for, and this is considered to be inappropriate for the town for a number of reasons, including the relatively limited availability of local services and facilities.</p> <p>Significant infrastructure improvements will be provided to cater for growth planned through the LDP. Most notably, these include:</p> <ul style="list-style-type: none"> • the expansion of the Plume Academy in Maldon to accommodate the future projected needs of the Maldon and Heybridge areas; • the development of new relief roads and highway improvement measures at Maldon and Heybridge to accommodate the future projected increase in traffic generation; and • the expansion of the primary school provision at Burnham-on-Crouch to accommodate the future demand for pupil places arising from the development. <p>It is vital that these infrastructure improvements are delivered in accordance with the requirements of the LDP and</p>

Ref.	Policy / Paragraph	Modification
		<p>Infrastructure Delivery Plan. Growth in excess of the levels set out in Policy S2 at Maldon, Heybridge or Burnham-on-Crouch could prejudice the delivery of the plan, and therefore will be resisted by the Council where necessary. Any proposals for growth in excess of the allocations set out in Policy S2 must demonstrate that they can be accommodated without prejudicing or delaying the delivery of the LDP Garden Suburbs and Strategic Allocations.</p> <p>The Council will regularly monitor infrastructure capacity and the delivery of infrastructure as set out in the Monitoring Framework.</p>
MM166	Paragraph 2.30	<p>Amend the paragraph as follows:</p> <p>The Existing Commitments Committed housing supply includes dwellings completed between April 2014 and March 2016 and extant planning permissions, such as sites that have already received planning permission but are not yet delivered. There is a likelihood that these sites will be developed in the next 5 years and additional sites will also become commitments after the grant of planning permission during the Plan period, which will add to the overall supply. To avoid duplication, these sites are also not treated towards the windfall assessment. The number of extant planning applications is not a constant figure as new planning permissions are being obtained and new homes are being delivered on a regular basis. The latest monitoring data (MDC, 2013a) indicated that approximately 300 dwellings fall within this category of committed housing supply at the current time.</p>
MM116	Paragraphs 2.31-2.32	<p>Amend the paragraphs as follows:</p> <p>2.31 Policy compliant SHLAA sites are also considered as part of the committed supply. These are sites identified in the SHLAA (URS, 2012) and updates to the SHLAA which would in principle be in compliance with the NPPF and the LDP, because the sites are within existing settlement boundaries and are deemed suitable, available and deliverable for housing developments. The SHLAA identified a potential of 97 dwellings within this category. Following future reviews of the SHLAA this figure may be subject to change. Therefore, for the purpose of the LDP, the total committed supply for housing which includes both extant planning permissions and policy compliant SHLAA sites is set at <u>400741</u> dwellings over the Plan period.</p> <p>2.32 Windfall sites are defined by national planning policy as sites which have not been specifically identified as available in the LDP process and normally comprise previously-developed sites that have unexpectedly become available. Since 2001, Maldon District has had a regular supply of windfall sites. that contributed on average 22 dwellings per annum to the housing completion rate during this period. Based on this historic rates of windfall delivery, the Council has made an allowance for 330 300 windfall dwellings to be delivered over the Plan period.</p>

Ref.	Policy / Paragraph	Modification
MM078 (b)	Paragraphs 2.33 and 2.34	<p>Delete the paragraphs as follows:</p> <p>2.33 Reserve Sites Whilst reserve sites are not specifically required by national planning policy, the LDP needs to be flexible enough to consider and account for circumstances not anticipated in the Plan and to allow a rapid response.</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>
MM167	Paragraph 2.39	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Greater Essex Demographic Forecasts Phase 4 Edge Analytics, 2013) (EB043d) • Heart of Essex Economic Futures (NLP, 2012) (EB062) • Heart of Essex Housing Growth Scenarios (RTP, 2012) (EB062) • Household Projections (DCLG, 2010) • Strategic Housing Market Assessment Update 2012 (DCA, 2012) (EB010c) • Maldon District Strategic Housing Land Availability Assessment (URS, 2012) (EB056a-c) • Infrastructure Delivery Plan (MDC, 2013) (EB059 b and c) • The Localism Act (HM Government, 2011b) • Issues and Options Report 1 and Report 2 (MDC, 2007 and MDC, 2007) (EB080 and EB081) • Maldon District Core Strategy Regulation 25 Consultation and Draft Core Strategy Preferred Options Consultation Summary Report (MDC 2009 and 2012) (EB083 and EB086) • Maldon District Local Development Plan Preferred Options Consultation Document (MDC, 2012) (EB087)

Ref.	Policy / Paragraph	Modification
		<ul style="list-style-type: none"> • Maldon District Draft Local Development Plan Consultation Document (MDC, 2013) (EB091) • Maldon Local Development Plan Further Assessment of impact of Proposed Development Sites in Heybridge and South Maldon on Highway Network (ECC, 2013) (EB004c)
MM168	Figure 4	Replace Figure 4 of the Plan with the new Figure 4 set out in annex two of this appendix.
MM003	Policy S3	<p>Amend criterion 4 of the policy as follows:</p> <p>The historic environment is instrumental in establishing landscape and built character and providing a sense of place and identity, and this should be recognised through the protection, management and enhancement of heritage assets;</p>
MM169	Policy S3	<p>Amend criterion 8 of the policy as follows:</p> <p>There will be a network of safe and usable paths and streets for pedestrians, cyclists, horse riders and vehicles. This network should prioritise accessibility to open spaces, education and health facilities;</p>
MM050	Policy S3	<p>Amend the policy as follows:</p> <p>A master plan for each of the Garden Suburbs at Maldon and Heybridge will be prepared and developed, in partnership between the Council, relevant stakeholders, infrastructure providers and developer / landowners for illustrative purposes and as a guide for developers.</p>
MM051	Paragraph 2.45	<p>Amend the paragraph as follows:</p> <p>Planning consents for developments within each of the Garden Suburbs will only be granted by the Council if the proposals are in accordance with respective masterplans for the Garden Suburbs which are endorsed by the Council. Where appropriate, the Council will adopt the masterplans as SPDs. The principles set out in the master plans will be in accordance with Policies S3 and S4 and other policies in the LDP. The master plans will be endorsed by the Council and where appropriate, the Council may adopt the master plans as SPDs.</p>
MM170	Paragraph 2.47	Amend the paragraph to read as follows:

Ref.	Policy / Paragraph	Modification
		<p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Maldon District Core Strategy Regulation 25 Consultation and Draft Core Strategy Preferred Options Consultation Summary Report (MDC 2009 and 2012) (EB083 and EB086) • Issues and Options Report 1 and Report 2 (MDC, 2007 and MDC, 2007) (EB080 and EB081) • Urban Design Compendium Volume 1 and Volume 2 (Llewellyn Davies, 2000 and Llewellyn Davies, 2007) • Maldon District Characterisation Assessment (QUBE, 2006) (EB053) • Maldon District Historic Environment Characterisation Project (ECC, 2008) (EB018) • Maldon Conservation Area Reviews and Character Appraisals (ECC, various dates) (EB022a to i) • By Design: Urban Design in the Planning System – Towards Better Practice (ODPM, 2000) • Maldon District Local Development Plan Preferred Options Consultation Document (MDC, 2013 2012) (EB087) • Maldon District Draft Local Development Plan (MDC, 2013) (EB091) • South of Maldon Garden Suburb: Brief for Strategic Masterplan Framework (MDC, 2013) (EB094) • North of Heybridge Garden Suburb: Masterplan Brief (MDC, 2013) (EB093)
MM108	Policy S4	<p>Amend the policy as follows:</p> <ul style="list-style-type: none"> • A new outer relief road to the north of Heybridge between Broad Street Green Road and Langford Road; <u>and</u> • A country park focused to the west of Maypole Road; and
MM100	Policy S4	<p>Amend the policy as follows:</p> <ul style="list-style-type: none"> • A strategic flood alleviation scheme
MM096	Policy S4	<p>Add a new bullet point to the second part of the policy as follows:</p> <ul style="list-style-type: none"> • Identified infrastructure will be delivered in line with the requirements set out in Policy I1 and having regard to the most recent evidence provided in the Infrastructure Delivery Plan.
MM059	Policy S4	<p>Amend the policy's tenth bullet point on page 27 as follows:</p>

Ref.	Policy / Paragraph	Modification
		<ul style="list-style-type: none"> Development proposals must be accompanied by a comprehensive and detailed ecological survey. Due to the potential impact on Natura 2000 sites, this must include an Appropriate Assessment screening report; and
MM005	Policy S4	<p>Amend the policy's eleventh bullet point on page 27 as follows:</p> <ul style="list-style-type: none"> Prior to any development a comprehensive and detailed archaeological assessment should be undertaken. Development proposals must be accompanied by a comprehensive and detailed archaeological assessment.
MM090	Policy S4	<p>Add a new paragraph to the policy (before the paragraph starting '<i>Development proposals within both the South Maldon Garden Suburb and...</i>') as follows:</p> <p>Significant infrastructure constraints exist which strictly limit the capacity for development in the Maldon and Heybridge area which is in excess of that set out in Policy S2. Any proposal for development in excess of the allocations set out in Policy S2 will be resisted by the Council unless it can be demonstrated that it can be accommodated without prejudicing or delaying the delivery of the LDP Garden Suburbs, Strategic Allocations, or planned infrastructure improvements.</p>
MM006	Policy S4	<p>Add to the policy as follows:</p> <p>Further details on infrastructure requirements, delivery and funding mechanisms are included in the Infrastructure Delivery Plan.</p>
MM171	Policy S4	<p>Amend the policy's second bullet point in the third list as follows:</p> <p>New and / or enhanced walking, and cycling routes walking, cycling, and, if appropriate, bridleway routes, are included internally within the new Garden Suburbs and where appropriate Strategic Allocations and externally connected to the wider area especially the Maldon and Heybridge Central Area;</p>
MM071(a)	Policy S4	<p>Add a new bullet point to the policy (after the second paragraph on page 27) as follows:</p> <p>New development or any associated sewage infrastructure does not have an adverse effect on any internationally protected sites. New development will only be permitted once a deliverable solution has been identified to address sewage constraints on land south of Maldon.</p>

Ref.	Policy / Paragraph	Modification
MM172	Policy S4	Amend the policy's fifth bullet point on page 27 to read as follows: Flood risk management and surface water mitigation measures will have regard to the Maldon and Heybridge Surface Water Management Plan. Such measures must be planned in conjunction with relevant stakeholders including the Environment Agency and Essex County Council, and must be integral to the development proposals for the Strategic Growth areas as a whole;
MM173	Policy S4	Amend the policy as follows: <i>Development proposals within both the South Maldon Garden Suburb and the North Heybridge Garden Suburb must be in accordance with a masterplan endorsed by the Council for the respective areas.</i> The Masterplans for the South Maldon Garden Suburb and the North Heybridge Garden Suburb must be in accordance with these broad development principles and other policies in the LDP. Development proposals within both the South Maldon Garden Suburb and the North Heybridge Garden Suburb should have regard to the masterplan endorsed by the Council for the respective areas.
MM109	Policy S4	Amend the policy as follows: The following masterplanning principles should form form the basis of the masterplan for the North Heybridge Garden Suburb or any proposed developments within the masterplan area in order to maintain a clear defensible northern and western boundary to Heybridge and reduce the potential for future coalescence with neighbouring villages: <ul style="list-style-type: none"> • The new relief road should form a northern boundary of the development. Only strategic flood alleviation measures and landscaping measures may be allowed to the north of the new relief road; • Strategic flood alleviation measures may be permitted outside of the masterplan area where appropriate and required; and • The area between the new relief road, Maypole Road and Langford Road will be used for green infrastructure, agriculture, flood alleviation and / or landscaping measures. The Council will work with landowners to create suitable access routes into the wider public footpath network and links to adjoining areas of public open space.
MM007	Figure 5A and Figure 5B	Swap the two Figures on pages 28 and 29 so that the correct maps are under the correct headings.
MM008	Paragraph 2.55	Amend the paragraph as follows:

Ref.	Policy / Paragraph	Modification
		<p>The planned growth will generate the need for two new primary schools, one in Maldon and one in Heybridge. Each school will require a site of approximately 2.1 hectares of land. The new primary school sites will need to be appropriately located with good access to both existing urban areas and the growth areas. They They will need to be served by safe direct walking and cycling routes and where appropriate. This level of growth will also generate the need for four new 56-place early years and childcare facilities, two in Maldon and two in Heybridge. To maximise efficiency and accessibility, the LDP requires one of these childcare facilities in each area to be co-located with the new primary schools.</p>
MM174	Paragraph 2.56	<p>Amend the paragraph as follows:</p> <p>All sewerage south of the River Blackwater is pumped to the north towards Maldon Works which has sufficient capacity to accommodate additional foul water generated by the proposed growth. However, there are capacity constraints associated with the sewerage network in the Maldon and Heybridge area as borne out in the conclusions from the Maldon Scoping Water Cycle Study and subsequent evidence. Strategic growth in the Heybridge area will require a new upgrades to the existing foul main that connects to the Maldon Treatment Works; strategic growth to the south of Maldon would require a sewerage strategy to identify the appropriate mitigation and infrastructure measures that will be necessary to support new development. Anglian Water has indicated that there are a variety of possible solutions that will need to be explored to establish the most cost-effective and appropriate measures for addressing sewerage constraints on land to the south of Maldon. The final solution taken forward will need to be agreed by Anglian Water and the Environment Agency. New development or any associated sewage infrastructure must demonstrate that there will be no likely significant effect on Internationally designated sites and should not have an adverse effect on them.</p>
MM176	Paragraph 2.57	<p>Amend the paragraph as follows:</p> <p>Parts of Maldon and Heybridge are currently vulnerable to surface water flooding. Strategic developments in these areas provide opportunities to reduce flooding and divert surface water flooding away from the urban area through appropriate design and the introduction of effective Sustainable Drainage Systems in accordance with having regard to the Maldon and Heybridge Surface Water Management Plan (SWMP). In particular, strategic developments to the north of Heybridge should not prejudice and should be integrated with will be required to deliver a strategic flood alleviation scheme which will address the existing surface water flooding in north Heybridge.</p>
MM110	Paragraph 2.58	Amend the paragraph as follows:

Ref.	Policy / Paragraph	Modification
		<p>Green Infrastructure and Community Facilities With consideration given to the Maldon District Green Infrastructure Study (or subsequent document), the strategic growth in Maldon and Heybridge will include on-site sports, recreational and community facilities provision. In addition, these areas will include provision that enhances and creates green corridors and spaces that link with the existing urban area, the Maldon and Heybridge Central Area including Maldon Town Centre, and the wider countryside. Strategic growth at Heybridge will also present an opportunity to provide a new Country Park for the District, and link to nearby existing open spaces and assets.</p>
MM111	Paragraph 2.59	<p>Amend the paragraph as follows:</p> <p>Focusing a country park to the west of Maypole Road Strategic growth at Heybridge will provide opportunities for enhanced access to the countryside and a well-connected network of green spaces and better linkages with the existing green infrastructure network, for example the Elms Farm park and the Blackwater Rail Trail.</p>
MM112	Paragraph 2.60	<p>Amend the paragraph as follows:</p> <p>A significant amount of landscape buffering shall be required on the entire length of both sides of the proposed relief road to provide a clear, defensible boundary which will help to shape the extent of the North Heybridge Garden Suburbs. The area between the new relief road, Maypole Road and Langford Road will serve as a green buffer to provide a clear separation between Heybridge and Langford villages and to protect and enhance the setting of Listed Buildings and other heritage assets.</p>
MM060	After 2.60	<p>Add new paragraphs after paragraph 2.60 as follows:</p> <p>Ecology</p> <p>The ecological impact of the Garden Suburbs and Strategic Allocations, waste water treatment and potential increased recreational disturbance should be fully addressed through the project HRA, to ensure no significant effect on European Sites are likely.</p> <p>In principle the Council’s approach to ecological conservation is to avoid, mitigate and finally, compensate, in that order. Therefore any adverse impact on the natural and historic environment should be avoided wherever possible. Where an adverse impact is unavoidable, the proposals should clearly indicate how the adverse impacts will be</p>

Ref.	Policy / Paragraph	Modification
		effectively mitigated to the satisfaction of the Council and relevant statutory agencies. Where a development is deemed relevant to internationally and nationally designated sites, the Council will need to be satisfied that a project HRA has been undertaken and that no significant adverse impact has been identified.
MM010	Paragraph 2.61	<p>Amend the paragraph as follows:</p> <p>The North Heybridge Garden Suburbs and Strategic Allocations area could potentially contain nationally important heritage assets including possible Prehistoric / Roman settlement sites spread out over much of the proposed development area. There are also some known heritage environmental assets and potential for others to be present at land South of Maldon South Maldon Garden Suburb. The Strategic Allocation at Park Drive is within 150 metres of a registered battlefield, a designated heritage asset of the highest significance, and the potential for locations of archaeological interest beyond the boundary of the registered area is high. Development proposals in these areas will therefore require an archaeological assessment and, where necessary, to prepare a mitigation strategy which includes fieldwork and excavation (including and potential for in situ preservation), and a monitoring and recording programme.</p>
MM117	Paragraph 2.66	<p>Amend the paragraph as follows:</p> <p>In relation to the A414, the approach currently recommended by Essex Highways is the addition of pre-signals at Eves Corner has been completed. Maldon District Council will support Essex County Council by identifying recommended further mitigation measures within the Infrastructure Delivery Plan, and where appropriate will include require specific strategic highways improvements as developer contributions or for inclusion within the Council's CIL Regulation 123 list.</p>
MM012	Paragraph 2.67	<p>Amend the paragraph as follows:</p> <p>Physical space surrounding the B1019 / B1137 junction at Hatfield Peverel has restricted the identification of a viable immediate solution to relieve congestion by Essex Highways. A new junction connecting the B1019 to the A12 would provide the most effective solution, however the significant costs associated with a new junction render this option undeliverable at this time. Maldon District Council will seek to work with Braintree District Council, Essex County Council, the Highways Authority, the South East Local Enterprise Partnership, and Central Government to raise awareness and seek funding towards the future implementation of a new junction on the A12. this would come at a significant cost. Maldon District Council will seek to work with Braintree District Council, Essex County Council and Highways England to identify funding opportunities for the completion of this scheme alongside the South East</p>

Ref.	Policy / Paragraph	Modification
		Local Enterprise Partnership, and Central Government.
MM177	Paragraph 2.70	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Report of Spatial Vision Workshops (PAS, 2011) (EB052) • Maldon District Local Development Plan Preferred Options Consultation Document (MDC, 2012) (EB087) • Maldon District Draft Local Development Plan Consultation Document (MDC, 2013) (EB091) • Assessment of Impact of Proposed Development Sites in Heybridge, South Maldon and Burnham-on-Crouch on Highway Network (ECC/ Essex Highways, 2013) (EB094c) • Maldon and Heybridge Surface Water Management Plan (ECC, 2013) (EB002) • Maldon Local Development Plan Further Assessment of Impact of Proposed Development Sites in Heybridge and South Maldon on Highway Network (ECC, 2013) (EB004c) • Maldon Local Development Plan Reallocation of 335 Dwellings from South Maldon to Heybridge Modelling Results (ECC, 2014) (EB065) • Maldon Local Development Plan Technical Note- Impact of Proposed Development Sites in Heybridge and South Maldon on Wider Highway Network (ECC, 2014) (EB004b) • Maldon Scoping Water Cycle Study (Entec, 2010)
MM178	Policy S5	<p>Amend criterion 1 of the policy as follows:</p> <p>Development and regeneration will take place in accordance with having regard to a masterplan endorsed by the Council;</p>
MM179	Paragraph 2.79	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Maldon and Heybridge Central Area Contextual Study (AMUP, 2012) (EB055) • Employment Land Review and Addendum (RTP 2009 and RTP 2009) (EB035a and b)

Ref.	Policy / Paragraph	Modification
		<ul style="list-style-type: none"> • Heart of Essex Economic Futures (NLP, 2012) (EB060) • Maldon District Characterisation Assessment (QUBE, 2006) (EB053) • Maldon District Retail Monitoring Survey 2012 (MDC, 2012) (EB049) • The Causeway: Retail Impact Assessment (GVA Grimley, 2010) (EB015) • Maldon Conservation Area Reviews and Character Appraisals (ECC, various dates) (EB022a to i) • Development and Improvement Plan for The Causeway Regeneration Area (BBP Regeneration, 2015)
MM013	Policy S6	<p>Amend criterion 13 of the policy as follows:</p> <p>Provision for B use employment land in the form of an extension to the Burnham Business Park (relevant only to site S2(i));</p>
MM085	Policy S6	<p>Amend the policy's criteria as follows:</p> <p>2) Enhanced public transport provision is incorporated within the strategic allocations;</p> <p>3) Safe pedestrian, cycling and bridleway links are provided from the development to the town centre and, where applicable, to other public services, facilities and the existing urban area;</p> <p>6) Community hubs and local centres facilities of an appropriate form and scale are integrated into the design and layout of development proposals;</p>
MM097	Policy S6	<p>Add a new criterion to the policy as follows:</p> <p>17) Identified infrastructure will be delivered in line with the requirements set out in Policy I1 and having regard to the most recent evidence provided in the Infrastructure Delivery Plan.</p>
MM091	Policy S6	<p>Add a new paragraph to the end of the policy as follows:</p> <p>Significant infrastructure constraints exist which strictly limit the capacity for development in the Burnham-on-Crouch area which is in excess of that set out in Policy S2. Any proposal for development in excess of the allocations set out in Policy S2 will be resisted by the Council unless it can be demonstrated that it can be accommodated without prejudicing or delaying the delivery of the LDP Garden Suburbs, Strategic Allocations, or planned</p>

Ref.	Policy / Paragraph	Modification
		infrastructure improvements.
MM014	Paragraph 2.85	<p>Amend the paragraph as follows:</p> <p>There is an identified deficiency of early years and childcare facilities in Burnham-on-Crouch. The planned development will generate an additional demand for a new 56 place Early Years and Childcare facility such facilities and as such the Strategic Allocations will be required to contribute towards meeting the additional needs.</p>
MM181	Paragraph 2.88	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Report of Spatial Vision Workshops (PAS, 2011) (EB052) • Maldon District Local Development Plan Preferred Options Consultation Document (MDC, 2012) (EB087) • Maldon District Local Development Plan Consultation Document (MDC, 2013) (EB091) • Assessment of Impact of Proposed Development Sites in Heybridge, South Maldon and Burnham-on-Crouch on Highway Network (ECC/ Essex Highways, 2013) (EB004c)
MM182	Policy S7	<p>Delete the second paragraph from the policy as follows:</p> <p>A Rural Allocations DPD will be produced to allocate land for a minimum of 420 dwellings in and around the District's villages, comprising 75 dwellings at North Fambridge and 345 dwellings in other rural villages. The Rural Allocations DPD will also include provision for village-scale employment, retail, and community uses to serve an identified settlement and its rural catchment area where necessary and appropriate.</p>
MM183	Policy S7	<p>Amend the third paragraph of the policy as follows:</p> <p>Each parish and town council will be invited to work with the Council through the preparation of Neighbourhood Plans to identify appropriate land to meet the needs for their area. Land will be allocated in the Rural Allocations DPD in accordance with the principles of sustainable development set out within the LDP and the following principles:</p>
MM 064	Policy S7	<p>Add a new criterion to the list at the end of the policy as follows:</p>

Ref.	Policy / Paragraph	Modification
		<p>f) Allocations should aim to protect and enhance the natural environment, biodiversity and green infrastructure network.</p>
<p>MM184</p>	<p>Policy S7</p>	<p>Delete the final paragraph of the policy as follows:</p> <p>Existing community led plans including Neighbourhood Plans, Village Design Statements (VDS) and where appropriate Parish Plans, will inform the production of the Rural Allocations DPD.</p>
<p>MM094</p>	<p>Paragraph 2.91</p>	<p>Delete the paragraph as follows:</p> <p>75 dwellings will be allocated in the village of North Fambridge. This is because North Fambridge is one of the more sustainable rural villages given its proximity to a higher level of services within the neighbouring settlement of South Woodham Ferrers, its accessibility by rail and its proximity to a variety of employment and retail markets in South Essex.</p>
<p>MM186</p>	<p>Paragraph 2.94</p>	<p>Delete the paragraph as follows:</p> <p>The Council will produce a Rural Allocations DPD to provide further details in relation to rural housing, employment and other developments. In principle, the scale of future development in each of the rural villages will reflect the landscape and infrastructure capacity in the locality, the character of the village, and the extent of local needs. Individual parish councils will be invited to work with the District Council in preparing the DPD and local residents will be consulted to ensure the DPD takes into account the vision and preference of local communities.</p>
<p>MM015</p>	<p>Paragraph 2.95</p>	<p>Amend the paragraph as follows:</p> <p>The Council will provide assistance in the production of community-led plans in accordance with the protocol, including any neighbourhood plans which set out future planning guidance on a parish / town level. The Council will expect these plans to be in compliance general conformity with the strategic policies set out in the LDP and consistent with the planning principles set out in the LDP and other national and local planning policies and guidance.</p>
<p>MM187</p>	<p>Paragraph 2.96</p>	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p>

Ref.	Policy / Paragraph	Modification
		<ul style="list-style-type: none"> • Maldon District Local Development Plan Preferred Options Consultation Document (MDC, 2012) (EB087) • Maldon District Draft Local Development Plan Consultation Document (MDC, 2013) (EB091) • Maldon District Rural Facilities Survey (MDC, 2011 & MDC, 2016) (EB038 and EB0338b)
MM188	Paragraph 2.98	<p>Amend the paragraph as follows:</p> <p>The hierarchy will help to group settlements by size and function. However, it should be noted that the hierarchy does not in itself dictate the levels of growth for individual settlements. Rather, it is a reflection of the current status and function of the villages within the District, and will help to inform the preparation of Neighbourhood Plans and the consideration of planning applications. Council's future development strategies including the production of a Rural Allocations DPD.</p>
MM189	Paragraph 2.102	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Maldon District Local Development Plan Preferred Options Consultation Document (MDC, 2012) (EB087) • Maldon District Draft Local Development Plan Consultation Document, Maldon District Council (MDC, 2013) (EB091) • Maldon District Rural Facilities Survey (MDC, 2011 & MDC, 2016) (EB038 and EB038b)

Chapter 3: Design and Climate Change

Ref.	Policy / Paragraph	Modification
MM190	Policy D1	<p>Amend criterion 5 of the policy as follows:</p> <p>Include safe and secure vehicle and cycle parking in accordance with having regard to the Council's adopted parking standards</p>
MM191	Policy D1	<p>Amend criterion 6 of the policy as follows:</p> <p>Maximise connectivity within the development and to the surrounding areas including the provision of high quality</p>

Ref.	Policy / Paragraph	Modification
		and safe pedestrian, and cycle and, where appropriate, horse riding routes;
MM192	Policy D1	<p>Amend the final paragraph of the policy as follows:</p> <p>In addition, all developments must also demonstrate that they are in general conformity with have regard to the design principles set out in in the emerging Maldon District Design Guide SPD and any relevant local development documents</p>
MM193	Paragraph 3.6	<p>Amend the paragraph as follows:</p> <p>New development should be in accordance with have regard to the Council’s adopted parking standards outlined in the Maldon District Vehicle Parking Standards SPD (or successor document) which outlines recommended cycle, motorcycle, and car parking space provision in relation to the size and use of new development.</p>
MM194	Paragraph 3.9	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Essex Design Guide (ECC, 1997) (EB025) • Heybridge Basin Village Design Statement (Heybridge Basin, Conservation Society, 2006) (EB017) • Landscape and Visual Impact Assessment (ECC, 2010) (EB021) • Maldon District Characterisation Assessment (Qube, 2006) (EB053) • Maldon District Historic Environment Characterisation Project (ECC, 2008) (EB018) • Maldon District Vehicle Parking Standards SPD (MDC, 2006) (EB075) • Maldon Historic Skyline Survey (ECC, 2009) (EB020) • Maldon Landscape Character Assessment (CBA, 2006) (EB009a) • Wickham Bishops Village Design Statement (Wickham Bishops Parish Council, 2010) (EB079) • Althorne Village Design Statement (Althorne Community Together, 2015)
MM195	Policy D2	<p>Delete criteria 1), 2) and 3) from the policy as follows:</p> <p>1) Development shall minimise energy demand and greenhouse gas emissions. Developments of five or more</p>

Ref.	Policy / Paragraph	Modification
		<p> dwellings or non-residential developments of 1,000 square metres or more should secure at least 10% of their energy from decentralised and renewable or low carbon sources, unless this is not feasible or viable. Any facilities proposed to achieve this requirement should be operational before any building is occupied;</p> <p>2) Subject to viability, all residential development should <i>as achieve</i> a minimum of <i>Code for Sustainable Homes Level 4</i>; meet all relevant national standards in relation to the design and construction of sustainable homes</p> <p>3) All non-residential development should as achieve a minimum of BREEAM 'Very Good' rating or be supported by a bespoke assessment that demonstrates appropriate environmental performance results above current Building Regulation requirements;</p> <p>4) All development will be expected to implement zero carbon build standards in accordance with national planning policies and guidance;</p> <p>5) Development will maximise the use of building materials from sustainable sources and apply sustainable construction methods;</p>
MM196	Policy D2	<p>Amend criterion 5 of the policy as follows:</p> <p>Development will should seek to maximise the use of building materials from sustainable sources and apply sustainable construction methods where appropriate</p>
MM197	Policy D2	<p>Amend criterion 6 of the policy as follows:</p> <p>To protect water resources, development will seek to reduce water consumption and mitigating against existing and potential flood risk (including, fluvial, surface and coastal) as well as periods of drought;</p>
MM198	Policy D2	<p>Amend criterion 7 of the policy as follows:</p> <p>Incorporate recycling facilities in accordance with having regard to the Council's adopted Waste Strategy and current or planned waste collection methods.</p>
MM065	Policy D2	<p>Amend criterion 9 of the policy as follows:</p> <p>Green infrastructure should be incorporated as a way of adopting and mitigating for climate change through the management and enhancement of existing habitats and the creation of new ones to assist with species mitigation, to provide shade during high temperatures and for flood mitigation. Negative impacts on ecology, landscape and green infrastructure should be minimised.</p>

Ref.	Policy / Paragraph	Modification
MM066	Policy D2	<p>Add a new criterion to the policy as follows:</p> <p>15) Development must take into account the economic and other benefits of preserving the best and most versatile land. Where possible poor quality land should be prioritised over higher quality land.</p>
MM199	Paragraph 3.12	<p>Delete the paragraph as follows:</p> <p>The Council requires new development to achieves the highest standards to specified minimum nationally recognised standards for residential and non-residential developments, to ensure that all new buildings contribute to sustainable development objectives and deliver real improvements in building performance. The Code for Sustainable Homes (DCLG, 2008) is a set of national standards for the sustainable design and construction of new homes, using a one to six star rating to identify the overall sustainability performance of a new home. BREEAM is an environment assessment and rating method for buildings recognised nationally and abroad. The assessment evaluates a buildings specification, design, construction and use, and aims to encourage low carbon and low impact design, to minimise energy use and maximise the use of low carbon technologies.</p>
MM201	Paragraph 3.20	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Joint Municipal Waste Management Strategy for Essex 2007 to 2032 (ECC, 2008) (EB042) • Waste Development Document Preferred Approach (ECC, 2011) (EB013) • Air Quality Standards Regulations (HM Government, 2010) • Climate Change Toolkits, 2nd Edition, (RIBA, 2009) • Planning and Energy Act (HM Government, 2008) • Ambient Air Quality Directive (EU, 2008) • The Fourth Assessment Report (AR4) (IPCC, 2007) • National Emission Ceilings Regulations (HM Government, 2002) • Ministerial Written Statement by the Secretary of State dated 25th March 2015 (DCLG, 2015) • Maldon Scoping Water Cycle Study (Entec, 2010) • Water Framework Directive (EU, 2000)

Ref.	Policy / Paragraph	Modification
		<ul style="list-style-type: none"> Minerals Local Plan (ECC, 2014c)
MM202	Paragraph 3.23	<p>Amend the paragraph as follows:</p> <p>The Council is committed to safeguarding and enhancing the historic environment through its numerous grant schemes, approved conservation area reviews and appraisals, and through recognition of exemplary schemes for innovative design and good practice in conservation at the annual Conservation and Design Awards.</p>
MM203	Policy D3	<p>Amend the policy as follows:</p> <p>All Development proposals that affect a heritage asset (both whether designated and or non-designated) and / or its setting will be required to:</p> <ol style="list-style-type: none"> 1) Preserve or enhance its special character, appearance, setting – including its and town streetscape and landscape value – and in a manner which is appropriate to its significance and any features and fabric of architectural or historic interest; 2) Submit Be supported by a Heritage Statement to explain which describes the asset’s significance of the heritage asset in sufficient detail to understand the potential impact of the proposal upon the significance of the heritage asset through the proposed work to it and/or its setting development proposals, and clearly identifying their impact on the heritage asset’s special character and setting. <p>Development proposals which affect a heritage asset will also have to be in accordance with respective national policies and guidance in the National Planning Policy Framework.</p> <p>Change of use, extensions, additions, alterations, and demolition (partial or total) to any heritage asset or any building within a conservation area will require clear and convincing justification and will only be permitted if:</p> <ul style="list-style-type: none"> • The Council is satisfied that the proposal would not harm the asset or building, its setting and any features that contribute to their special architectural or historic interest; or • The public benefits of the proposal overwhelmingly outweigh the loss or harm to a heritage asset or building. <p>When considering the impact of a proposed development on the significance of a designated heritage asset, the Council will give great weight to the asset’s conservation. Any harm to or loss of a heritage asset will require clear and convincing justification.</p>

Ref.	Policy / Paragraph	Modification
		<p>Where a proposed development would lead to substantial harm to or total loss of significance of a designated heritage asset, it will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: the nature of the heritage asset prevents all reasonable use of the site; no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.</p> <p>Where a proposed development would cause less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.</p> <p>Where the loss of a heritage asset is justified based on the merits of a new development, the Council will ensure, through appropriate planning conditions and obligations, that the new development will be implemented as proposed.</p>
MM204	Policy D3	<p>Amend the policy as follows:</p> <p>In exceptional circumstances, where a heritage asset is at risk and requires significant repairs to maintain or enhance its heritage value, and the cost for repair and / or investigation is unobtainable by any other means, the notion of ‘Enabling Development’ could be considered.</p> <p>Enabling development will be only considered on a site by site basis to secure the long term future of a heritage asset, where the public benefits clearly outweigh the harm. Enabling development which would otherwise conflict with policies in this Plan but which would secure the future conservation of a heritage asset, will only be allowed where the benefits of the proposal outweigh the dis-benefits of departing from the policies in this Plan. Any such scheme will also need to be supported by English Heritage and any other relevant statutory agencies as required.</p>
MM205	After paragraph 3.26	<p>Add a new paragraph as follows:</p> <p>The Council is committed to safeguarding, enhancing and promoting the historic environment. The Council will monitor heritage assets at risk from neglect, decay or other threats by maintaining an up-to-date ‘heritage at risk register’, and working proactively with owners, building preservation trusts and other stakeholders to help protect and preserve the district’s most vulnerable historic buildings and areas.</p>

Ref.	Policy / Paragraph	Modification
MM206	Paragraph 3.28	<p>Amend the paragraph as follows:</p> <p>A conservation area is an area of special architectural interest, with a character or appearance which is considered desirable to preserve or enhance. There are currently 13 conservation areas in the District, which are identified in the Proposals Map accompanying the LDP. Conservation areas are designated heritage assets, and great weight should be given to their preservation and enhancement. Loss of a building or other element that makes a positive contribution as set out in the relevant conservation area review and appraisal requires clear and convincing justification. Development within a conservation area should seek to preserve, enhance or better reveal the special character, appearance or significance of heritage assets in the area. The Council's approved conservation area reviews, appraisals, and management plans describe the special character and appearance of the district's conservation areas and identify opportunities to enhance or better reveal the significance of these heritage assets.</p>
MM207	Paragraph 3.32	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Local List of Buildings of Architectural or Historic Interest (MDC, 2012c) (EB023) • Landscape and Visual Impact Assessment (ECC, 2010a) (EB021a) • The Maldon Coast (Coastal and Inter-tidal Archaeology Survey) (ECC, 2009a) (EB026) • Maldon District Characterisation Assessment (Qube, 2006) (EB053) • Maldon District Historic Environment Characterisation Project (ECC, 2008a) (EB018) • Maldon Historic Barns Project (ECC, 2009b) (EB019) • Maldon Historic Skyline Survey (ECC, 2009c) (EB020) • Maldon District Landscape Character Assessment (CBA 2006) (EB009a) • Maldon Conservation Area Reviews and Character Appraisals (ECC, various dates) (EB022a to i)
MM208	Policy D4	<p>Amend the first paragraph of the policy as follows:</p> <p>In principle, support will be given for the delivery of large-scale renewable and low carbon energy projects, excluding wind energy, provided adverse social, economic and environmental impacts have been minimised to an acceptable level.</p>

Ref.	Policy / Paragraph	Modification
MM209	Policy D4	<p>Add a new paragraph to the policy as follows:</p> <p>Suitable areas for wind energy development may be identified through the preparation of Neighbourhood Plans and proposals for wind energy development will be determined in accordance with national planning policy and practice guidance.</p>
MM210	Paragraph 3.35	<p>Amend the paragraph as follows:</p> <p>Renewable and low carbon energy sources include biomass and energy crops, waste heat from industrial processes, energy from waste, ground and air source heating and cooling, hydro, solar thermal, photovoltaic generation, wind and nuclear power.</p>
MM211	Paragraph 3.39	<p>Amend the paragraph to read as follows:</p> <p>This Plan does not identify any suitable locations for wind turbines. Wind turbines associated with wind farms are often large structures containing metal reinforcements and conductors for lightening lightning protection. The turbines therefore have the potential to reflect or diffract radio propagation waves, and interfere with telecommunications equipment. Where proposals for wind turbines are included in Neighbourhood Plans, consideration will be needed to be given to their location development in relation to the impact on telecommunications, particularly in relation to systems used by the police and emergency services. Similarly, neighbourhood plan makers will need to consider the effects of wind turbines in relation to aviation and maritime safety. Developers should work closely with local airport providers, and airfields and navigation authorities to ensure the safe siting of wind turbines in the District.</p>
MM212	Paragraph 3.40	<p>Amend the paragraph as follows:</p> <p>The Government intends to provide local communities with more power to influence the location of on-shore wind farms, and also substantially increase the financial benefits that can be paid to communities where wind farms are located. Neighbourhood Plans can, therefore, identify suitable locations for wind farms and wind turbines in their local areas where evidence suggests that a site is suitable and with regards to other policies in this plan and national policy. Developers of wind farms and other energy generation projects should engage with the local community early in the design process to help identify issues that could help to influence the overall location and design of a scheme. Developers should also explore the potential for community benefits at an early stage, and clearly identify how energy schemes can enhance community interests.</p>

Ref.	Policy / Paragraph	Modification
MM213	Paragraph 3.44	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • National Policy Statement for Nuclear Power Generation (EN-6) (DECC, 2011) • LDP Evidence: Final Advice Note (PAS, 2011) (EB051) • Renewable Energy Directive (EU, 2009) • The Climate Change Act 2008 (HM Government. 2008) • The Fourth Assessment Report (AR4) (IPCC, 2007) • Maldon Landscape Character Assessment (CBA, 2006) (EB009a)
MM021	Policy D5	<p>Amend the policy as follows:</p> <p>Development should also be in compliance with, and contribute positively towards delivering have regard to the aims and objectives of other relevant strategies including the Maldon and Heybridge Surface Water Management Plan, the Shoreline Management Plan, the Catchment Flood Management Plans, and any strategies adopted by the Marine Management Organisation, and any other approved national and local SuDS standards.</p>
MM022	Paragraph 3.48	<p>Amend the paragraph to read as follows:</p> <p>In accordance with national planning policy, the Council will seek to avoid inappropriate development in areas at risk of flooding. Necessary development proposals within a flood risk area will need to demonstrate the flood risk will not be increased elsewhere and that the development will be safe for its future users. Where appropriate, the Council will seek new development to improve the risk of flooding for the surrounding area.</p>
MM023	Paragraph 3.49	<p>Add the following to the end of the paragraph:</p> <p>The Council will also require development proposals to be accompanied by a site-specific Flood Risk Assessment where appropriate in accordance with relevant national guidance.</p>
MM214	Paragraph 3.54	<p>Amend the paragraph as follows:</p>

Ref.	Policy / Paragraph	Modification
		<p>The Council will require development to be in compliance with have regard to and contribute positively towards delivering the aims and objectives of water management plans affecting the area, such as the Mid Essex Strategic Flood Risk Assessment, the South Essex Catchment Area Plan, the North Essex Catchment Area Plan, the Marine Plans and Marine Licences produced by the Marine Management Organisation, and the Maldon and Heybridge Surface Water Management Plan produced by Essex County Council.</p>
MM215	Paragraph 3.55	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Maldon and Heybridge Surface Water Management Plan (ECC, 2013) (EB002) • Essex Local Flood Risk Management Strategy (ECC, 2013) (EB033) • National Planning Policy Framework (DCLG, 2012) • Draft Essex and Suffolk Shoreline Management Plan (Environment Agency, 2010) (EB044) • Maldon Scoping Water Cycle Study (Entec, 2010) (EB034) • The Maldon Coast (Coastal and Inter-tidal Archaeology Survey) (ECC, 2009) (EB026) • South Essex Catchment Flood Management Area Plan (Environment Agency, 2009) (EB077) • North Essex Catchment Flood Management Area Plan (Environment Agency, 2009) B076) • Mid Essex Strategic Flood Risk Assessment (Scott Wilson, 2008) (EB031)
MM216	Policy D6	<p>Amend criterion 3 of the policy as follows:</p> <p>Consent for signs to be illuminated will be considered in relation to impact on visual amenity, potential light pollution, and road safety and functional need. Internally illuminated signs will not be permitted where a listed building or a conservation area is affected. Illuminated signs will not be permitted in residential areas the use and design of illuminated signage would cause harm to the special character and appearance of heritage assets;</p>
MM217	Policy D6	<p>Amend criterion 4 of the policy as follows:</p> <p>Where an advertisement is situated in a location remote from the business being advertised, permission will only be granted where the need for the advertisement clearly overrides any detriment to local amenity; adequate measures must then be put in place to reduce any it is demonstrated that there is no unacceptable potential harm to the</p>

Ref.	Policy / Paragraph	Modification
		amenity of the area
MM218	Paragraph 3.60	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Town and Country Planning (Control of Advertisements) Regulations 2007 (HM Government, 2007) • Maldon District Characterisation Assessment (Qube, 2006) (EB053) • Essex Design Guide (ECC, 1997) (EB025) • Renewable Energy Directive (EU, 2009) • The Climate Change Act 2008 (HM Government, 2008) • The Fourth Assessment Report (AR4) (IPCC, 2007) • Maldon Landscape Character Assessment (CBA, 2006) (EB009a)

Chapter 4: Economic Prosperity

Ref.	Policy / Paragraph	Modification
MM219	Policy E1	<p>Amend the first paragraph of the policy as follows:</p> <p>The Council will encourage employment generating developments and investment in the District to support the long term growth vision outlined in the Council’s Economic Prosperity Strategy (EPS).</p> <p>A minimum of 2,000 net additional jobs will be created in the District by 2029.</p> <p>This will be achieved through the regeneration, modernisation and expansion of existing employment sites, and through the provision for new employment sites at the strategic allocations and South Maldon Garden Suburbs and other high quality and sustainable locations, including town centres, education and health facilities and with regard to other policies in this Plan.</p> <p>Allocating additional employment sites at high quality and accessible locations will provide increased choice and competition for the market. It will also ensure long term flexibility for the plan period.</p>

Ref.	Policy / Paragraph	Modification																												
MM220	Policy E1	<p>Amend the table in the policy as follows:</p> <table border="1"> <thead> <tr> <th>Ref.</th> <th>Site</th> <th>Appropriate Use</th> <th>Size</th> </tr> </thead> <tbody> <tr> <td>E1(ep)</td> <td>Extension to the Burnham Business Park, Burnham-on-Crouch</td> <td>B1, B2, B8</td> <td>3.4 ha</td> </tr> <tr> <td>E1(pq)</td> <td>Wycke Hill (north), Maldon</td> <td>B1, B2</td> <td>0.5 ha</td> </tr> <tr> <td>N/A E1(r)</td> <td>Wycke Hill (south), Maldon Maldon-South of Limebrook Way, Maldon</td> <td>B1, B2, B8</td> <td>Circa4.5 ha</td> </tr> <tr> <td>E1(s)</td> <td>Commodity Centre, Great Braxted</td> <td>B1, B2, B8</td> <td>1.2 ha</td> </tr> <tr> <td>E1(t)</td> <td>Extension to the Great Hayes Business Centre, Stow Maries</td> <td>B1, B2, B8</td> <td>1.8 ha</td> </tr> <tr> <td colspan="3" style="text-align: right;">Total</td> <td>Circa 8.4 11.4 ha</td> </tr> </tbody> </table>	Ref.	Site	Appropriate Use	Size	E1(ep)	Extension to the Burnham Business Park, Burnham-on-Crouch	B1, B2, B8	3.4 ha	E1(pq)	Wycke Hill (north), Maldon	B1, B2	0.5 ha	N/A E1(r)	Wycke Hill (south), Maldon Maldon-South of Limebrook Way, Maldon	B1, B2, B8	Circa 4.5 ha	E1(s)	Commodity Centre, Great Braxted	B1, B2, B8	1.2 ha	E1(t)	Extension to the Great Hayes Business Centre, Stow Maries	B1, B2, B8	1.8 ha	Total			Circa 8.4 11.4 ha
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MM118	Policy E1	<p>Amend the policy as follows:</p> <p>Additional employment land will be designated is allocated within the Strategic Allocations and Garden Suburbs as set out in Policies S4 and S6 and in the rural area through the Site Allocations DPD.</p>																												
MM221	Policy E1	<p>Amend the policy as follows:</p> <p>The Council will support and encourage the development of better quality and flexible local employment space to meet the employment target, including live work accommodation in both urban and rural areas (in accordance with other policies in this Plan). All new employment space should seek to meet the needs of local businesses and attract</p>																												

Ref.	Policy / Paragraph	Modification
		inward investment.
MM222	Paragraph 4.8	<p>Amend the paragraph as follows:</p> <p>The Employment Land Review (updated in 2015, EB102b) identifies existing and potential employment (classes B1, B2 and B8) in the District. It also advises that much of the existing employment premises stock is ageing and may no longer meet the needs of businesses. Poor quality stock will struggle to attract inward investment to the District or support new businesses seeking to expand. To take account of the projected changes to the type of businesses that will be located in the District and ensure the future provision of high quality employment premises in the District, the Council's economic evidence has identified a need to release approximately ten hectares of poor quality Class B employment land and replace it with approximately six hectares of new high quality land which meets the needs of modern local businesses. The Council has identified 14.3 hectares of employment space previously designated in the Replacement Local Plan (2005) that will not continue to be designated in the LDP. provide approximately 11.4 hectares of further employment land over the plan period to safeguard existing employment and enable future employment growth in the District to be realised. Over six eight hectares of n New employment land has been allocated in Policy E1 at or near established business locations in Burnham-on-Crouch, near the Wycke Business Park in Maldon, and at sites in Great Braxted and Stow Maries; the remaining requirement will be delivered through the Site Allocations DPD. to the Strategic Allocations and Garden Suburbs, as set out in Policies S4 and S6.</p>
MM120	Paragraph 4.9	<p>Amend the paragraph as follows:</p> <p>To support a competitive local economy, the Council seeks the development of a flexible supply of modern commercial premises, of a range of sizes, which supports the growth of the target sectors identified in the EPS and meets the demands of the market. Local demand for industrial and high-tech business units is likely to concentrate on premises of approximately 5,000 sq.ft or less. The Council will support and encourage the development of better quality and flexible local employment space. All new employment space should seek to meet the needs of local businesses, help to retain local employment and attract inward investment. All employment developments should be as flexible as possible to allow sub-division if there is demand for smaller rather than larger units. There will be less frequent demand for larger industrial units in the 10,000 to 20,000 sq.ft range and this will be driven by the expansion of established businesses or through local relocation. Demand for large industrial and warehouse units, in the 40,000 sq.ft or greater range, is expected to be infrequent and driven by existing manufacturing businesses requiring a rebuild of the existing premises (MDC, 2013b; RTP, 2009a; RTP, 2009b).</p>
MM223	Paragraph 4.12	Amend the paragraph to read as follows:

Ref.	Policy / Paragraph	Modification
		<p>The Council will provide a responsive and flexible approach that secures, strengthens, modernises and, where appropriate, diversifies the District's economy. This will be achieved through the delivery of new employment land at the strategic allocations and garden suburbs, and two rural locations at Great Braxted and Stow Maries and the protection and modernisation of the District's key employment sites listed within the policy.</p>
<p>MM224</p>	<p>Paragraph 4.16</p>	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Employment Land Review (RTP, 2009) (EB035a) • Rural Gap Analysis (MDC, 20120) (EB039) • Essex Local Economic Assessment (ECC, 2011) (EB011) • Maldon District Annual Monitoring Report (MDC, 2013) (EB0560) • Heart of Essex Economic Futures (NLP, 2012) (EB060) • Maldon District Economic Prosperity Strategy 2013-2029 (MDC, 2013) (EB068a) • Employment Evidence and Policy Update (Hardisty Jones, 2015) (EB102a) • Employment Land Review Update (Fenn Wright, 2015) (EB102b)
<p>MM121</p>	<p>Paragraphs 4.18 and 4.19, and a new paragraph</p>	<p>Amend paragraphs 4.18 and 4.19, and add a new paragraph, as follows:</p> <p>While the condition of retail provision is generally good across the District, there is a need to manage and closely monitor the provision of retail to ensure its future attractiveness, viability and vitality. In comparison to nearby retail centres at Chelmsford and Colchester, the District has smaller retail centres which service a more localised demand. The District also includes a large number of independent and niche retail functions. However, the Retail Capacity Update (GVA Grimley, 2009) Maldon Retail Study (WYG, 2015) identified that some local residents travel to retail areas outside of the District, particularly in relation to the purchase of comparison goods such as clothing, furniture and household appliances.</p> <p>The Maldon District Economic Prosperity Strategy (EPS) notes that together, wholesale and retail support 15% of total employment in the District. The Retail Study suggests that there is capacity for new retail floorspace, although this should be carefully balanced with the actual implications of additional retail space in a District such as Maldon.</p>

Ref.	Policy / Paragraph	Modification
		<p>Unlike its larger, more densely populated, neighbouring authorities, the District and its centres are particularly sensitive to the insertion of new retail floorspace, and this means that any significant quantum of retail development needs careful management.</p> <p>The Retail Study (2015, EB103) identified capacity for between 3,400-4,800 sqm (net) of convenience retail space and 2,800-5,000 sqm (net) of comparison retail space by 2029. Since the Retail Study, the convenience and comparison commitments have been updated (January 2017) and the capacity of convenience retail floorspace is now identified as between 3,700 to 5,200 sqm (net) by 2029. Comparison retail floorspace capacity by 2029 remains unchanged from the 2015 Study. Notwithstanding the findings of the Retail Study, it is recognised that the extant permission for the retail development at the Causeway represents a significant step-change in the provision of comparison goods retail facilities in Maldon and the District as a whole. The Retail Study has advised that the impacts of this development be monitored very closely in the first two years after its initial opening to gain a better understanding of the actual impact of this development to the local retail economy (the review excludes the hotel element of the scheme). The Council will review its retail evidence after the two year period which will start from the first trading day of the first store, and undertake a partial review of Policy E2 if there is evidence to suggest a need to allocate new retail floorspace. Within this two year period, it is not considered appropriate to allocate new retail floorspace given the risk of over-allocation. During this period the Council will only permit major new retail development within town and district centres (and the new Garden Suburb local centres in accordance with the outline planning consents).</p> <p>The Maldon District Retail Assessment (MDC, 2013c) forecasts that, in the short to medium-term, the economic climate is likely to constrain demand for additional retail floorspace in the District. However, in the long-term retail expenditure is expected to rise, increasing demand for retail space, though at a more modest rate than that experienced prior to 2008. Much of this additional demand may be met by new retail developments in surrounding districts. However, the comparatively low retail spend levels in relation to available retail floorspace in the District suggests that there are opportunities to reduce market leakage to surrounding districts by increasing available retail space in this District.</p>
MM225	Paragraph 4.17	<p>Amend the paragraph as follows:</p> <p>The largest retail areas in the District are located at Maldon, Heybridge, and Burnham-on-Crouch. The town of Maldon provides the largest retail offer, with a well-established high street and a number of large edge of town retail units. Burnham-on-Crouch has retail provision on the High Street and further retail near the railway station, and Heybridge has more localised retail provision on The Street and the Bentall's Complex. A new shopping complex on the</p>

Ref.	Policy / Paragraph	Modification				
		<p>Causeway is due to open before 2020, offering a new food store, comparison shopping in large format units and a new hotel. In addition, a food store opened adjacent to this site in 2016. The District is also characterised by a large number of villages which have varying levels of retail provision, predominately within the village centres.</p>				
MM025	Policy E2	<p>Amend the policy as follows:</p> <p>Town Centre Areas</p> <p>Proposals for the development of retail, office, tourism, cultural, community, residential and other main town centre uses, as defined by national planning policy, will be permitted within defined Town Centre Areas where:</p> <p>1) The scale and type of development proposed is directly related to the role and function of the centre and its catchment; and</p> <p>2) There would be no significantly adverse impact on the vitality and viability of the centre or other centres.</p>				
MM227	Policy E2	<p>Amend the policy as follows:</p> <p>Proposals for town centre uses outside of Town Centre Areas, including significant edge of centre / out of centre retail development, will be subject to sequential testing as required by national planning policy. Except where already the subject of an extant planning consent for town centre uses of similar scale and function, proposals for town centre uses outside of the Town Centre Areas will be subject to sequential testing in accordance with national policy.</p>				
MM122	Policy E2	<p>Add new paragraphs to the policy after the section 'Town Centre Areas' as follows:</p> <p>Local Impact Threshold</p> <p>Applications for new retail uses, including new buildings, alterations and changes of use or to vary or remove conditions in respect of the range of goods sold or service provided, in edge or out-of-centre locations, will be required to submit an impact assessment where the following floorspace thresholds are exceeded:</p> <table border="1" data-bbox="674 1283 1498 1386"> <tbody> <tr> <td data-bbox="674 1283 1223 1337">Maldon and Heybridge</td> <td data-bbox="1223 1283 1498 1337">1,500 sqm gross</td> </tr> <tr> <td data-bbox="674 1337 1223 1386">Burnham and the rest of the District</td> <td data-bbox="1223 1337 1498 1386">1,000 sqm gross</td> </tr> </tbody> </table>	Maldon and Heybridge	1,500 sqm gross	Burnham and the rest of the District	1,000 sqm gross
Maldon and Heybridge	1,500 sqm gross					
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Ref.	Policy / Paragraph	Modification
		<p>New Retail Space</p> <p>Additional retail need should be accommodated in town centres, in line with the sequential test. Only where it is proven that there is no town centre site that is available, suitable and viable, should edge- or out-of-centre sites be considered. To a limited extent, there is the potential to locate new retail space, in the form of Local Centres, to support the garden suburb population needs at the growth areas of South Maldon and Heybridge identified in Policy S2.</p>
MM228	Paragraph 4.26	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Maldon District Economic Prosperity Strategy (MDC, 2013) (EB068a) • Maldon District Retail Assessment (MDC, 2013) (EB074) • Heart of Essex Economic Futures (NLP, 2012) (EB060) • Maldon District Retail Monitoring Survey Report (MDC, 2012) (EB049) • The Causeway Retail Impact Assessment (GVA Grimley, 2010) (EB015) • Employment Land Review (RTP, 2009) (EB035 a and b) • Employment Evidence and Policy Update (HJA, 2015 & FW 2015) (EB102a and b) • North Essex Authorities Retail Study (GVA Grimley, 2006) (EB012a and b) • North Essex Retail Study, Retail Capacity Update (GVA Grimley, 2009) (EB012c) • Maldon Retail Study (WYG, 2015) (EB103)
MM229	Policy E3	<p>Amend the policy as follows:</p> <p>New development proposals in the District will be expected to contribute towards the provision of community facilities where an increased need will arise in the local area as a result of the development, subject to the legal tests (currently set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010) and subject to the proviso that no obligation or policy burden shall threaten the viability of the development. Where a proposal will result in the loss of community services or facilities, an application will be required to demonstrate to the Council's satisfaction that:</p>

Ref.	Policy / Paragraph	Modification
MM027	Paragraph 4.28	<p>Amend the paragraph as follows:</p> <p>Community services and facilities include, but are not limited to, local shops, post offices, public houses, libraries, places of worship, education facilities, <u>cultural facilities</u>, fuel filling stations, public halls, health care facilities, sporting facilities and local green spaces.</p>
MM230	Paragraph 4.32	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Heart of Essex Economic Futures (NLP, 2012) (EB060) • Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing • Maldon District Retail Monitoring Survey (MDC, 2012) (EB049) • North Essex Authorities Retail Study (GVA Grimley, 2006) (EB012a and b) • North Essex Retail Study, Retail Capacity Update (GVA Grimley, 2009) (EB012c) • Rural Facilities Survey (MDC, 2011) (EB038) • Maldon Retail Study (WYG, 2015)
MM231	Paragraph 4.36	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Heart of Essex Economic Futures (NLP, 2012) (EB060) • Employment Land Review RTP, 2009) (Eb035a and b, and EB202a and b) • The Taylor Review of Rural Economy and Affordable Housing (DCLG, 2009) • Maldon Historic Barns Project (ECC, 2009) (EB019)
MM232	Policy E5	<p>Amend criterion 3 of the policy as follows:</p> <p>There will not be any significant detrimental impact on the character, appearance and amenity of neighbouring uses of the surrounding area of the area and the quality of life of local people; and</p>

Ref.	Policy / Paragraph	Modification
MM233	Policy E5	<p>Amend criterion 4 of the policy as follows:</p> <p>Any adverse impact on the natural and historic environment should be avoided wherever possible. Where an adverse impact is unavoidable, the proposal should clearly indicate how the adverse impacts will be effectively mitigated to the satisfaction of the Council and relevant statutory agencies. Where a development is deemed relevant to internationally and nationally designated sites, the Council will need to be satisfied that a project level HRA has been undertaken and that no potential significant adverse impact has been identified.</p>
MM067	New paragraph after 4.40	<p>Add a new paragraph after paragraph 4.40 as follows:</p> <p>Given the propensity for tourism related development to be located along the coast, there is potential for proposals to have an adverse effect on sensitive wildlife sites through increased recreational disturbance, on internationally significant wildlife sites. The priority is to avoid impact on the natural and historic environment if possible, followed by mitigation and lastly, compensation.</p>
MM234	Paragraph 4.41	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Maldon District Economic Prosperity Strategy (MDC, 2013b) (EB068a) • Heart of Essex Economic Futures (NLP, 2012) (EB060) • Maldon District Tourism Strategy Research (East of England Tourism, 2009) (EB029a) • Economic Impact of Tourism – Essex County 2007 (East of England Tourism, 2007) (EB028)
MM046	Policy E6	<p>Amend the policy as follows:</p> <p>In particular the Council will:</p> <ol style="list-style-type: none"> 1) Require all strategic developments, or Where viable, encourage developments that would result in the loss of existing employment land, jobs or training and education facilities, to contribute towards the delivery of additional local employment and vocational training initiatives as identified in the Council’s EPS; and

Ref.	Policy / Paragraph	Modification
MM047	Paragraph 4.48	<p>Delete the paragraph as follows:</p> <p>The Council will require all strategic developments to provide financial contributions towards the delivery of local employment and vocational training initiatives identified within the Maldon District EPS. A strategic development is a proposal which is significant in scale, and would have a large impact on existing infrastructure and levels of traffic movements in the District. In particular, any development which would result in a relatively sizeable increase in the District's working age population should consider how the economy of the District can be supported, either by providing land for employment space within the development or by providing financial contributions towards local employment and vocational training initiatives.</p>
MM235	Paragraph 4.49	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Maldon District Economic Prosperity Strategy (MDC, 2013) (EB068b) • Heart of Essex Economic Futures (NLP, 2012) (EB060) • Essex Local Economic Assessment (ECC, 2011) (EB011) • Infrastructure Delivery Plan (MDC, 2013) (EB059b) • The Greater Essex Integrated County Strategy (ECC, 2010) (EB014)

Chapter 5: Housing

Ref.	Policy / Paragraph	Modification
MM123	Policy H1	<p>Amend the policy as follows:</p> <p>All housing developments of more than 10 units or 1,000 sqm that provide a gross of five or more homes, or comprise an area of 0.5 hectares or larger, will be expected to contribute towards affordable housing provision to meet the identified need in the locality and address the Council's strategic objectives on affordable housing.</p>
MM099	Policy H1	<p>Amend the policy as follows:</p>

Ref.	Policy / Paragraph	Modification				
		<p>Sub-area Requirements:</p> <table border="1" data-bbox="674 272 2087 325"> <tr> <td data-bbox="674 272 1384 325">North of Heybridge – S2(d)</td> <td data-bbox="1384 272 2087 325">25% 30%</td> </tr> </table> <table border="1" data-bbox="674 363 2087 416"> <tr> <td data-bbox="674 363 1384 416">South Maldon Garden Suburb</td> <td data-bbox="1384 363 2087 416">40% 30%</td> </tr> </table>	North of Heybridge – S2(d)	25% 30%	South Maldon Garden Suburb	40% 30%
North of Heybridge – S2(d)	25% 30%					
South Maldon Garden Suburb	40% 30%					
MM236	Policy H1	<p>Amend the policy as follows:</p> <p>Affordable housing should be provided on-site, the contribution from developers should comprise of free serviced land either through free serviced land provided to a registered provider or constructed affordable dwellings to be sold to a registered provider upon completion to provide the number, size, type and tenure of affordable homes required by the Council's policies in accordance with having regard to the SHMA, the Council's adopted Affordable Housing Guide, and relevant the Council's Housing Strategy. housing strategies of the Council.</p>				
MM124	Paragraph 5.4	<p>Amend the paragraph as follows:</p> <p>In light of the need to increase the supply of affordable housing in the District, the Council will require all developments of more than 10 units or 1,000 sqm five or more dwellings, or comprising a site area of at least 0.5 hectares, to make a contribution towards affordable housing provision. The actual level of the contribution will vary depending on the locality within the District as set out within the policy, reflecting local need and viability.</p>				
MM049	Paragraph 5.6	<p>Amend the paragraph as follows:</p> <p>Contributions towards affordable housing should be based upon the principle of providing provided through either free serviced land to a Registered Provider (RP) or constructed affordable dwellings to be sold to a registered provider upon completion at a price that has been agreed under relevant Government policy and advice. although in some cases it may be more appropriate for the developer to transfer completed units to a nominated RP. The Council may be less able to support an application or request for subsidy from an RP that has an uncertain or unproven record of management performance within the District and elsewhere.</p>				
MM237	Paragraph 5.11	Amend the paragraph to read as follows:				

Ref.	Policy / Paragraph	Modification
		<p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Corporate Plan (MDC, 2011) • Strategic Housing Market Assessment Update 2012 (DCA, 2012) (EB010c) • Older Persons Housing Strategy (MDC, 2010) (EB071) • Local Plan and Community Infrastructure Levy Viability Study Update (HDH Planning and Development, 2013) (EB040a) • The Renewed Maldon District Sustainable Community Strategy (MDC, 2012b)
MM086	Policy H2	<p>Add to the final paragraph of the policy as follows:</p> <p>Any relaxation of the above requirements will only be considered where the Council is satisfied, on a site by site basis, that such requirement will render any development proposals unviable.</p>
MM238	Paragraph 5.18	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Laying the Foundations: A Housing Strategy for England (HM Government, 2011) • Strategic Housing Market Assessment Update 2012 (DCA, 2012) (EB010c) • Local Plan and Community Infrastructure Levy Viability Study Update (HDH Planning and Development, 2013) (EB040a)
MM087	Policy H3	<p>Add a new paragraph of the end of the policy as follows:</p> <p>Any relaxation of the above requirements will only be considered where the Council is satisfied, on a site by site basis, that such requirement will render any development proposals unviable.</p>
MM070	Paragraph 5.23	<p>Amend the paragraph as follows:</p> <p>The Council's Maldon District Strategic Housing SPD and the Older Persons Housing Strategy will provide more detailed information of the provision type and design of specialist housing which is required.</p>

Ref.	Policy / Paragraph	Modification
MM239	Paragraph 5.24	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Strategic Housing Market Assessment Update 2012 (DCA, 2012) (EB010c) • Local Plan and Community Infrastructure Levy Viability Study Update (HDH Planning and Development, 2013) (EB040a) • Older Persons Housing Strategy (MDC, 2010) (EB071)
MM240	Paragraph 5.33	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Landscape and Visual Impact Assessment (ECC, 2010) (EB021) • Maldon District Annual Monitoring Report (MDC, 2013) (EB050) • Maldon District Characterisation Assessment (QUBE, 2006) (EB053) • Maldon District Historic Environment Characterisation Project (ECC, 2008) (EB018) • Maldon Landscape Character Assessment (CBA, 2006) (EB009a)
MM241	Paragraph 5.40	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Laying the Foundations: A Housing Strategy for England (HM Government, 2011) • Strategic Housing Market Assessment Update 2012 (DCA, 2012) (EB010c) • Local Plan and Community Infrastructure Levy Viability Study Update (HDH Planning and Development, 2013) (EB040a) • Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing (DCLG, 2009)
MM242a	Paragraph 5.41	<p>Amend the paragraph to read as follows:</p> <p>Context:</p>

Ref.	Policy / Paragraph	Modification
		For the purposes of the LDP the term ‘Travellers’ refers to Gypsies and Travellers.
MM242b	Paragraph 5.42	<p>Amend the paragraph to read as follows:</p> <p>The Council seeks to ensure fair and equal treatment for Travellers, in a way that facilitates the traditional and nomadic way of life of Travellers while respecting the interests of the settled community. To achieve this, the Council has assessed and planned for the updated need for Traveller sites.</p>
MM242c	Paragraph 5.43	<p>Amend the paragraph to read as follows:</p> <p>Planning Policy for Traveller Sites (PPTS) (DCLG, 2015) provided a new definition for Gypsies, Travellers and Travelling Showpeople for planning purposes. The Council has adopted the PPTS definition:</p> <p>‘Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.’ (PPTS (DCLG) 2015)</p>
MM242d	Paragraph 5.44	<p>Amend the paragraph to read as follows:</p> <p>The PPTS states that local plans should provide for the accommodation needs of those Gypsies, Travellers and Travelling Showpeople who meet the 2015 definition. All other accommodation needs for the community that have ceased travelling permanently must now be considered in the context of the Strategic Housing Market Assessment. However, regardless of the planning status, under the Housing Act 1985, the local authority must assess and plan for the housing needs of all communities residing in their area. The 2016 Maldon District Gypsy & Traveller Accommodation Assessment (GTAA) therefore also sets out the accommodation needs for those who have been confirmed to no longer meet the 2015 definition and an estimate of the level of accommodation required by those whose status is unknown, who may meet the definition.</p>
MM242e	Paragraph 5.45	<p>Amend the paragraph to read as follows:</p> <p>Following the change in the definition of Traveller in the 2015 PPTS, the EPOA commissioned ORS to update the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment in Essex, including Maldon, for the period 2016 and 2033. The report for Maldon was issued in December 2016 to support the completion of the LDP.</p>

Ref.	Policy / Paragraph	Modification								
MM242f	Paragraph 5.46	<p>Amend the paragraph to read as follows:</p> <p>Over the 17 year period of the GTAA (2016-2033) the following pitch need has been identified:</p> <table border="1" data-bbox="689 360 1895 692"> <thead> <tr> <th data-bbox="689 360 1709 443">Household type</th> <th data-bbox="1709 360 1895 443">Number of pitches</th> </tr> </thead> <tbody> <tr> <td data-bbox="689 443 1709 523">Households who meet the 2015 planning definition ('travelling' households)</td> <td data-bbox="1709 443 1895 523">1</td> </tr> <tr> <td data-bbox="689 523 1709 603">Households whose status is unknown, but who may meet the 2015 definition</td> <td data-bbox="1709 523 1895 603">10</td> </tr> <tr> <td data-bbox="689 603 1709 692">Households who do not meet the 2015 definition ('non-travelling' households)</td> <td data-bbox="1709 603 1895 692">8</td> </tr> </tbody> </table>	Household type	Number of pitches	Households who meet the 2015 planning definition ('travelling' households)	1	Households whose status is unknown, but who may meet the 2015 definition	10	Households who do not meet the 2015 definition ('non-travelling' households)	8
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Households whose status is unknown, but who may meet the 2015 definition	10									
Households who do not meet the 2015 definition ('non-travelling' households)	8									
MM242g	Paragraph 5.47	<p>Amend the paragraph to read as follows:</p> <p>As set out in the table above, the 2016 GTAA identifies that there is a need for one pitch for 'travelling' households. Since the receipt of the 2016 GTAA an appeal has been allowed for a site with 2 Gypsy pitches As a result of the appeal, the identified need for 'unknown' households will be for up to 9 pitches. The current pitch need (as of December 2016) is shown in the table below:</p> <table border="1" data-bbox="689 1015 1895 1302"> <thead> <tr> <th data-bbox="689 1015 1709 1086">Household type</th> <th data-bbox="1709 1015 1895 1086">Number of pitches</th> </tr> </thead> <tbody> <tr> <td data-bbox="689 1086 1709 1190">Households who meet the 2015 planning definition ('travelling' households)</td> <td data-bbox="1709 1086 1895 1190">0</td> </tr> <tr> <td data-bbox="689 1190 1709 1246">Households whose status is unknown, but who may meet the 2015 definition</td> <td data-bbox="1709 1190 1895 1246">9</td> </tr> <tr> <td data-bbox="689 1246 1709 1302">Households who do not meet the 2015 definition ('non-travelling' households)</td> <td data-bbox="1709 1246 1895 1302">8</td> </tr> </tbody> </table>	Household type	Number of pitches	Households who meet the 2015 planning definition ('travelling' households)	0	Households whose status is unknown, but who may meet the 2015 definition	9	Households who do not meet the 2015 definition ('non-travelling' households)	8
Household type	Number of pitches									
Households who meet the 2015 planning definition ('travelling' households)	0									
Households whose status is unknown, but who may meet the 2015 definition	9									
Households who do not meet the 2015 definition ('non-travelling' households)	8									

Ref.	Policy / Paragraph	Modification
MM242h	Paragraph 5.48	<p>Amend the paragraph to read as follows:</p> <p>On the basis that the GTAA forecast for travelling households has been met and that there is a significant variation in the number of households who may fall under the definition (between 1 and 9), it is not required or practicable to allocate sites. If, as a result of future reviews of the GTAA, further evidence increases the number of households who do meet the travelling household definition, the Council will review whether to include allocations in a review of Policy H6.</p>
MM242i	Paragraph 5.49	<p>Amend the paragraph to read as follows:</p> <p>Currently there is one Travelling Showpeople’s yard in the District, which was unoccupied at the time of the 2016 GTAA. Therefore, at this time no additional provision is planned.</p>
MM242j	Paragraph 5.50	<p>Amend the paragraph to read as follows:</p> <p>Given that there is no known need for short stay or transit sites identified in the 2016 GTAA, no future provision is planned at the current time.</p>
MM242k	Paragraph 5.51	<p>Amend the paragraph to read as follows:</p> <p>If a site with a personal planning permission is vacated permanently by the person to whom the permission relates, and no subsequent planning consent has been given for the continued use of the site, the site is deemed to no longer be a lawful site and therefore Part 1 of Policy H6 does not apply.</p>
MM242l	Policy H6	<p>Amend the policy to read as follows:</p> <ol style="list-style-type: none"> <li data-bbox="674 1126 2074 1334">1. There are a limited number of Traveller and Travelling Showpeople sites with planning permission in the District. The Council will protect existing lawful sites, plots and pitches for Gypsies, Travellers and Travelling Showpeople. Proposals that would lead to the loss of an existing Gypsy, Traveller or Showpeople site will only be permitted where it is demonstrated that there is no longer an identified need for the site, or that replacement provision on a site that is of equal or better quality is provided and subject to other policies in this Plan. <li data-bbox="674 1377 2029 1406">2. Proposals for Traveller or Travelling Showpeople sites must meet at least one of the following criteria, and

Ref.	Policy / Paragraph	Modification
		<p>other relevant policies in this Plan, including Part 3 of this policy:</p> <ul style="list-style-type: none"> a) Whether the site is on an existing site that could provide additional provision through intensification and/or improved orientation; or b) Whether the site could provide additional provision through appropriate expansion; or c) Whether the site is within existing development boundaries or strategic growth areas; or d) If the site is located elsewhere in the District, whether it would form sustainable development. In assessing this, the Council will have regard to the sustainability/site suitability criteria in the ‘Traveller Site Allocations Development Plan Document Draft Background Paper: Methodology and Site Selection’ August 2016. <p>3. The Council will consider applications for planning permission against the other relevant policies in this Plan, and will require sites to be:</p> <ul style="list-style-type: none"> a) appropriate in scale to the nearest settlement or dwelling(s) and do not dominate them, having regard to factors such as the scale and form of existing Travellers’ pitches in the locality, and the availability of infrastructure, services and facilities; b) well related to the existing built up area, where relevant; capable of having access to essential services; and allow convenient access, preferably by pedestrian, cycle or public transport, as well as by private car, to key facilities; c) located away from areas at risk of flooding. Proposals for sites in locations other than Flood Zone 1 will be expected to demonstrate a sequential approach to site selection and be justified by a Flood Risk Assessment (FRA). Due to the highly vulnerable nature of caravans and mobile homes, sites in Flood Zone 3 will not be supported; d) accessed safely by vehicles from the public highway; e) of sufficient size to provide amenities and facilities for the planned number of caravans; including parking spaces, areas for turning and servicing of vehicles, amenity blocks, play and residential amenity areas, access roads and temporary visitor areas; f) located, designed and landscaped to avoid unacceptable harm to the character of the local area and the living conditions of local residents g) large enough for the storage and maintenance of rides and equipment, in the case of Travelling Showpeople.
MM242m	Paragraph 5.52	Amend the paragraph to read as follows:

Ref.	Policy / Paragraph	Modification
		<p>Policy Clarification There are a limited number of Traveller sites and Travelling Showpeople yards with planning permission in the District. If changes of use were permitted on even a small number of sites, it would disproportionately affect the supply of sites available for the wider traveller community to use. The 2016 GTAA and the bi-annual caravan count have identified 59 existing Traveller pitches with planning permission and one Travelling Showpeople yard with five plots (unoccupied at the time of the GTAA), although not all sites are occupied by households who meet the PPTS definition. Therefore the policy seeks to protect this supply of sites by resisting development to alternative uses.</p>
MM242n	New Paragraph	<p>Add a new paragraph to read as follows:</p> <p>To meet the accommodation needs of ‘travelling’ households, the Council will actively and positively consider proposals through the development management process, using the criteria set out in policy H6. The 2016 GTAA concluded that one pitch is needed for households who meet the PPTS definition. This pitch need has been met (see Paragraph 5.47). The 2016 GTTA also identified a need for up to 10 pitches for households who may meet the PPTS definition.</p>
MM242o	New Paragraph	<p>Add a new paragraph to read as follows:</p> <p>Since the publication of the 2016 GTAA, one pitch has been granted on appeal: therefore the identified need is currently for up to 9 pitches (see table in Paragraph 5.47).</p>
MM242p	New Paragraph	<p>Add a new paragraph to read as follows:</p> <p>The Council’s strategic approach to planning for Traveller sites aims to promote peaceful and integrated co-existence between travellers and the local settled community, and to consider the effect of the local environmental quality (such as noise and air quality) on the health and wellbeing of residents on Traveller sites.</p>
MM242q	New Paragraph	<p>Add a new paragraph to read as follows:</p> <p>When considering proposals for new Traveller sites, the Council will seek to protect local amenity and the local environment from inappropriate development, and avoid placing undue pressure on local infrastructure and services. The Council will also consider the existing level of local provision and need for sites, the availability (or lack) of alternative accommodation, and other personal circumstances of the applicants.</p>

Ref.	Policy / Paragraph	Modification
MM242r	New Paragraph	<p>Add a new paragraph to read as follows:</p> <p>Through the proposed approach within this policy, the Council will seek to ensure the sufficient provision of sites to reduce the possibility of unauthorised developments and encampments within the District.</p>
MM242s	New Paragraph	<p>Add a new paragraph to read as follows:</p> <p>The Council will keep under review the demand and supply of Traveller pitches, short stay sites and Travelling Showpeople plots during the plan period. The policy will be reviewed either as part of the periodic review of this plan, or if there are significant changes in the requirements for pitch provision, identified through monitoring of demand and supply or for example as evidenced through a review of the GTAA.</p>
MM242t	New Paragraph	<p>Add a new paragraph to read as follows:</p> <p>Circumstances that will trigger a review of the Essex wide GTAA, of which the Maldon District GTAA forms a part, include a major shift in government policy, significant changes in population or household projections, or a consensus of the Essex Planning Officers' Association that a review is required.</p>
MM242u	New Paragraph	<p>Add a new paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Maldon District Gypsy and Traveller Accommodation Assessment (ORS, 2016) • Planning Policy for Travellers Sites (DCLG, 2015) • Traveller Site Allocations Development Plan Document Draft Background Paper: Methodology and Site Selection (MDC, August 2016) • Designing Gypsy and Traveller Sites: Good Practice Guide (DCLG, 2008)
MM242v	Paragraph 5.58	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Heart of Essex Economic Futures (NLP, 2012) (EB060).

Chapter 6: Natural Environment and Green Infrastructure

Ref.	Policy / Paragraph	Modification
MM244	Paragraph 6.6	<p>Amend paragraph as follows:</p> <p>To make better use of Maldon’s green and blue infrastructure assets, access is paramount. The local and strategic scale should be connected with pedestrian, cycle, horse riding and wildlife friendly corridors, linking small amenity open spaces within urban areas through to larger open space, the countryside and nationally and internationally designated natural habitats. Enhancing access to the District’s best assets, its recreation facilities and its coast and countryside is vital to improving people’s quality of life and health and wellbeing.</p>
MM245	Policy N1	<p>Amend the policy as follows:</p> <p>To preserve and enhance a multi-functional green infrastructure network, including green infrastructure identified in this Plan and any other new green infrastructure, all development should:</p>
MM246	Policy N1	<p>Add a new paragraph after criterion 4 of the policy as follows:</p> <p>The requirement for new green infrastructure associated with developments will be subject to the legal tests (currently set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010) and subject to the proviso that no obligation or policy burden shall threaten the viability of the development.</p>
MM030	Paragraph 6.8	<p>Amend the paragraph as follows:</p> <p>The multi-functionality of green infrastructure can enhance the quality of life for residents and visitors, help wildlife adapt to climate change and contribute to sustainable transport use and sustainable communities. High quality green infrastructure helps to enhance townscape and visual amenity, promote a sense of place and community identity, and improve residents’ health and sense of wellbeing. Networks of green spaces and corridors provide opportunities that encourage better health and wellbeing through recreation, walking, and cycling, and horse riding. They also benefit wildlife by conserving and enhancing habitats, and providing buffers from development to important wildlife sites and watercourses.</p>
MM247	Paragraph 6.10	<p>Amend the paragraph to read as follows:</p>

Ref.	Policy / Paragraph	Modification
		<p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Children’s Play Strategy (MDC, 2007) (EB058) • Green Infrastructure Guidance (Natural England, 2011) • Green Infrastructure Study (MDC, 2011) (EB041a) • Maldon District Nature Conservation Study (Essex Ecology Services Ltd, 2007) (EB070)
MM031	Policy N2	<p>Amend the policy as follows:</p> <p>All development should seek to deliver net biodiversity and geodiversity gain where possible. Any development which could have an adverse effect on sites with designated features and / or protected species, priority habitats and / or protected or priority species, either individually or cumulatively, will require an assessment as required by the relevant legislation or national planning guidance.</p>
MM032	Policy N2	<p>Amend the policy as follows:</p> <p>If any protected species and /or priority habitat/species or significant local wildlife are found on site, or their habitat may be affected by the proposed development, the proposal must make provision to mitigate any negative biodiversity impacts it may create.</p>
MM033	Policy N2	<p>Amend the policy as follows:</p> <p>Where the creation or relocation of habitat is required as part of the mitigation measures, the Council will have to be satisfied that:</p> <ol style="list-style-type: none"> 1) There is no net loss of habitats in terms of quantity, quality and connectivity to the local ecological network; <p>and</p>
MM068	Paragraph 6.15	<p>Amend the paragraph as follows:</p> <p>The Council will seek to protect, restore and enhance sites of biodiversity and geodiversity interest by according appropriate weight to international, national and local sites. These are listed in Appendix 5 and shown on the Proposals Map. Developments should seek to deliver net biodiversity and geodiversity gain where possible.</p>

Ref.	Policy / Paragraph	Modification
MM069	Paragraph 6.18	<p>Amend the paragraph as follows:</p> <p>The Council will seek to protect and enhance the biodiversity, geodiversity and recreational value of any identified sites of local importance such as Local Wildlife Sites (LWS), Regionally Important Geological Sites (RIGS), Local Geological Sites (LoGS), Local Nature Reserves (LNR) and any other sites of potential ecological value.</p>
MM248	Paragraph 6.20	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS</p> <ul style="list-style-type: none"> • The Conservation of Habitats and Species Regulations (HM Government, 2010) • Essex Biodiversity Action Plan (Essex Biodiversity Project, 2011) • European Habitats Directive (European Union, 1992) • Green Infrastructure Study (MDC, 2011) (EB041a) • Maldon District Annual Monitoring Report (MDC, 2013) (EB050a)
MM249	Policy N3	<p>Amend the policy as follows:</p> <p>Proposals for development on open space (including district parks, local parks, children’s play areas, cycle ways, footpaths and allotments), sports and recreational buildings and land, including playing fields, will not be allowed unless:</p> <ol style="list-style-type: none"> 1) through an assessment there is clear evidence that the open space, buildings or land are surplus to requirements to meet local needs; or 2) the resulting loss would be replaced by new open space, buildings or land of equivalent or better provision in terms of quantity and quality and in a suitable location accessible by the local community; or 3) the development is for alternative sports and recreational provision and the need for that provision clearly outweighs the loss of open space, buildings or land. <p>These provisions will apply to all open spaces identified on the Policies Map and any other open spaces which exist or are newly created.</p> <p>In principle, all development must contribute towards improving the provision, quality and / or accessibility of local and</p>

Ref.	Policy / Paragraph	Modification
		<p>strategic open space, sports, and associated community and leisure facilities.</p> <p>Appropriate contribution or direct provision should be provided at the most suitable and accessible locations, taking into account the Council’s Green Infrastructure Study (or any successor document), Sports and Physical Activity Plan or other relevant strategies adopted by the Council.</p> <p>As a minimum, development should not increase existing deficiencies of open space, sports and leisure facilities in the locality.</p> <p>The requirement for new open space, buildings or sports infrastructure associated with developments will be subject to the legal tests (currently set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010) and subject to the proviso that no obligation or policy burden shall threaten the viability of the development.</p> <p>Proposals which will result in the loss of, or negative impact upon designated or proposed open space including district parks, local parks, children’s play areas, sports grounds, sports facilities, cycleways, footpaths and allotments will only be considered where:</p> <p>1) — Alternative and improved provision can be created in the most appropriate and accessible location in the locality for existing and future users; and,</p> <p>2) — There is an identified significant excess of provision within the catchment of the space / facility, and the development can address other types of open space, sports or leisure deficiency in the locality.</p> <p>Development that would result in the loss of, or negatively impact upon, any public rights of way or any space / facility contributing towards the integrity of the green infrastructure network, will not normally be supported.</p>
MM034	Policy N3	<p>Amend the policy as follows:</p> <p>As a minimum, development should not increase existing deficiencies of open space, sports and leisure facilities in the locality. Proposals which will result in the loss of, or negative impact upon designated or proposed open space including district parks, local parks, children’s play areas, sports grounds, sports facilities, bridleways, cycleways, footpaths and allotments will only be considered where:</p>
MM250	Paragraph 6.25	Amend the paragraph as follows:

Ref.	Policy / Paragraph	Modification
		The Council has carried out a robust and up-to-date assessment to identify areas of open space to protect, and to inform what new provision is needed to meet existing deficiencies and future needs. All open spaces are designated in the Proposals Map. For local standards and requirements, the Maldon District Green Infrastructure Study, or any successor document, should be referred to.
MM251	Paragraph 6.27	Amend the paragraph to read as follows: KEY EVIDENCE BASE DOCUMENTS: <ul style="list-style-type: none"> • Children’s Play Strategy (MDC, 2007) (EB058) • Green Infrastructure Study (MDC, 2011) (EB041a) • Draft Sports and Physical Activity Strategy (MDC, 2013)

Chapter 7: Transport and Access

Ref.	Policy / Paragraph	Modification
MM252	Policy T1	Amend the policy as follows: The Council will work with the public and a range of partners to deliver a more sustainable transport network for the District. This will be achieved through the delivery of sustainable transport infrastructure set out in other Policies in this plan, including Policies S3, S4, S5, S6 and I1, and by supporting measures which:
MM253	Policy T1	Amend criterion 8 of the policy as follows: Explore the potential to Ease traffic congestion in the historic core of Maldon and Heybridge, as well as other ‘hot-spots’ identified within the District.
MM254	Policy T1	Amend the final paragraph of the policy as follows: Transport Assessments and Statements will be required in accordance with to have regard to the adopted Essex

Ref.	Policy / Paragraph	Modification
		County Council's Development Management Policies or successor documents, in order to assess the impact of development in terms of highway safety and capacity for both access to the proposed development and the wider highway network.
MM255	Paragraph 7.5	<p>Amend the paragraph as follows:</p> <p>New development which is likely to generate significant journeys in terms of numbers and length should to be sited in locations that are well served by public transport, as well as walking and cycling routes. Transport Assessments and Statements will be required in accordance with to have regard to Essex County Council's Development Management Policies or successor documents, in order to assess the impact of development in terms of highway safety and capacity for both access to the proposed development and the wider highway network. A Travel Plan which identifies opportunities for safe, healthy and sustainable travel options will also be required as appropriate.</p>
MM256	Paragraph 7.8	<p>Amend the paragraph as follows:</p> <p>The Council will seek to encourage recreational walking, and cycling, and horse riding particularly in coastal and countryside areas of the District such as the Dengie, while also protecting sensitive nationally and internationally important environmental areas.</p>
MM257	Paragraph 7.9	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Essex Local Transport Plan Strategy (ECC, 2011) (EB048) • Infrastructure Delivery Plan (MDC, 2013) EB059b)
MM258	Policy T2	<p>Amend the first paragraph of the policy as follows:</p> <p>To create an accessible environment for everyone, all development proposals must:</p> <p>To create and maintain an accessible environment, development proposals should, where relevant to the development involved:</p>

Ref.	Policy / Paragraph	Modification
MM259	Policy T2	Amend criterion 5 of the policy as follows: Provide sufficient parking facilities in accordance with having regard to the Council's adopted parking standards;
MM260	Paragraph 7.13	Amend the paragraph as follows: Parking standards for different types of developments will need to be in accordance with have regard to the Council's adopted Vehicle Parking Standards SPD or successor documents.
MM261	Paragraph 7.14	Amend the paragraph to read as follows: KEY EVIDENCE BASE DOCUMENTS: <ul style="list-style-type: none"> • Essex Local Transport Plan Strategy (ECC, 2011) (EB048) • Vehicle Parking Standard SPD (MDC, 2006) (EB075)

Chapter 8: Implementation and Monitoring

Ref.	Policy / Paragraph	Modification
MM262	Policy I1	Amend the first paragraph of the policy as follows: The Council will work with relevant partners and infrastructure providers to maintain and improve infrastructure provision in the District by: through delivering the infrastructure associated with development proposals in policies in this Plan, including policies S3, S4, S5 and S6 and by:
MM263	Table 1, after paragraph 8.5	Replace Table 1 on page 110 of the Plan with the new Table 1 set out in annex three of this appendix.
MM093	Paragraph 8.6	Amend the paragraph as follows: To outline known infrastructure requirements particularly associated with strategic growth in the District and the wider area , the Council has produced an Infrastructure Delivery Plan (MDC, 2013j). The IDP provides details of critical

Ref.	Policy / Paragraph	Modification
		<p>infrastructure required to support and enable strategic growth in the District, and where known outlines costs for delivery, potential phasing, funding sources, and responsibilities for delivery. The Council's infrastructure evidence base documents will be regularly monitored and updated in partnership with infrastructure providers and other key stakeholders.</p>
MM107	Paragraph 8.10	<p>Amend the paragraph as follows:</p> <p>The development of the North Heybridge Garden Suburb brings the opportunity to deliver an integrated Strategic Flood Alleviation scheme and development.</p>
MM036	Paragraph 8.12	<p>Amend the paragraph as follows:</p> <p>In addition to contributions sought from developers, infrastructure requirements may also be funded by service providers as identified within their business plans and programs, and through funding provided by the South East Local Enterprise Partnership. The Council will require planning applications to take account of relevant business plans and programs produced by infrastructure providers to ensure development does not prejudice the planned delivery of infrastructure improvements. Examples of business plans produced by infrastructure providers include the Anglian Water business plan produced every five years to outline proposed future investment, the Commissioning School Places in Essex document produced every five years by Essex County Council to outline future capacity of schools, and the Primary Care Strategy currently being prepared by NHS England and the Commissioning Plan 2013/14 produced by the Mid Essex Clinical Commissioning Group to direct investment in the NHS. Where appropriate, the business plans of all relevant key infrastructure providers should be considered in the production of planning applications submitted to the Council.</p>
MM264	Paragraph 8.14	<p>Amend the paragraph to read as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Local Plan and Community Infrastructure Levy Viability Study Update (HDH Planning and Development, 2013) (EB040a) • Infrastructure Delivery Plan (MDC, 2013) (EB059b) • Assessment of Impact of Proposed Development Sites in Heybridge, South Maldon and Burnham-on-Crouch on Highway Network (ECC/Essex Highways, 2013) (EB004c)

Ref.	Policy / Paragraph	Modification
		<ul style="list-style-type: none"> • Commissioning Plan 2013/14 (CCG, 2012) • Commissioning School Places in Essex 2012-2017 (ECC, 2012) • Anglian Water Business Plan 2010-2015 (AW, 2010)
MM265	Policy I2	<p>Amend the policy as follows:</p> <p>The Council will support proposals which enable the delivery of a new Community Hospital or a similar healthcare facility which will provide primary, secondary care and intermediate care services with the aim of improving the health and wellbeing of the District's residents. Appropriate greenfield locations on the edge of Maldon may be considered where the following requirements are met:</p> <ol style="list-style-type: none"> 1) The proposed site is well located and linked to an existing urban area and the strategic road network; and 2) The proposed site is in a location that is accessible by public transport and is well connected to the cycling and walking networks. <p>Mixed use proposals or other appropriate enabling development which will enable the delivery of the new facility will be supported if it can be demonstrated that:</p> <ol style="list-style-type: none"> a) The quantum of the proposed development is required to enable the provision of the new facility; b) The scale of the proposed development will not hinder the delivery of the LDP's strategic growth strategy; c) The scheme is supported by the NHS and associated bodies; d) A legal agreement is provided to ensure the delivery of a new facility; and e) The proposed development must be in general conformity with other LDP policies. <p>The Council will work with the NHS and other delivery bodies to ensure that the future health needs of the District are comprehensively addressed. New developments will be required to support the provision of new or improved facilities for health and social care. The Council will resist the loss of existing health facilities, including St Peter's Hospital in Maldon, unless appropriate new provision has been secured that meets the long term health needs of the District. If it is considered necessary as a result of future strategy development by the NHS and other delivery bodies, a focussed review of the Local Development Plan will be undertaken to ensure the health needs of the District are met.</p>
MM266	Paragraph 8.29	Amend the paragraph to read as follows:

Ref.	Policy / Paragraph	Modification
		<p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Infrastructure Delivery Plan (MDC, 2013) (EB059b) • Maldon District Health Needs Assessment (CCG, 2013) (EB069)
MM267	Paragraph 8.30	<p>Delete the paragraph as follows:</p> <p>Primrose Meadow is situated off Mundon Road in Maldon (I3 as shown on the Proposals Map). The site is owned partly by the Plume School and partly by Essex County Council. It is currently being used as an amenity greenspace with part permissive public access; this means that visitors are allowed to use the site with the permission of the owner.</p>
MM276a	Policy I3	<p>Delete the policy as follows:</p> <p>On the site of Primrose Meadow, Mundon Road, Maldon shown on the Proposals Map, development will be permitted if the following criteria are met:</p> <ol style="list-style-type: none"> 1) Development proposals must be in compliance with a site specific planning brief endorsed by the Council; 2) Evidence must be provided to the satisfaction of the Council that the future development will be essential to enable the expansion of the Plume School to meet projected needs; 3) A minimum of 1.3 hectares of the site will have to be retained as amenity greenspace; and 4) Development proposals must be in compliance with other policies in the LDP.
MM268	Paragraph 8.31	<p>Delete the paragraph as follows:</p> <p>The site is well used by local residents as a local amenity greenspace. Whilst it is the Council's intention to maintain the current level of greenspace provision in the District, it is also the Council's duty to ensure the necessary infrastructure is provided to accommodate projected growth in the local population.</p>
MM269	Paragraph 8.32	<p>Delete the paragraph as follows:</p> <p>The Plume School is the only secondary school in the Maldon and Heybridge area. In light of the planned growth in the District, it is highly likely that the Plume School will require expansion in order to provide sufficient future school places for the projected growth in pupil numbers.</p>

Ref.	Policy / Paragraph	Modification						
MM270	Paragraph 8.33	<p>Delete the paragraph as follows:</p> <p>The Council is working closely with the Plume School and other key partners to identify and develop viable and sustainable options for potential expansion. Through the process it has become clear that a significant amount of capital investment will be required for all the options currently being considered. Therefore, the Council's strategic approach is to provide policy flexibility should the site be required to enable the future expansion of the Plume School.</p>						
MM271	Paragraph 8.34	<p>Delete the paragraph as follows:</p> <p>The site specific Planning Brief endorsed by the Council will set out further detailed requirements for the future form and scale of development appropriate for the site. As a minimum the Brief will seeks to retain a minimum of 1.3 hectares of high quality accessible open space for the benefit of the local community.</p>						
MM272	Paragraph 8.35	<p>Delete the paragraph as follows:</p> <p>KEY EVIDENCE BASE DOCUMENTS:</p> <ul style="list-style-type: none"> • Infrastructure Delivery Plan (MDC, 2013j) • Green Infrastructure Study (MDC, 2011a) 						
MM139	Monitoring Framework	<p>Amend the 'indicators' column of the monitoring framework table relating to Policy S7 as follows:</p> <p>-The production and implementation of the Rural Allocations DPD, in accordance with the LDS.</p>						
MM084	Monitoring Framework	<p>Amend the monitoring framework table relating to Policy S2 as follows:</p> <table border="1" style="margin-left: 40px;"> <tr> <td colspan="2">S2 – Strategic Growth</td> </tr> <tr> <td>Targets</td> <td>Indicators</td> </tr> <tr> <td>To meet the LDP housing target of a minimum of 4,410 4,650 dwellings between 2014 and 2019 The delivery of infrastructure requirements in accordance with Policy I1 and Table 1.</td> <td>-Housing completion rate as demonstrated by an up-to-date Housing Trajectory and a Five Year Housing Land Supply - Annual update of Five Year Housing Land</td> </tr> </table>	S2 – Strategic Growth		Targets	Indicators	To meet the LDP housing target of a minimum of 4,410 4,650 dwellings between 2014 and 2019 The delivery of infrastructure requirements in accordance with Policy I1 and Table 1.	-Housing completion rate as demonstrated by an up-to-date Housing Trajectory and a Five Year Housing Land Supply - Annual update of Five Year Housing Land
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Ref.	Policy / Paragraph	Modification
		<p data-bbox="815 213 1402 347">Ensuring that sufficient infrastructure capacity exists to accommodate the LDP planned growth at Maldon, Heybridge and Burnham-on-Crouch</p> <p data-bbox="1424 213 1944 360">Supply Statement - Progress and delivery of strategic infrastructure via S106 agreements, S278 agreements and CIL</p> <p data-bbox="1424 373 1912 443">- Current and projected capacity of local infrastructure including:</p> <ul data-bbox="1447 456 1944 948" style="list-style-type: none"> - The Plume Academy*; - Primary schools in the Maldon, Heybridge and Burnham-on-Crouch area*; - Early Years and Childcare facilities in the Maldon, Heybridge and Burnham-on-Crouch area; - Highway capacity in and around the Maldon, Heybridge and Burnham-on-Crouch area** - Capacity in the wider highway network including Wood Corner, Eve's Corner, Well Lane and Hatfield Peverel** <p data-bbox="1424 995 1944 1129"><i>* Information on schools capacity is available through the 'Commissioning School Places in Essex' report produced by ECC on an annual basis</i></p> <p data-bbox="1424 1139 1899 1241"><i>** Traffic Volume data available from Essex Highway Data Collection Unit on regular basis</i></p>
MM083	Monitoring Framework	<p data-bbox="672 1331 1832 1362">Amend the 'indicators' column of the monitoring framework table relating to Policy I1 as follows:</p> <ul data-bbox="672 1401 1899 1433" style="list-style-type: none"> - Progress and delivery of strategic infrastructure via S107 S106 agreements, S278 agreements and CIL

Ref.	Policy / Paragraph	Modification
		- Current and projected capacity of local infrastructure including early years and childcare, primary education, secondary education and health provision

Chapter 9: Appendices

Ref.	Policy / Paragraph	Modification																																				
MM040	Appendix 5	Amend the paragraph in the appendix on page 142 as follows: Parks (PA) (RG) Parks offer a range of facilities including recreational, ecological, landscape, cultural or green infrastructure feature and are usually easily accessible. All the spaces classified as Public Parks are listed below, they are owned either by the District Council or respective parish/town council.																																				
MM276	Numerous	Delete all references in the Plan to the term 'Proposals Map' and replace with the term 'Policies Map'.																																				
MM277	Appendix 5	Amend the entry in the list of Local Wildlife Sites in the appendix on page 141 as follows: Ma35 Maldon Wick Maldon Wick South of Limebrook Way																																				
MM278	Appendix 5	Delete all of the entries in the part of the appendix on page 144 relating to Natural and Semi-Natural Open Spaces, as follows: <table border="1"> <tbody> <tr> <td>SN01</td> <td>Great Totham Wood</td> <td>SN19</td> <td>Chimney Pot Lane Wood</td> <td>SN37</td> <td>Mangapps Woodland 2</td> </tr> <tr> <td>SN02</td> <td>Ash Plantation and Lake</td> <td>SN20</td> <td>Hackmans Lane Meadow</td> <td>SN38</td> <td>Acadia Road Grassland</td> </tr> <tr> <td>SN03</td> <td>Fish Street, Goldhanger</td> <td>SN21</td> <td>Purleigh Meadows</td> <td>SN39</td> <td>Wick Road Rough Grassland</td> </tr> <tr> <td>SN04</td> <td>Timber Yard Pond 1</td> <td>SN22</td> <td>Purleigh Wood</td> <td>SN40</td> <td>Silver Road Rough Grassland</td> </tr> <tr> <td>SN05</td> <td>Timber Yard Pond 2</td> <td>SN23</td> <td>The Street</td> <td>SN41</td> <td>Maldon Road Rough Grassland</td> </tr> <tr> <td>SN06</td> <td>Timber Yard Pond 3</td> <td>SN24</td> <td>Mayland Close Wood</td> <td>SN42</td> <td>Green Lane</td> </tr> </tbody> </table>	SN01	Great Totham Wood	SN19	Chimney Pot Lane Wood	SN37	Mangapps Woodland 2	SN02	Ash Plantation and Lake	SN20	Hackmans Lane Meadow	SN38	Acadia Road Grassland	SN03	Fish Street, Goldhanger	SN21	Purleigh Meadows	SN39	Wick Road Rough Grassland	SN04	Timber Yard Pond 1	SN22	Purleigh Wood	SN40	Silver Road Rough Grassland	SN05	Timber Yard Pond 2	SN23	The Street	SN41	Maldon Road Rough Grassland	SN06	Timber Yard Pond 3	SN24	Mayland Close Wood	SN42	Green Lane
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Ref.	Policy / Paragraph	Modification					
		SN07	London Road Fiels	SN25	Nipsells Chase Scrub	SN43	Railway Cutting Wood
		SN08	Butt Lane	SN26	Mill Road Scrub	SN44	Rutland Road Wood
		SN09	St Giles Crescent Woodland	SN27	Rough Grassland	SN45	Steeple Wood
		SN10	Millennium Wood	SN28	Woodlands Park Wood	SN46	Burngham Wood
		SN11	Fambridge Road Scrub	SN29	Cromwell Lane Woods and Meadows	SN47	Blackberry Grove
		SN12	Washington Court	SN30	Seasons Wood	SN48	Woodland
		SN13	Wycke Hill Grassland	SN31	Jubilee Wood	SN49	Rough Grassland
		SN14	Wycke Hill Scrub	SN32	Homefield Wood	SN50	Radwood
		SN15	Heybridge Creek Grassland	SN33	Pandole Wood	SN51	Rough Grassland
		SN16	Wood Lane Sping & Scrub	SN34	Kings Road Meadows	SN52	Rough Grassland
		SN17	D'Raey Wood	SN35	Mangapps Woodland 1	SN53	Rough Grassland & scrub
		SN18	Maldon Road Meadows	SN36	Mangapps Rough Grassland	SN54	Bass Wood
						SN55	Mill Lane Rough Grassland
MM279	Appendix 5	<p>Amend the section in the appendix relating to ancient woodland on page 147 to read as follows:</p> <p>Ancient Woodland</p> <p>Ancient woodland is defined as land that has been continually wooded since at least 1600AD. Woodlands that pre-dates this is more likely to have grown up naturally and therefore it is not possible to recreate Ancient woodland habitat. Ancient Woodlands have significant biodiversity, cultural and historical value.</p>					

Ref.	Policy / Paragraph	Modification																																						
		<p>A schedule of Ancient Woodlands is maintained by Natural England.</p> <table data-bbox="994 288 1704 906"> <tr> <td>Cank Wood</td> <td>Mountains Grove</td> </tr> <tr> <td>Canney Wood</td> <td>Mundon Furze</td> </tr> <tr> <td>Captain's Wood</td> <td>Near Tuckett's Farm</td> </tr> <tr> <td>Chantry Wood</td> <td>New Wood, part of</td> </tr> <tr> <td>Criers Wood</td> <td>North Fambridge Hall Wood</td> </tr> <tr> <td>Eastland Wood</td> <td>Pantile Wood</td> </tr> <tr> <td>Great Wood</td> <td>Parsonage Wood</td> </tr> <tr> <td>Hawe's Wood</td> <td>Round Wood</td> </tr> <tr> <td>Hazeleigh Hall Wood</td> <td>Scotts Wood</td> </tr> <tr> <td>Heybridge Wood</td> <td>South Wood</td> </tr> <tr> <td>Howbridges Wood</td> <td>Sparkey Wood</td> </tr> <tr> <td>Hyde Woods</td> <td>Spicketts Wood</td> </tr> <tr> <td>Kelvedon Hall Wood, part of</td> <td>Squeaking Gate Wood</td> </tr> <tr> <td>Kent Wood</td> <td>Strowling Wood</td> </tr> <tr> <td>Likely Wood</td> <td>Thrift Wood</td> </tr> <tr> <td>Long Wood, Part of</td> <td>Tiptree Wood, parts of</td> </tr> <tr> <td>Maypole Wood, part of</td> <td>West Hall Wood</td> </tr> <tr> <td>Middle Wood</td> <td>Wigborough Springs</td> </tr> <tr> <td>Mope Wood</td> <td></td> </tr> </table> <p>Some of these woodlands are also listed in Part II of Appendix 5 under Local wildlife Sites</p>	Cank Wood	Mountains Grove	Canney Wood	Mundon Furze	Captain's Wood	Near Tuckett's Farm	Chantry Wood	New Wood, part of	Criers Wood	North Fambridge Hall Wood	Eastland Wood	Pantile Wood	Great Wood	Parsonage Wood	Hawe's Wood	Round Wood	Hazeleigh Hall Wood	Scotts Wood	Heybridge Wood	South Wood	Howbridges Wood	Sparkey Wood	Hyde Woods	Spicketts Wood	Kelvedon Hall Wood, part of	Squeaking Gate Wood	Kent Wood	Strowling Wood	Likely Wood	Thrift Wood	Long Wood, Part of	Tiptree Wood, parts of	Maypole Wood, part of	West Hall Wood	Middle Wood	Wigborough Springs	Mope Wood	
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MM286	New Appendix	Add a new appendix to the Plan listing the policies in the Replacement Local Plan (2005) that are superseded by policies in this plan, as set out in annex four of this appendix.																																						

Annex one

MM160: Amend the table in Policy S2 as set out below.

Ref	Source of Supply(1)	Total Dwellings(2)	Year 1-5 0-5	Year 6-10	Year 11-15
			2014/15 – 2018/19	2019/20 – 2023/24	2024/25- 2028/29
Existing commitments across the District (including suitable sites identified in the SHLAA* Existing Commitments)					
Completions 1 April 2014 – 31 March 2016 (3)		293	293	N/A	N/A
Extant Planning Permissions - as at 1 December 2016 that are not included in the sources listed below		922	700	222	N/A
South Maldon Garden Suburb		1,375 1,428	375 55	575 958	425 415
S2(a)	South of Limebrook Way	1,000	150 45	425 540	425 415
S2(b)	Wycke Hill North	300 320	150 0	150 320	N/A
S2(c)	Wycke Hill South	75 108	75 10	N/A 98	N/A
North Heybridge Garden Suburb		1,235 1,383	350 217	440 618	445 548
S2(d)	North of Heybridge	1,035 1,138	150 62	440 528	445 548
S2(e)	Land to the North of Holloway Road	100	100 10	N/A 90	N/A
S2(f)	West of Broad Street Green Road	100 145	100 145	N/A	N/A
Maldon & Heybridge Strategic Allocations		220 232	220 131	N/A 50	N/A 51
S2(g)	Park Drive	120 131	120 131	N/A	N/A
S2(h)	Heybridge Swifts	100 101	100 N/A	N/A 50	N/A 51
Burnham-on-Crouch Strategic Allocations		450	390 261	60 189	N/A
S2(i)	West of Burnham-on-Crouch	180	150 138	30 42	N/A
S2(j)	North of Burnham-on-Crouch (West)	180	150 123	30 57	N/A
S2(k)	North of Burnham-on-Crouch (East)	90	90 N/A	N/A 90	N/A
Rural Allocations		420	190	115	115
	North Fambridge	75	75	N/A	N/A
	Other Villages**	345	115	115	115
Neighbourhood Plans		100	0	50	50
Windfall allowance		330 300	110 100	110 100	110 100
Total		4,430 5,108	1,935 1,757	1,400 2,187	1,095 1,164

- (1) Figures represent expected minimum delivery for each of the five-year periods of the Plan. Actual delivery may vary due to market conditions and other factors
- (2) Total Dwellings indicates the capacity of the sites with planning permission or resolution to grant or the minimum capacity for each allocated site
- (3) Completions numbers do not include 24 units on S2(g) that were completed in 2015/16, as these are included in the total of 131 units for that site

*Figure subject to latest annual monitoring data.

** All settlements within the District as identified in S8, except for Maldon, Heybridge, Burnham-on-Crouch and North Fambridge.

Annex two

MM168: Replace Figure 4 of the Plan with the new Figure 4 set out below.

Figure 4 Maldon District Local Development Plan Housing Trajectory

Housing Trajectory for the whole of the LDP period 2014/15 to 2028/29

	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	Total
S2a South of Limebrook Way					45	100	110	110	110	110	110	110	110	85		1,000
S2b Wycke Hill North						50	100	100	70							320
S2c Wycke Hill South					10	40	40	18								108
S2d North of Heybridge					62	88	110	110	110	110	110	110	110	110	108	1,138
S2e Land to North of Holloway Rd					10	40	40	10								100
S2f West of Broad Street Green Rd				49	96											145
S2g Park Drive		24	65	42												131
S2h Heybridge Swifts									10	40	40	11				101
S2i West of Burnham-on-Crouch				30	108	42										180
S2j North of Burnham-on-Crouch (West)				23	100	57										180
S2k North of Burnham on Crouch (East) ⁽⁴⁾						30	30	30								90
Other sites: Completions ⁽¹⁾	69	224														293
Extant planning permissions ⁽²⁾			184	184	184	184	186									922
Windfall allowance ⁽³⁾			23	23	23	23	23	23	23	23	23	23	23	23	24	300
Neighbourhood Plans ⁽⁴⁾										50					50	100
Total	69	248	272	351	638	654	639	401	323	333	283	254	243	218	182	5,108
Annual dwelling requirement	310	310	310	310	310	310	310	310	310	310	310	310	310	310	310	4,650
Cumulative Surplus/ Deficit against 310 dpa	-241	-303	-341	-300	28	372	701	792	805	828	801	745	678	586	458	

NOTES:

(1) Actual completions for years 2014/15 & 2015/16 (not incl. 24 units on site S2(g)).

(2) Extant Planning permissions: Years 2016/17 to 2020/21 = extant planning permissions supply at end of November 2016 (922 units) for non-strategic sites divided by 5 years. Maldon & Heybridge 178+ Burnham-on-Crouch 140+ rural areas 604 = 922/5=184. Due to rounding in the calculation, year 2020/21 has an additional 2 units.

- (3) Windfall allowance of 300 units evenly distributed across plan period, excluding years 2014/15 to 2015/16. Due to rounding in the calculation the final year has an additional 1 unit.
- (4) Neighbourhood Plans allowance of 100 units shown as estimated delivery at the end of last two five-year periods in the housing trajectory as shown in policy S2.

Annex three

MM263: Replace Table 1 on page 110 of the Plan with the new Table 1 set out below.

TABLE 1: INFRASTRUCTURE AND FUNDING SOURCE

The following infrastructure projects are listed in the IDP but not funded through pooling arrangements:

Infrastructure	Funding Source
Transport	
North Heybridge relief road	Site 2(d)
South Maldon relief road (A414 / Wycke Hill)	Pooled developer contributions
B1018 Langford Road / Heybridge Approach	Pooled developer contributions
B1018 / Heybridge Approach / A414 roundabout	Pooled developer contributions
Burnham-on-Crouch highway improvements (B1010 / B1021 junction)	Pooled developer contributions
A414 / Spital Road roundabout	South East Local Enterprise Partnership
A414 Oak Corner Junction	Pooled developer contributions
Eves Corner Junction, Danbury	South East Local Enterprise Partnership
Passenger Transport	
Passenger Transport Improvements for South Maldon	Pooled developer contributions
Passenger Transport Improvements for North Heybridge	Pooled developer contributions
Passenger Transport Improvements for Burnham-on-Crouch	ECC and CIL
Early Years and Child Care	
Stand alone 56-place EY&C facility in South Maldon	Pooled developer contributions
56-place EY&C facility in South Maldon within new primary school (see Primary Schools)	Pooled developer contributions
Stand alone 56-place EY&C facility in North Heybridge	Pooled developer contributions
56-place EY&C facility in North Heybridge within new primary school (see Primary Schools)	Pooled developer contributions
One 56-place EY&C facility in Burnham-on-Crouch	Pooled developer contributions
Primary Schools	
1.5 form entry primary school in South Maldon	Pooled developer contributions
One class base expansion of existing primary school in Maldon	Pooled developer contributions
1 form entry primary school & combined 56 place EY&C North Heybridge	Pooled developer contributions Pooled developer contributions
Replacement temporary class base at St Mary’s School Burnham-on-Crouch	Pooled developer contributions
Secondary Schools	
Expansion of Plume School - Lower	Pooled developer contributions
Expansion of Plume School - Upper	Pooled developer contributions
Youth and children’s facilities	
Teen shelters, skateboard facilities and access to shared community facilities in South Maldon	Pooled developer contributions
Teen shelters, skateboard facilities and access to shared community facilities in North Heybridge	Pooled developer contributions

Infrastructure	Funding Source
Teen shelters, skateboard facilities and access to shared community facilities in Burnham-on-Crouch	Pooled developer contributions
NEAPs and LEAPs in South Maldon	Pooled developer contributions
NEAPs and LEAPs in North Heybridge	Pooled developer contributions
NEAPs and LEAPs in Burnham-on-Crouch	Pooled developer contributions
Green Infrastructure	
Sports facilities in South Maldon	Pooled developer contributions
Sports facilities in North Heybridge	Pooled developer contributions
Sports facilities located outside of the Garden Suburbs in other areas of the District	CIL
Sports facilities in Burnham-on-Crouch	CIL
Allotments in South Maldon	Pooled developer contributions
Allotments in North Heybridge	Pooled developer contributions
Allotments outside of the Garden Suburbs in other areas of the District	CIL
Health	
Improved facilities in Maldon	Pooled developer contributions
New health facility in North Heybridge	Pooled developer contributions
Improved facilities in Burnham-on-Crouch	Pooled developer contributions
Flood alleviation	
Heybridge Strategic Flood Alleviation	Site 2(d)

Annex four

MM286: Add a new appendix to the Plan listing the policies in the Replacement Local Plan (2005) that are superseded by policies in this plan, as set out below.

LIST OF SUPERSEDED POLICIES - MALDON DISTRICT REPLACEMENT LOCAL PLAN 2005 SAVED POLICIES AND MALDON DISTRICT LOCAL DEVELOPMENT PLAN 2017

The Maldon District Local Development Plan replaces the following policies from the Maldon District Replacement Local Plan 2005 Saved Policies

Maldon District Replacement Local Plan Saved Policy	Maldon District Local Development Plan Superseded by
S1 Development boundaries and new development	S1 Sustainable Development S8 Settlement Boundaries and the Countryside
S2 Development outside development boundaries	S8 Settlement Boundaries and the Countryside
CON4 Development on unstable land	D2 Climate Change & Environmental Impact of New Development
CON5 Pollution prevention	D1 Design Quality & Built Environment D2 Climate Change & Environmental Impact of New Development
CON6 Contaminated land	D2 Climate Change & Environmental Impact of New Development
CON7 Development affecting airports	Deleted
CC1 Development affecting an internationally designated nature conservation site	S1 Sustainable Development D1 Design Quality & Built Environment N2 Natural Environment & Biodiversity
CC2 Development affecting a nationally designated nature conservation site	S1 Sustainable Development D1 Design Quality & Built Environment N2 Natural Environment & Biodiversity
CC3 Development affecting locally designated nature conservation site	S1 Sustainable Development D1 Design Quality & Built Environment N2 Natural Environment & Biodiversity
CC4 Local Nature Reserves	Deleted
CC5 Protection of wildlife at risk on development sites	D1 Design Quality & Built Environment N2 Natural Environment & Biodiversity
CC6 Landscape Protection	S1 Sustainable Development S3 Place Shaping S8 Settlement Boundaries and the Countryside D1 Design Quality & Built Environment
CC7 Special Landscape Areas	Deleted
CC10 Historic Landscape Features	S1 Sustainable Development D1 Design quality & Built Environment D3 Conservation & Heritage Assets N2 Natural Environment & Biodiversity
CC11 Coastal Zone	S1 Sustainable Development D1 Design Quality & Built Environment D5 Flood Risk & Coastal Management N2 Natural Environment & Biodiversity
CC12 Maldon Waterside Area	S1 Sustainable Development S5 Maldon & Heybridge Central Area

Maldon District Replacement Local Plan Saved Policy	Maldon District Local Development Plan Superseded by
CC14 Agricultural Workers Dwellings	H7 Agricultural & Essential; Workers' Accommodation
CC15 Temporary accommodation for agricultural workers	H7 Agricultural & Essential; Workers' Accommodation
CC16 Agricultural occupancy conditions	H7 Agricultural & Essential; Workers' Accommodation
CC17 Intensive livestock units	D1(4) Design Quality & Built Environment E4 Agricultural & Rural Diversification
CC19 Rural Diversification	S7 Prosperous Rural Communities S8 Settlement Boundaries & the Countryside E4 Agricultural & Rural Diversification
CC20 Re-use of listed buildings in rural areas Currently or Formerly in agricultural use	S8 Settlement Boundaries & the Countryside D3 Conservation & Heritage Assets
CC21 Re-use of rural buildings for residential purposes	S1 Sustainable Development S8 Settlement Boundaries & the Countryside D1 Design Quality & Built Environment
CC22 Replacement dwellings	D1 Design Quality & Built Environment H4 Effective Use of Land
CC23 Garden extensions in the countryside	S8 Settlement Boundaries & the Countryside D1 Design Quality & Built Environment H4 Effective Use of Land
H1 Location of new housing	S2 Strategic Growth S8 Settlement Boundaries & the Countryside
H4 Land allocated for residential development	S2 Strategic Growth
H6 Housing density	H4 Effective Use of Land
H8 Conversion of dwellings and other buildings to flats	D1 Design Quality & Built Environment
H9 Affordable housing	H1 Affordable Housing
H10 Rural Exceptions Sites	H5 Rural exception Schemes
H11 Special Family Needs	H3 Accommodation for 'Specialist Needs'
H13 Houseboats	H8 Provision for Houseboats
H15 Replacement of mobile homes with permanent dwellings	H4 Effective Use of Land
E1 Protection of Existing Allocated Employment Areas	E1 Employment
E2 Allocation of Proposed Employment Sites	E1 Employment
E3 Mixed Use Development Timber Yard, Heybridge Basin	Deleted
E4 Mixed Use Development, Sadd's Wharf	S5 Maldon & Heybridge Central Area E1 Employment
E5 Frontage to the River Chelmer	S5 Maldon & Heybridge Central Area D1 Design Quality & Built Environment T1 Sustainable Transport
E6 Protection of existing employment uses	E1 Employment
E7 Development extension or intensification of employment premises within Development Boundaries	E1 Employment
E8 Working from home	S1 Sustainable Development S7 Prosperous Rural Communities

Maldon District Replacement Local Plan Saved Policy	Maldon District Local Development Plan Superseded by
	D1 Design Quality & Built Environment E1 Employment
BE1 Design of New Development and Landscaping	D1 Design Quality & Built Environment
BE3 Public and private amenity spaces	D1 Design Quality & Built Environment
BE6 Extensions to dwellings	H4 Effective Use of Land
BE7 Design of Shop Fronts	D1 Design Quality & Built Environment E2 Retail Provision
BE8 Lighting	D1 Design Quality & Built Environment
BE9 Advertisements on buildings	D6 Advertisement
BE10 Display of advertisements remote from the site being advertised	D6 Advertisement
BE11 Advertisements within Conservation Areas and affecting Listed Buildings	D6 Advertisement
BE13 Development in Conservation Areas	D1 Design Quality & Built Environment D3 Conservation & Heritage Assets
BE14 Demolition of Listed Buildings	D3 Conservation & Heritage Assets
BE16 Extensions alterations to and additional buildings in the curtilage of Listed Buildings	D1 Design Quality & Built Environment D3 Conservation & Heritage Assets
BE17 Preservation of Sites of Nationally Important Archaeological Remains and their Settings	D1 Design Quality & Built Environment D3 Conservation & Heritage Assets
BE18 Control of Development at a Site of Local Archaeological Value	D1 Design Quality & Built Environment D3 Conservation & Heritage Assets
BE20 The installation of satellite dishes in Conservation Areas and on Listed Buildings	D1 Design Quality & Built Environment D3 Conservation & Heritage Assets
SH1 Core Retail Areas	S5 Maldon & Heybridge Central Area E2 Retail Provision
SH2 Protection of the retail function of town and district centres	S5 Maldon & Heybridge Central Area E2 Retail Provision
SH4 Town and District Centre development proposals	S5 Maldon & Heybridge Central Area E2 Retail Provision
SH5 Local Shopping Centres in urban areas	E2 Retail Provision
SH6 Village shops and services	S7 Prosperous Rural Communities E2 Retail Provision E3 Community Services & Facilities
REC1 Allocation of land for formal public open space	N1 Green Infrastructure Network N3 Open Spaces, Sport & Leisure
REC2 Provision of public playing pitches	N3 Open Spaces, Sport & Leisure
REC3 Children's play space associated with new housing developments and elsewhere in the District	N3 Open Spaces, Sport & Leisure
REC4 Allocation of land for informal open space	N3 Open Spaces, Sport & Leisure
REC7 Protection of existing public and private open space	N1 Green Infrastructure Network N3 Open Spaces, Sport & Leisure
REC11 The Blackwater Rail Trail	N1 Green Infrastructure Network N3 Open Spaces, Sport & Leisure
REC12 Riding establishments	E4 Agricultural & Rural Diversification

Maldon District Replacement Local Plan Saved Policy	Maldon District Local Development Plan Superseded by
REC14 Golf courses, extensions and facilities	E4 Agricultural & Rural Diversification E5 Tourism
REC15 Golf driving ranges	D1 Design Quality & Built Environment E4 Agricultural & Rural Diversification
REC16 Permanent uses of land or water for sport	D1 Design Quality & Built Environment N1 Green Infrastructure Network
REC17 Water recreation facilities	D1 Design Quality & Built Environment N2 Natural Environment & Biodiversity E5 Tourism
REC19 Hotel and guest house accommodation	E5 Tourism
REC20 Static and touring caravan sites, chalet sites and camping sites	E5 Tourism
REC21 Redevelopment of tourist accommodation	E5 Tourism
T1 Sustainable transport and location of new development	S3 Place Shaping D1 Design Quality & Built Environment T2 Accessibility
T2 Transport infrastructure in new developments	T2 Accessibility I1 Infrastructure & Services
T3 Rail freight facilities	T1 Sustainable Transport
T4 Cycle Routes	T1 Sustainable Transport T2 Accessibility
T6 Improvement to pedestrian facilities	T2 Accessibility
T7 Shared car parking in new development	D1 Design Quality & Built Environment T1 Sustainable Transport T2 Accessibility
T8 Vehicle parking standards.	D1 Design Quality & Built Environment T2 Accessibility
PU1 Provision of Education Facilities	I1 Infrastructure & Services
PU2 Recycling facilities in new developments	D2 Climate Change & Environmental Impact of New Development
PU3 Protection of Health Care Facilities	I2 Health & Wellbeing
PU4 New Health Care Facilities	I2 Health & Wellbeing
PU6 Renewable Energy	D4 Renewable & Low Carbon Energy Generation