Maldon District Council Local Plan
Examination in Public

Inspector: David Vickery DipT&CP MRTPI

Programme Officer: Andrea Copsey
Examination Office
Longcroft Cottage
Bentley Road
Clacton-on-Sea
Essex CO16 9BX

Tel: 07842 643988
copseyandrea@gmail.com

Mr D Coleman
Maldon District Council
Princes Road
Maldon
Essex CM9 5DL
Via email

8 May 2015

Dear Mr Coleman,

Examination of the Maldon District Local Development Plan:
Interim Findings

As promised in my letter to you of 9 February 2015 (IED15) I enclose a copy of my Interim Findings.

I am sorry that they are not what your Council was hoping for. In summary, my Findings are that policy H6 (Provision for Travellers), and thus the Plan, is unsound and that I cannot rectify this through recommending main modifications or by suspending the Examination to give time for the Council to resolve the unsoundness. This conclusion is reinforced by my consideration of the Public Sector Equality Duty under section 149 of the Equality Act 2010. The reasons are set out in my Findings.

I also appreciate that these Findings will come as a great shock to the Council and that it will have questions about them and the next stages of local planning in the District as a consequence. Please let my Programme Officer know if you have any queries for me and I will do my best to help. And, of course, the Plans Team at the Planning Inspectorate will also be willing to assist in whatever way they can.

Please would the Council tell my Programme Officer when it has placed the Findings on the Examination web page so that she can inform all participants that they are available. I appreciate that the Council will need a little time before the Findings are made public to absorb and consider them, so the document should be placed on the web site by close of play on Tuesday 12 May 2015.

It would obviously be inappropriate for me to continue with the further hearing sessions on the remaining policies in the Plan which I had tentatively scheduled in my letter of 9 February 2015 (IED15) for the end of June 2015. These will not now go ahead.

The options now available to the Council are to either withdraw the Plan or to receive a formal report from me under Section 20(5) of the 2004 Act recommending non-

adoption. I would be grateful if the Council would confirm as soon as possible (via my Programme Officer) its decision as to which option it wishes to pursue.

I would like to thank you and your team, including your consultants and your administrative staff (who have especially helpful and willing to go 'the extra mile') for all the assistance given to me and to my Programme Officer during the Examination and, in particular, during the hearing sessions in January and February 2015. I found your team's Statements and verbal explanations at the hearings to be clear, concise and helpful in my consideration of the soundness of the Plan.

I also thank my Programme Officer, Andrea Copsey, for all her hard work much of which went above and beyond the call of duty. She has had to deal with innumerable queries, evidence and documents from the many participants in what has been one of the most complex, if not the most complex, examinations that I have undertaken.

Lastly, I thank the many participants in the Examination, particularly local residents' groups and private individuals, who have been unfailingly polite, courteous and helpful. That applies equally to the consultants who gave me evidence on behalf of their clients. Thank you all.

I have tried hard over the last 13 months to keep the Plan on track because I know how important it is to your Council and to the people of the District. It is very unfortunate that a fundament obstacle has arisen – one which I was hopeful at the hearings might be overcome. But the evidence on travellers, particularly that submitted after the hearings finished, has led me to a conclusion that the Plan is unsound.

Please place a copy of this letter on the Examination web site along with the Interim Findings.

Yours sincerely,

David Vickery

Inspector

Maldon District Council Local Plan
Examination in Public

Inspector: David Vickery DipT&CP MRTPI

Programme Officer: Andrea Copsey
Examination Office
Longcroft Cottage
Bentley Road
Clacton-on-Sea
Essex CO16 9BX

Tel: 07842 643988
copseyandrea@gmail.com

Mr D Coleman
Maldon District Council
Princes Road
Maldon
Essex CM9 5DL
Via email

3 June 2015

Dear Mr Coleman,

Maldon District Local Development Plan – Interim Findings

1. Thank you for your letters of 12 and 21 May 2015 about my Interim Findings of 8 May 2015. As promised, I have carefully considered the contents of your two letters and your three suggested options to provide the "*clear and pragmatic way forward for the Examination*."

2. So far as the last two of the suggested three options are concerned, these are not for me to comment on, or to deal with, because they involve taking the responsibility for the Examination out of my hands – either by asking the Secretary of State to direct that the Plan is submitted to him for his approval under section 21 of the 2004 Act, or by a Judicial Review where the Court would be asked to quash my Interim Findings and remit the Plan back for re-examination by a new Inspector. As a matter of courtesy, please would you let me, and the Planning Inspectorate, have copies of the documents that your Council submits and receives as it pursues these two options?

3. You have asked me to respond to the first option that you set out in your 21 May letter, which I understand to be progressing and completing the Examination by:

   - My sending to your Council my *"interim findings on all policies subject to the Examination-in-Public hearing sessions in January and February this year"* which covered all the housing and legal compliance issues; and then

   - *"Following receipt of the full interim findings and the finalisation and publication of the retail and employment studies … to progress with the Examination-in-Public and further hearing sessions as planned"*, which were scheduled to start on Tuesday 23 June 2015 for two weeks; and then

   - After the Council's appointed consultant has confirmed the identified need for Traveller pitches in the District for inclusion within Policy H6 sometime later this month (June 2015) for me to hold *"an additional hearing on the provision for Travellers and policy H6* [which] *could be scheduled to take place alongside, or immediately following the completion of the hearings into the other policies of the Plan this summer."*

4. Before I respond, I want to make it clear that I am not unsympathetic to the Council's present predicament. You will recall that I have consistently stated that my aim in conducting this Examination is to be pragmatic, positive and proactive. I am acutely aware of the need for all councils to have adopted local plans so that development is genuinely plan-led in order to achieve the necessary economic, environmental and social outcomes for their local residents and businesses.

5. You will be aware of the efforts that I have made over the last year to keep this Examination on track and heading towards a positive outcome, not least of which were the Exploratory Meeting in July last year (which set out my key soundness concerns about the Plan); then my giving the Council time to repair the problems in its evidence base by suspending the Examination; and then my suggestion, due to the lack of a 5-year housing land supply in the District, to hold the hearings in two stages with the housing policies first which could then deal with many of the housing soundness concerns that I raised at the Exploratory Meeting.

6. Given this, and my appreciation of Council's present planning difficulties, particularly with housing land supply, and of the amount of time, cost and effort that all involved have put into the Plan to date, I wish to assure you that I would not have submitted my negative Interim Findings if I had believed that there was another alternative open to me. The unique circumstances surrounding the submission and evolution of policy H6 throughout the Examination, my duty to implement the Government's planning policies and to take account of section 149 of the Equality Act 2010, and the need for fairness to all Examination participants have led inexorably to my Interim Findings.

7. I think it would be helpful if I set out the key failings of policy H6 as submitted and then how it, and its evidence base, has been dealt with during the Examination.

Policy H6 "Provision for Travellers"

8. As submitted by the Council for examination in April 2014, policy H6:

   - Lists only existing traveller sites already granted planning permission;
   - Does not allocate any new pitches to meet unmet past or present traveller accommodation needs, or to meet future traveller needs;
   - Sets a future pitch requirement to 2027 based on an out-of-date 2009 accommodation study (EB007) and an extrapolated trend-based 2013 update (EB073) derived from that out-of-date study;
   - Sets out criteria-based policies for assessing future planning applications and allocations which do not comply with national policy; and
   - Defers the allocation and requirement for future Traveller pitches to an *"appropriate time in the future when new evidence becomes available"* (paragraph 5.48 of the Plan).

9. During the Examination policy H6 and its evidence base evolved as follows:

   - The Exploratory Meeting in July 2014 set out my key concerns that the policy had an outdated evidence base for future traveller pitches and that it lacked any allocations for them;
   - The Council submitted its 2014 Gypsy and Travellers Accommodation Needs Assessment (GTAA) [EB007a] in August 2014. As you said in your letter of 12 May, the 2014 GTAA "*identified a far higher pitch requirement for the District than had first been anticipated within the Plan*";

- The Council suggested changes to policy H6 in August 2014 to delete its future pitch requirement and to clarify that a focussed review of policy H6 would be undertaken in 2016 to "*identify an appropriate provision for Travellers*";
- In October 2014 the Council said that whilst the 2014 GTAA represented "*the latest and most robust evidence*" on future pitch requirements it would "*need to consider and take into account local circumstances and evidence*";
- In its January 2015 hearing statement the Council said that it "*accepted that there is likely to be a higher gypsy need in the District than previously identified, hence a need to allocate new gypsy sites*" (paragraph 9.3) and that the 2014 GTAA "*suggests a significantly higher need for new traveller and gypsy sites in the future*" (paragraph 9.5);
- At the 3 February 2015 hearing the Council said that it had objections to the 2014 GTAA, and that the Plan's suggested review of policy H6 was not included in its January 2014 Local Development Scheme (LDS) [SD09];
- At the February 2015 hearing local people expressed concerns that the Council had not addressed traveller site allocations in a responsible manner over a considerable period of time, and that this had resulted in sites being granted planning permission on appeal;
- Later in February 2015 the Council set out suggested changes to policy H6 which included altering the policy criteria for assessing new sites to accord with national policy;
- The Council added the Traveller DPD (Local Plan) to its LDS in March 2015;
- The Council set out its objections to the 2014 GTAA in March 2015, stating that whilst it "*represents the latest available information in relation to Travellers' provision*", the Council's concerns had not been satisfactorily resolved; and
- In March 2015 the Council and others set out their views on the implications for policy H6 of the Equality Act 2010 as dealt with in Moore & Anor v Secretary of State for Communities and Local Government & Ors [2015] EWHC 44 (Admin) of 21 January 2015.

10. Before I deal with your "first option" request to me to complete the Examination, you also made a number of points in your letters which I reply to below:

Inspectorate advisory visits in 2013

11. My colleague, Mr Holland, made two advisory visits to your Council in April 2013 (Appendix 4 to DOC77 and also attached to CED06) and in November 2013 (attached to CED06). Mr Holland is not the examining Inspector, and he carefully prefaced his advice as reported in the April 2013 notes of his visit:

    "*Mr Holland made it clear that while he is providing his opinions as an experienced planning inspector; his views and comments are not binding and should not be interpreted as the definitive view from the Planning Inspectorate."*

12. The sections of his advice that you have quoted in both your letters should be taken bearing that important qualification in mind.

13. His advice on travellers (given at his second, November 2013, visit) was in the context of a suggested policy which met future traveller provision through a criteria-based approach and not through allocations. He queried whether there was "*capacity within the constraints of the policy*" to meet a 5-year supply for pitches through the "*intensification of existing sites*" and cautioned that this "*can be very difficult*". He said that declaring a plan unsound on the basis of traveller provision was unlikely only "*where it was not a major issue for the District*."

14. As the Inspector appointed to independently examine the Plan on behalf of the Secretary of State, I identified traveller policy H6 as a "*significant concern*" affecting the Plan's potential soundness in my 25 June 2014 letter (IED06) prior to the Exploratory Meeting on 3 July 2014. I did this having had the benefit of far more time than Mr Holland had had to examine and consider the policy and its evidence base. I concluded in my 25 June 2014 letter that:

    "The lack of an Assessment and an allocations policy to cover the plan period is contrary to Government policy in paragraphs 8 and 9 of its Planning Policy for Traveller Sites. I am not yet convinced that the issue can be left to a later plan review as paragraph 5.48 of the Plan proposes."

15. I had, therefore, as early as June 2014 (following the Plan's April 2014 submission) clearly identified policy H6 as being a major soundness issue for the Plan.

16. I should add that at the same Exploratory Meeting many more soundness concerns were identified on matters such as the methodology of the Plan's full objective assessment of housing need; the amount and rate of housing delivery; whether infrastructure could be delivered on time; the viability of the allocated housing sites; whether sufficient detail was given about the housing allocations and associated development management policies; and unclearness about the proposals for employment based on an out-of-date evidence base, with similar concerns for the retail proposals.

17. The Council can have been in no doubt in July 2014 that its Plan had serious problems and that a satisfactory soundness outcome was by no means guaranteed.

Why was the Examination not stopped sooner?

18. At the Exploratory Meeting in July 2014 the Council urged me to carry on with the Examination and said that this was its "*strong desire*", and that I should suspend the Examination to give it time to produce the further work necessary (see CED06). I agreed, but in my letter of 7 July 2014 (IED09) setting out the result of the Exploratory Meeting I warned the Council:

    "*There is a risk that the new evidence will raise a number of issues about the basis of the Plan's preparation which could lead to major changes and a substantially revised Plan compared to that submitted. If this occurs, then that would suggest the Plan was not sound at submission and that it should be withdrawn. However, the Council is currently confident that this risk is minimal. I consider that it should be given the opportunity to prove its case given the shortness of the requested suspension* [3 months] *and the urgent need to provide housing land and sound development policies for the District*."

19. Whilst the Plan was suspended I was, as I informed the Council in the above letter, committed to other local plan examination work during the autumn of 2014.

20. The Council submitted the 2014 GTAA in August 2014. Despite the Council's unspecified concerns about it expressed in August (CED10) and October 2014, I anticipated that I could use its results to recommend main modifications which might make the policy sound. I was still concerned about the Plan's proposal to leave traveller allocations to a later plan review, and I continued to query whether such sites should, in fact, be allocated in this Plan. This can be seen in Matter 9 of my '*Matters, Issues and Questions*' of 1 December 2014 and my hearing agenda, which also asked if the 2014 GTAA established current and future need requirements and which requested views on possible options that might be open to me.

21. It was only in reading the Council's January 2015 hearing statement response to my '*Matters'* and, more importantly, when I listened to and considered its evidence at the hearing in February 2015, and also the evidence submitted afterwards, that it became clear to me that the Council disputed the 2014 GTAA results to the extent that there was no reliable or robust evidence base for traveller accommodation needs at all. Thus, no main modifications could be recommended by me to policy H6.

22. The reasoning set out in the Moore court case, which I and the Examination's participants considered after the hearing, has added to my concern that the lack of accommodation needs evidence resulted in a fundamental failure of policy H6.

23. I have thus stopped the Examination at the earliest possible time, before the second set of hearings, and only once it had become clear that policy H6, and thus the Plan, was not sound and that I could not rectify this unsoundness through modifications or suspension. To have halted the Examination before hearing and questioning the evidence would have been unfair and premature. I would have been pre-judging matters and denying an opportunity for a fair hearing to the Council and representors as I would have had no basis to come to any conclusions on policy H6.

24. The Inspectorate's Procedural Practice for Examining Local Plans states at paragraph 2.9, in relation to the early stages of an examination, that "*Inspectors are unlikely to reach any conclusive findings of unsoundness at this stage*." It goes on to say that *"it would be difficult for an Inspector to reach a conclusive finding prior to holding the hearing sessions where the evidence can be properly tested*." I consider that I have acted entirely in accordance with the Procedural Practice in this respect, and that there was, and is, no procedural unfairness.

25. The Council has had ample warnings of my concerns and the possible consequences. It has consistently urged and encouraged me, as I think was right and proper in the circumstances, to continue with the Examination, to allow it to present additional evidence, and for me to hear all the evidence from it and local people before coming to any conclusions.

Lack of objections

26. Your letter of 12 May says that "*it must be noted that no members of the travelling community have objected to policy H6 of the Plan*." That may be so, but the planning merits and the soundness of a policy are not solely dependent on the number of people who may, or may not, have objected to it.

27. The same letter says that "*at the Examination hearing session, those residents opposing policy H6 of the Plan still expressed preference for adoption of a local plan against having no policy at all*." However, you will have seen the email from Mrs Hopkins of 13 May 2015 disputing this assertion, and saying that at the hearing she, her husband, and Mr Mussett, representing Little Braxted Parish Council, all "*argued that the plan should fail if H6 was deemed unsound*."

28. I have played back the audio recording that the Council made of the hearing, and it confirms that Mr Mussett and Mrs Hopkins did say this (in terms), although I did not hear Mr Hopkins' agreement to that course of action. Mrs Hopkins is recorded as saying, "*I can see that holding up the whole plan would not be ideal, but I have no faith that they* [the Council] *would deliver*."

Travellers are not a significant issue in the District

29. In your letter of 21 May you say that "*It was not considered proportionate for the Council to produce detailed and expensive local evidence of traveller needs in the District when in relative terms traveller provision is not a particularly significant issue in the District*." This is not a justified reason for failing to provide for the needs of travellers in the Plan in accordance with national planning policy, also taking into account that they are a legally protected, minority racial group.

30. The whole point of national planning policy in the Government's *Planning Policy for Traveller Sites* is to ensure fair and equal treatment for travellers in the provision of sites (paragraph 3), based on robust evidence. The Council accepts there is a traveller accommodation need which requires site allocations, but policy H6 does nothing about them. If, as is claimed, travellers are not a significant issue in the District, then it begs the question as to why the Council did not properly deal with it during the Plan's preparation.

31. The 2014 GTAA is dated July 2014, and the Council has had more than sufficient time since then to resolve its concerns and objections to it, knowing, as it did, that the lack of such evidence for traveller needs was a significant soundness issue for the Plan. Only now, in May 2015 after receipt of my Interim Findings, has it belatedly instructed consultants to carry out this work.

Existing criteria-based policies could cope in the short term

32. In your letter of 21 May you say that the Council "*believes that scope exists to expand and or intensify some of the existing sites in appropriate circumstances*", and that "*the criteria based policy approach set out within policy H6 would in fact enable further pitches to be brought forward in the District through planning applications and the Development Management process, allowing for short term needs to be met*." I have seen no evidence that this is possible or likely. Mr Holland warned that the Council would need to consider whether there was, in fact, capacity to intensify accommodation supply on existing sites. But at the policy H6 hearing in February 2015 when Mr Mussett asked for existing sites which could be expanded to be identified in policy H6, the Council said that there was no evidence available to do this.

It is a disproportionate approach and not in the public interest

33. I have given a great deal of consideration to the matters of proportionality and the public interest in the course of the Examination and I cannot agree with the Council. My reasons are fully set out in my Interim Findings and there is nothing further to add to them.

Subjective justifications

34. You say that "*many of the justifications you have used are subjective.*" My view is that these are planning judgements based on national planning policy and the law. The soundness of the Plan is a matter which I am expressly required to assess. I do not believe that these judgements are irrational or unreasonable, or that I have ignored the relevant national policies, the law, or other material considerations.

CIL Charging Schedule Examination

35. The situation on your Council's CIL examination remains as set out in the letter sent by the Planning Inspectorate on 31 October 2014. It is the Inspectorate's usual practice when a Local Plan and CIL are submitted simultaneously for the Local Plan examination to be held first and the CIL examination to follow at a later date. It is not possible or practical for the necessary viability testing of your Council's evidence supporting the proposed CIL rates to be carried out until such time as I am satisfied that your Plan can be taken forward and put in place, which presently appears unlikely. This is because I must consider whether the rates put forward would put at risk the delivery of the scale and general locations of development proposed in the Plan, bearing in mind the necessary associated infrastructure.

36. I now turn to the first option that you asked me to consider in your letter of 21 May.

First Option – to continue with the Examination

37. The reasons why I cannot continue with or suspend the Examination or set out my findings on the housing and legal compliance hearings held in January and February 2015 are set out in my Interim Findings, and so there is no need for me to repeat them again.

38. I add the following reasons:

- Section 20 of the 2004 Act requires me to carry out the Examination to assess whether the Plan is sound, to make a recommendation of adoption or non-adoption or modification, and to give reasons for that recommendation(s). I am satisfied that I have carried out the Examination to the point where I am able to make a recommendation of non-adoption. My Interim Findings give the likely reasons for that recommendation. The legal purpose of an examination is not, as you suggest in your letters, to give any further reasons or explanations about any other aspects of the Plan.

- Moreover, what I have done is to state my reasons in sufficient detail to enable the informed reader to know what conclusion I have reached on the "principal important controversial issue" which I have identified after the hearings and later evidence. And that issue is: whether the Plan is sound with regard to policy H6 and, if not, can that unsoundness be remedied? I do not have to refer to every material consideration or deal with every argument raised at the hearings which are unrelated or peripheral to that principal controversial issue. That would impose an unjustifiable burden on my examination of the Plan when I have identified policy H6 as a potential "showstopper" to the Plan's soundness.

- My Interim Findings are that <u>all</u> the Plan's housing policies, taken together, are fundamentally unsound because the Plan does not identify and meet objectively assessed housing needs and it is not based on adequate, up-to-date and relevant evidence as required in national policy. This means that the Plan's housing policies should be reconsidered as a whole and further progressed as one integrated series of policies with associated infrastructure.

- The Council decided on 10 July 2014 to actively invite planning applications within the areas of the strategic allocations identified in the Plan's policy S2 (CED10 Appendices 8a, 8b and 8c). Thus, some allocated sites already have planning permission (see paragraph 5 of my Interim Findings) and only one site in the Plan does not have an application either pending or about to be submitted. Therefore,

whatever I do or do not do, new homes on the allocated market housing sites will be built and the housing land that the Council proposes as being necessary for the settled community will largely be provided. I do not, therefore, consider that the effect on the District's future housing needs of my not continuing with the Examination will be as bad as the Council believes.

- The provisional date for the employment and retail hearings (and the other remaining Plan policies) is just under 3 weeks away (23 June 2015). I, and the other Examination participants, have not yet received the Council's updated evidence base studies on these subjects. There is, therefore, not enough time to consider the evidence, for me to set out my issues and questions on them, and for participants, including the Council, to respond before the hearings start.

- The future requirements for both employment and retail provision are, as you said in your letter of 21 May, intrinsically linked with the scale of future housing provision in the District. Since it will take time to resolve travellers' provision then the scale of housing provision could have changed in the meantime and thus have altered the future requirements for employment and retail provision.

- A further traveller hearing on any suggested future pitch number requirement over the plan period would not achieve soundness. This is because the policy would still not allocate travellers' sites and pitches. I identified this aspect in my Interim Findings as a soundness requirement for the Plan to accord with national policy, particularly given past unmet need and the necessity to co-ordinate such allocations with other housing policies in the Plan, such as the strategic growth areas where policy H6 says some traveller sites should be allocated.

- In addition, although your Council has just commissioned a consultant's report on this aspect, which is expected sometime later this month, it would still require further lengthy sustainability appraisal work and public consultation. This would be contrary to those parts of the Inspectorate's Procedural Guidance that I mentioned in my Interim Findings in its paragraphs 61 to 64. During the time this would take other housing need circumstances might well have changed.

39. I am sorry that I have not been able to agree to your Council's request to continue with the Examination.

40. I remind you that I have asked your Council to confirm which of the options set out in my Interim Findings it wishes to purse – to withdraw the Plan or to receive my report on it. Please would you provide me with this information as soon as possible if your Council is not pursuing either of the last two options in your 21 May letter.

41. Please place a copy of this letter on the Examination web site.

Yours sincerely,

David Vickery

Inspector

Appendix 3

Department for Communities and Local Government

The Rt Hon Greg Clark MP
Secretary of State for Communities and Local Government

Department for Communities and Local Government
4th Floor, Fry Building
2 Marsham Street
London SW1P 4DF

Tel: 0303 444 3450
Fax: 0303 444 3289
E-Mail: greg.clark@communities.gsi.gov.uk

www.gov.uk/dclg

Councillor Miriam Lewis
Leader of the Council
Maldon District Council
Council Offices
Princes Road
Maldon
Essex
CM9 7DL

I have received a letter from Fiona Marshall, Chief Executive of Maldon District Council, requesting that I exercise the powers of intervention under section 21 of the Planning and Compulsory Purchase Act 2004 in respect of the Maldon District Council Local Development Plan.

Having considered these representations carefully, I note the Council's concerns in relation to the approach taken by the Planning Inspector and I wish to test whether the inspector has reached a proportionate and balanced view on the Local Plan as a whole in the light of national planning policy.

Accordingly, in exercise of the powers under section 21(4) of the Planning and Compulsory Purchase Act 2004, I hereby direct that the Maldon District Council Local Development Plan is submitted to the Secretary of State for approval.

THE RT HON GREG CLARK MP

Appendix 4

Department for Communities and Local Government

Fiona Marshall
Chief Executive
Maldon District Council
Princes Road
Maldon
Essex
CM9 5DL

The Rt Hon Greg Clark MP
Secretary of State for Communities and Local Government

Department for Communities and Local Government
4th Floor, Fry Building
2 Marsham Street
London SW1P 4DF

Tel: 0303 444 3450
Fax: 0303 444 3289
E-Mail: greg.clark@communities.gsi.gov.uk

www.gov.uk/dclg

6 March 2016

Dear Fiona

MALDON DISTRICT LOCAL DEVELOPMENT PLAN

On 8 June 2015 in exercise of my powers under section 21(4) of the Planning and Compulsory Purchase Act 2004, I directed that the Maldon District Local Development Plan is submitted to me for approval.

I have undertaken a thorough review of the findings of the inspector appointed to examine the plan as set out in his interim findings of 8 May 2015, together with his letter to Maldon District Council of 3 June 2015.

I have had regard to the inspector's analysis and conclusions. I agree that Policy H6 (Provision for Travellers) of the Maldon District Local Development Plan as submitted is not consistent with national policy. But I disagree with the inspector's finding set out in his letter of 8 May 2015 and in paragraph 8 of his interim findings, that the plan is therefore unsound. It was not proportionate for the inspector to find the whole plan unsound because he had not examined the whole plan.

In my letter of 15 July to then Chief Executive of the Planning Inspectorate I reiterated the importance of inspectors working pragmatically with councils towards achieving a sound Local Plan, including giving councils full opportunity to address issues. Having carefully considered the inspector's reasoning I disagree with his conclusion that Maldon District Council should not be given the opportunity to try to remedy the problems identified with Policy H6, particularly in light of the Council's actions since May 2015. I observe that, in October 2015, the Council's Planning and Licensing Committee agreed that the Essex Gypsy and Traveller and Travelling Showpeople Accommodation Assessment 2014 (together with the findings of an independent review of this assessment) will be used to inform future plan-making by the Council.

I am very aware of the importance of ensuring that there is maximum clarity for the community at the soonest opportunity as to what level of housing and other development is appropriate in Maldon. I recognise that the plan's economic strategy will need to go through the full scrutiny of examination before firm conclusions can be reached about the soundness of the plan's housing provision, however, in the interim period the National Planning Policy Framework explains the weight decision makers may give to the policies in plans that have yet to complete examination. Our guidance is also clear that when assessing whether there is a five year supply of deliverable sites for housing, where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. The inspector raised nothing in his interim

findings to suggest that the Council has not undertaken a comprehensive and objective assessment of the need for housing for the settled community in Maldon; there is nothing before me at this stage in the process to lead me to take a contrary view. I note that the Council's intention is that the plan as submitted should be modified (Supplementary Statement [EB098c]) and has put forward revisions.

I will now proceed to arrange for the examination of the Maldon District Local Development Plan to move forward. As the previous Inspector has now retired I intend to appoint a new person to examine the plan and to ask that person to consider all of the currently available written and audio evidence from the initial hearings and to then reach their own view on what further evidence is needed, including any further hearings.

I am copying this letter to Rt. Hon Priti Patel MP and the Rt. Hon. John Whittingdale MP.

THE RT HON GREG CLARK MP

Maldon District Local Development Plan
Inspector: Simon Berkeley BA MA MRTPI

Programme Officer: Andrea Copsey
Examination Office
Longcroft Cottage
Bentley Road
Weeley Heath
Clacton-on-Sea
CO16 9BX

07842 643988
copseyandrea@gmail.com

Adrian Tofts.
Strategic Planning Policy Manger
Maldon District Council

By email only

7 April 2016

Dear Mr Tofts,

Examination of the Maldon District Local Development Plan

As you know, I have been appointed to examine the Maldon District Local Development Plan. In a separate letter which I have addressed to the Council and to all other participants, I have explained the present position and my intended way forward. This letter sets out a number of matters on which I am seeking updates and clarifications from the Council.

Provision for Travellers

It is clear from his letter dated 6 March 2016 that the Secretary of State regards Policy H6 to be not consistent with national policy. That letter also refers to the agreement of the Council's Planning and Licensing Committee to use the Essex Gypsy and Traveller and Travelling Showpeople Accommodation Assessment of 2014 [EB007b] (the new GTAA) to inform future plan-making.

I note that the new GTAA concludes that there is a need for 17 new pitches between 2013 and 2018, and for 32 between 2013 and 2028. Does the Council propose that these figures should be included within Policy H6 as a clear plan requirement? If not, how would the Council suggest that the inconsistency of Policy H6 with national policy should be remedied? I would be grateful for concise and unambiguous confirmation of the Council's position on this issue.

In addition, I understand that the Council has undertaken a 'call for sites' exercise inviting people to nominate land to provide Gypsy and Traveller accommodation. Does the Council aim to include any sites identified through this process in the Local Development Plan presently under examination? Please

provide an update on this, along with an explanation of the Council's intentions for delivering Gypsy and Traveller sites.

The Housing Market Area

The Council takes its administrative area to be the Housing Market Area (HMA). It appears that the SHMA Update 2013 [EB010e] and the 2014 SHMA [EB010f] support this stance, to some extent at least.

However, this position is disputed by other participants. Some consider that the HMA should be a wider area – that Maldon falls within a Colchester HMA, also involving Colchester, Chelmsford, Tendring and Braintree. It is argued that from the Council's figures, the level of commuting for work is such that the HMA should be more widely drawn.

I understand from the hearings that the other aforementioned authorities have commissioned a study to establish the most appropriate HMAs for their areas. Maldon has not been involved in this largely, as I understand it, because the Maldon District Local Development Plan had recently been, or was about to be, submitted for examination.

On this point, I am not wholly clear about the Council's stance. Considering the level of commuting, does the Council, on reflection, now consider that it would be more appropriate for future plan-making to re-consider the HMA? If so, should an early review of the Local Development Plan be required to address this matter? I would be grateful for clarification of your view on this issue.

Highway and school capacity

As I understand it, there is no evidence to demonstrate that development beyond that allocated to Maldon and Heybridge will not have severe impacts on the highway network, and there is no evidence in relation to the capacity of The Plume School to accommodate such further growth. Both the highway and local education authorities have expressed concerns in these respects. Could you confirm whether my understanding is correct?

At the hearing, the question of whether or not Policy S2 should be modified to include a cap on further housing development in Maldon and Heybridge was debated. Please clarify the Council's position on this.

Turning to Burnham-on-Crouch, I understand that during the examination the evidence concerning primary school capacity indicated that no more than the 450 homes proposed through the strategic allocations could be accommodated. However, since then, a joint primary education capacity statement [EWT-M05-01] has been produced. From my reading, this appears to indicate greater capacity. Is my understanding of this all correct and what is the Council's view?

Does the Council consider there to be a need to set a cap on housing development in Burnham-on-Crouch?

From the evidence presented, I am not wholly clear about the baseline used to establish the impacts of the strategic allocations on highway and school capacity. Please can you confirm whether any developments with planning permission have been taken into account and if so provide details.

It is also necessary for me to fully understand the difference between the baseline position used and present circumstances – that is, the position to which the strategic allocations would be added. To that end, I would be grateful to know whether any further developments which might have a bearing on highway and/or school capacity have been granted planning permission in or around Maldon, Heybridge or Burnham-on-Crouch since the hearings. If so, please provide me with details about the developments concerned and the likely effects on highway and school capacity.

The Reserve Sites

The hearings also considered the question of whether the Reserve Sites are justified by evidence in relation to highway and school capacity. As a matter of fact, is there any evidence that considers the effects on highways and schools if both the strategic allocations and the Reserve Sites all come forward? If not, should the Reserve Sites be deleted from the plan? If the Reserve Sites should be deleted, should they be replaced by other contingency measures?

For the avoidance of doubt, have the Reserve Sites and the alternative sites considered been subject to sustainability appraisal? If not, they should now be assessed against the sustainability appraisal and this work should be published.

Affordable housing

An Additional Viability Note [EWT-M03-01] has been prepared following the hearings, at the previous Inspector's request. This extra work was considered necessary for three reasons:

- because it appeared that the site boundaries appraised did not match fully those of the allocations;
- to ensure that the final draft plan requirements are fully reflected; and
- to provide a recommendation for the affordable housing target at the Heybridge Garden Suburb given the suggested removal of the requirement for a flood alleviation scheme.

As I understand it, this latest viability evidence now properly reflects the proposed allocations and fully reflect the plan's policies. In relation to Sites S2 (d) and (e), it provides new appraisals on the basis of the schemes with, and alternatively without, the flood alleviation scheme which Policy S4, as submitted,

requires they provide. I would be grateful for your confirmation of whether or not my understanding is correct.

Considering this new evidence, are any changes needed to Policy H1? In particular, should it be modified to require 30% affordable housing from Site S2 (a) rather than 40%, and should the affordable housing requirement for Site S2 (d) be altered from 25% to 30%? If not, how are the affordable housing requirements in Policy H1 justified in relation to these two sites? If the Council considers that such modifications to Policy H1 should be made, I ask that a position statement be prepared explaining the effect of this on meeting the need for affordable housing in the district.

At the time of the previous hearings, the outcome of the High Court's decision in the *West Berkshire*[1] case, concerning the Written Ministerial Statement of 28 November 2014 and the associated alterations to the Planning Practice Guidance (PPG), was not known. The Declaration Order issued on 4 August 2015 confirms that the policies in the Written Ministerial Statement must not be treated as a material consideration in development management and development plan procedures and decisions, or in the exercise of powers and duties under the Planning Acts more generally. The PPG has been updated accordingly. The Secretary of State has been granted leave to appeal the judgement.

In the light of this, I would welcome confirmation of the Council's stance in relation to Policy H1's site size thresholds. Are they supported by the viability evidence? Keeping in mind that the Secretary of State has been given leave to appeal, does the High Court's decision in *West Berkshire* have any bearing?

<u>The detail given about the allocations</u>

The previous Inspector raised issues about the content of the Garden Suburb masterplans. Regulations 5 and 6 of the 2012 Regulations[2] prescribe, in effect, that the following is a Local Plan, rather than any form of supplementary planning document:

"*(a) any document prepared by a local planning authority … which contains statements regarding one or more of the following –*

(i) the development and use of land which the local planning authority wish to encourage during any specified period;

(ii) the allocation of sites for a particular type of development or use;

(iii) any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land mentioned in paragraph (i); and

[1] West Berkshire DC & Reading BC v Secretary of State for Communities and Local Government [2015] EWHC 2222 (Admin)
[2] The Town and Country Planning (Local Planning) (England) Regulations 2012

(iv) development management and site allocation policies, which are intended to guide the determination of applications for planning permission;

(b) where a document mentioned in sub-paragraph (a) contains policies applying to sites or areas by reference to an Ordnance Survey map, any map which accompanies that document …"

The issue here is that much of the two draft masterplans appears to fall within one or more of the above. For example, they include statements about land uses within the draft masterplan areas, and land use plans illustrating a spatial distribution of uses within sites. While some of this content can be discerned from the Local Development Plan, much of it cannot.

I am not clear about the Council's stance on this issue, and I would be grateful if you could explain it to me. Should any of the draft masterplan content be within the Local Development Plan in order to meet the Regulations? Moreover, should any of the detail in the masterplans be in the Local Development Plan to ensure its effectiveness?

Employment

Policy E1 says that:

"*A* minimum *of 2,000 net additional jobs will be created in the district by 2029 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.*"

To this end, it identifies a number of specific existing employment sites to be reserved for that purpose. This amounts to 94.21 hectares of land. It also allocates three sites for employment use. An extension to Burnham Business Park of 3.4 hectares (Site E1(q))is allocated. Site E1(p) is 0.5 hectares and forms part of the Maldon Garden Suburb.

Further land of 4.5 hectares at Wyke Hill (south), Maldon, apparently within the Maldon Garden Suburb, is also allocated. However, so far as I can see, the area of land is not illustrated geographically on the Policies Map. Policy E1 says that the detailed allocation – that is, the precise site location and boundaries – are to be determined as part of the masterplan for the Garden Suburb. But it seems to me that that is not permitted under Regulations 5 and 6 of the 2012 Regulations which I have quoted above. In short, land allocations can only be made in Local Plans. I would be grateful to know how the Council considers this problem should be remedied.

More fundamentally, I am not wholly clear about the need for land or floorspace for economic development over the plan period – that is, the new

land/floorspace necessary to support the 2,000 net additional jobs planned for. Policy E1 does not set out a specific employment land requirement. While it allocates 8.4 hectares of land, it is not clear whether the Council considers this to be the full extent of new land necessary. One might assume not, given that the Site Allocations Development Plan Document that the Council is preparing will include rural employment sites.

I would be grateful if the Council would prepare a concise paper addressing this. The paper should confirm the Council's view about the amount of new land needed for employment purposes over the plan period, and the sources of supply, including the supply to be delivered through the Site Allocations Development Plan Document. It should also include disaggregation by sector/land use type.

I note the content of the Employment Evidence and Policy Update (July 2015) [EB102a]. Does the Council now rely on this as the primary source of evidence in relation to economic development matters?

The Update will be subject to more detailed scrutiny through hearings in due course. However, I would be grateful for clarifications on the following points.

The Update's baseline forecast identifies a need for 370 jobs in A1 retail. This is based on employment projections and differs in approach to the new Maldon Retail Study (July 2015) [EB103]. However, it takes into account the retail evidence, particularly in relation to floorspace requirements. Noting substantial variation in floorspace per worker ratios across the retail sector, the study estimates a floorspace requirement of between 7,500 to 8,300 sqm using town centre/superstore densities, and 39,500 sqm based on retail warehouse densities. It says that this lies comfortably within the range of 13,400 to 21,500 sqm identified in the retail study evidence.

This is based on the notion that the new retail study concludes that between 13,400 sqm and 21,500 sqm of convenience and comparison retail space will be required over the period to 2029. However, I do not recognise those figures. The conclusions of the new retail study suggest rather lower floorspace requirements. Combining the comparison and convenience capacity identified in the retail study leads to an overall range of 6,200 – 9,800 sqm. Clearly, this is towards the bottom of the range estimated in the Employment Update. Much depends on the type of retailing involved. For example, bulky goods retailers achieve lower sales densities. But, from my reading, this has been taken in to account in the new retail study.

My concern here is that the new employment and retail studies appear to be inconsistent. I would be grateful if you could provide clarification on these points, and explain the apparent discrepancies.

I note that the Employment Update considers the Strategic HMA to be Chelmsford, Brentwood, Braintree, Colchester and Maldon. As discussed above, so far as I am aware, that does not reflect the Council's current position. I cannot tell for certain what effect, if any, this has on the evidence. If it relates only to benchmarking, which appears to be the task in Section 3.1 of the report, then that may present no problem. Nonetheless, I would be grateful for your clarification on this.

Retail

In response to the previous Inspector's concerns, Maldon Retail Study (July 2015) [EB103] has been produced. It provides an assessment of needs and capacity for the period to 2029. It also reviews the current performance of Maldon town centre, Heybridge district centre and Burnham town centre. It draws conclusions on the future demand for retail floorspace and makes recommendations in relation to the future strategy for the district's town and district centres in order to help safeguard future vitality and viability.

The study concludes that there is capacity for 3,400 to 4,800 sqm of convenience space and between 2,800 and 5,000 sqm of comparison retail space by 2029. It recommends an amendment to Policy E2 on this basis. It also recommends that the impacts of the Aquila development be closely monitored for two years after its opening and that the Council review the retail evidence, and Policy E2 if necessary, at that time.

I would now welcome from the Council confirmation of whether or not the Council relies on the evidence of the new retail study. Assuming it is to be relied on by the Council, I ask that main modifications be drawn up and fully explained in a concise paper. Clearly, such main modifications should address the previous Inspector's concerns, which I share, and should set out what, if any, proposals for retail development are needed, where they will go, when they will be provided by, and how they will be delivered. If relevant, I will need to know what reasonable alternatives have been considered and why the chosen options have been selected. It is highly likely that further sustainability appraisal work will need to be carried out to inform this process.

Main modifications

Main modifications have been put forward at various points during the examination thus far and those advanced at the time were discussed during the previous hearings. However, numerous modifications were left for the Council to consider further and to produce draft wording.

I would now be grateful if you would produce one, fully comprehensive schedule of the main modifications the Council considers necessary to address issues

previously discussed and those set out in this letter. It is essential that I have full clarity on this at the earliest opportunity.

Overall and looking forward

Overall, there are a number of issues that must be addressed. I recognise that some of the points raised may take some time to deal with fully, although I anticipate that the Council may have progressed matters since the previous hearings. Either way, I ask that you contact me soon to let me know your next steps and the likely timescales involved.

I trust that you find this letter helpful. Please rest assured that I will do all I can to assist, and to give the Council every opportunity to address these issues.

I look forward to hearing from you at the earliest opportunity in relation to your view about the next steps and timescales involved.

Yours sincerely

Simon Berkeley

Inspector

Maldon District Local Development Plan
Inspector: Simon Berkeley BA MA MRTPI

Programme Officer:
Andrea Copsey
Examination Office
Longcroft Cottage
Bentley Road
Weeley Heath
Clacton-on-Sea
Essex
CO16 9BX

07842 643988
copseyandrea@gmail.com

Mr Nick Fenwick
Director of Planning & Regulatory Services
Maldon District Council

By email only

14 July 2016

Dear Mr Fenwick

Examination of the Maldon District Local Development Plan

I am writing to raise a few matters with you.

2014-based household projections

As you will be aware, on 12 July the Government published 2014-based household projections (2014 to 2039). I ask that the Council prepares a concise paper comparing the new ONS 2014 sub-national population projections and the Government's household projections against the basis on which the objectively assessed need for housing in Maldon has been identified. The paper should set out the Council's view as to whether any difference in projections has any significant implications for the objective assessment of housing need. This paper will be the subject of public consultation in due course – I give further details below.

Sustainability Appraisal

You will recall that in my letter of 9 June I indicated that the main modifications proposed by the Council will need to be consulted on before further hearings can take place. It is clear to me that some of these main modifications will require Sustainability Appraisal (SA) – for example, the proposed deletion of the Reserve Sites from the plan. As I now understand it, no such SA has thus far been produced. This work must be undertaken and published alongside the main modifications.

In addition, I draw your attention to the Extra Work Tasks document drawn up by the previous Inspector. Under Matter 1, he identified the need for a 'correcting addition' to the SA dealing with the Reserve Sites (because their inclusion in the plan had not been considered through SA) and reasonable and

unreasonable alternative sites. From my understanding, the latter relates to all sites promoted for allocation/identification in the plan but which were rejected by the Council. Again, I am given to understand that this SA work has also not as yet been undertaken.

I note that the previous Inspector had asked that this be produced for the final hearing session, not before. But we are now in a wholly different position to any he may have envisaged at that time. In the present circumstances, given the role of SA in plan formulation and to enable the examination to progress in the way I have previously indicated, it is necessary that this SA work also be undertaken now and published before hearings take place. While I recognise that further main modifications may be identified during the examination process and that this may mean further SA work and consultation again later, so be it – that is not an unusual necessity in Local Plan examinations.

Next steps and timescales

I am aiming to produce my 'matters and issues' for the examination, and subsequently to hold further hearing sessions, as soon as possible. However, I am not able to do this until I have full certainty about the main modifications proposed by the Council, the conclusions of the SA work discussed above and the comments of others on both the main modifications and the SAs.

You will recall that in my letter of 9 May I said that Mrs Copsey would liaise with Mr Tofts to establish when hearings might be held. I have received no indication from the Council on this point. You will appreciate that it is important for my work programming that I have well in advance at least some general idea of when hearings might be. To begin to establish this and to focus minds going forward, I set out below the broad steps involved along with an estimate of the likely timescales for each.

1	Prepare a paper comparing the 2014-based household projections with the basis for the objectively assessed need for housing, as described above	By 12 August
2	Undertake SA of: Reserve Sites; alternative sites; and the main modifications put forward by the Council thus far, where relevant	By 12 August
3	In the light of the SA work, re-consider the main modifications proposed (to ensure that main modifications are informed by SA) and produce a brief paper explaining this	By 12 August
4	Publish the main modifications proposed by the Council for general public consultation (rather than a focussed consultation) and simultaneously publish all of the new SA work and the paper about the 2014-based household projections for information and comment	Six week consultation 15 August to 23 September

5	Inspector to consider representations and publish matters and issues paper with four weeks for statements	Four week period from 3 October to 28 October
6	Hearings re-open	8 November

I would be grateful to know your thoughts about the steps and timetable set out above, and whether the timeframe can be achieved. Indeed, I would be happy to consider any suggestions you may have about how the timetable could be shortened.

I trust that you find this letter helpful. Please place a copy of it on the examination web-page as soon as possible. If I can be of any further assistance, please do not hesitate to contact me through Mrs Copsey.

Yours sincerely

Simon Berkeley

Inspector

Cc Mr Adrian Tofts, Strategic Planning Policy Manager, Maldon District Council (by email only)

IMPLICATIONS OF THE DCLG 2014-BASED HOUSEHOLD PROJECTIONS FOR THE OBJECTIVELY ASSESSED HOUSING NEEDS OF MALDON DISTRICT

Summary

In March 2015 NMSS advised that the objectively assessed need for housing in Maldon over the period 2014-29 was 280 homes a year. This note updates that advice and concludes that the best current estimate is 260 homes a year. However, the difference between those two estimates is within the error margins inherent in the projections on which they are based. The difference does not therefore suggest any fundamental change.

Introduction

1. This note updates the NMSS advice to Maldon District Council on the objectively assessed housing needs (OAN) of the District to take account of the latest projections and population data i.e.

    1.1. ONS's 2014-based Subnational Population Projections (2014 SNPP)[1]. These were published in May 2016 and provide population projections for the period 2014-39.

    1.2. DCLG's 2014-based household projections (DCLG 2014)[2]. These were published in July 2016. They use the population projections from 2012 SNPP and set out DCLG's latest view of how household formation rates may change to provide household projections for the period 2014-39.

    1.3. ONS's 2015 Mid-Year Population Estimates (2015 MYE)[3]. These set out the ONS's estimates of the population of each local authority at 30 June 2015 – a year later than the base date for the 2014 SNPP. They were published in June 2016.

---

[1] "Subnational population projections for England: 2014-based projections", ONS, 25 May 2016. See: http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2014basedprojections

[2] "2014-based household projections in England, 2014 to 2039", DCLG, 12 July 2016. See: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/536702/Household_Projections_-_2014_-_2039.pdf

[3] "Population Estimates for UK, England and Wales, Scotland and Northern Ireland: mid-2015", ONS, 23 June 2016. See: https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/annualmidyearpopulationestimates/latest

Background

Initial advice: August 2014

2. NMSS initial advice on Maldon's OAN was set out in *"Assessing Maldon's Housing Requirement"* in August 2014[4] which is examination document EB098a (the NMSS 2014 Report). This was based on the following data sources and assumptions:

2.1. ONS's 2012-based Subnational Population Projections (2012 SNPP)[5] which were then the most recent official population projections.

2.2. DCLG's 2011-based Interim Household Projections (DCLG Interim 2011)[6]. These were prepared relatively quickly following the 2011 census and before the full data needed to update a full set of household projections was available. They only covered the period from 2011 to 2021. It was therefore necessary to extrapolate them to estimate OANs for plan periods which extended beyond 2021. As a consequence they did not provide a very satisfactory basis for estimating OANs.

2.3. An adjustment to the projection in the 2012 SNPP for flows to and from the rest of the UK to reflect the flows in the ten year period 2002-03 to 2011-12 rather than the five year period 2007-08 to 2011-12 used by the ONS. This adjustment was made to reflect better the longer term trend as in many areas flows during the period 2007-12 had been significantly affected by the economic downturn.

2.4. An adjustment to the household formation rates in DCLG Interim 2011 which assumed there would be a partial move towards the household formation rates in the 2008-based DCLG household formation rates. This was to correct for the implausible downward trajectory in household formation rates for some groups (particularly those aged 25-34) in the extrapolated DCLG Interim 2011-based projections.

2.5. An adjustment for unattributable change (UPC) – the discrepancy between the 2001 estimate of the population plus births, less deaths, plus net migration and the 2011 census population estimate. This is not taken into account in the ONS projections.

---

[4] "Assessing Maldon's Housing Requirement", NMSS, August 2014 at https://www.maldon.gov.uk/publications/LDP/pre-submission/1%20Spatial%20Vision%20and%20Development/EB098a%20Assessing%20Maldon's%20Housing%20Requirements%20Report.pdf

[5] "2012-based Subnational Population Projections for England", ONS, 29 May 2014. See: http://www.ons.gov.uk/ons/rel/snpp/sub-national-population-projections/2012-based-projections/stb-2012-based-snpp.html

[6] "2011-based household interim projections in England, 2011 to 2021" DCLG, 9 April 2013. See https://www.gov.uk/government/statistics/household-interim-projections-2011-to-2021-in-england

2.6. An allowance for 5.1% of homes being empty or used as second homes.

3. Using the unadjusted 2012 SNPP with the unadjusted DCLG Interim 2011 produced a housing need of 210 homes a year over the plan period of 2014-29. With the adjustments and assumptions outlined above that figure rose to 280 homes a year. Excluding the UPC adjustment gave a figure of 310 homes a year. That led to the conclusion that the OAN lay in the range 208-310 homes a year (2014-29) with the recommendation that it should be set at the top of this range to reflect the likelihood that there would be increased migration out of London.

March 2015 updated advice

4. The NMSS advice was updated in March 2015 to reflect the publication of DCLG's 2012-based household projections (DCLG 2012)[7] in February that year. (Examination document EWT-M02b-01, "NMSS 2015 advice"). That advice was set out in a submission by the Council to the Inspector, "*Implications of DCLG's 2012-based Household Projections"* of 31 March 2015[8].

5. 'As published' DCLG 2012 suggested that 240 homes a year were needed between 2014 and 2029. The NMSS 2015 advice considered whether adjustments similar to those made in NMSS 2014 should also be made to the new projections. It concluded that:

5.1. The case for adjusting for a ten year trend period for flows to and from the rest of the UK remained as strong as it had been in 2014.

5.2. There was no longer a need to adjust the DCLG's household formation rate projections to allow for a move towards the 2008-based rates. The NMSS 2015 advice noted that, *"Compared with the 2011-based projections, the new projections for Maldon already build in a partial return to [the 2008-based] projections and there is growing evidence that a full return is unlikely"*. That approach has since been endorsed by the Inspectors examining the Stroud District Plan and the Cheltenham, Gloucester and Tewkesbury Joint Core Strategy (CGT JCS). In both cases there had been initial advice based on DCLG Interim 2011 and a partial return to the 2008-based rates with subsequent advice suggesting that the DCLG 2012 rates should be used 'as published'.

6. On this basis the NMSS 2015 advice concluded that there was an annual housing need of 280 homes a year over the period 2014-29. It also noted that, given the uncertainties in any analysis of this type, too much should not be made of the new

[7] "2012-based Household Projections: England, 2012-2037", DCLG, 27 February 2015 See: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/407556/Household_Projections_-_2012-2037.pdf

[8] "Implications of DCLG's 2012-based Household Projections", Maldon District Council, 31 March 2015 at: https://www.maldon.gov.uk/downloads/file/10413/implications_of_dclgs_2012-based_household_projections_31_march

projections indicating a figure at the bottom of the range suggested by the earlier NMSS analysis. In the light of this advice Maldon District Council concluded that it did not intend to amend its proposed housing requirement of 310 homes a year (2014-29).

Updating the OAN

7. DCLG 2014 has a base date of mid-2014. It uses the period 2009-14 as its trend period for flows to and from the rest of the UK. Using analysis similar to that in the NMSS 2015 advice the following results have been obtained:

   7.1. 'As published' DCLG 2014 suggests a housing requirement of 220 homes[9] a year 2014-29.

   7.2. Adjusting for ten year flows (2004-14) to and from the rest of the UK gives an OAN of 270 homes a year.

   7.3. Using the 2015 MYE to update the base year of the projections and use 2005-15 as the trend period for UK flows gives an OAN of 260 homes a year.

   7.4. Making a full adjustment for UPC would reduce this to 250 homes a year.

8. These results are not that different from the 280 homes a year in the NMSS 2015 advice although 250-260 homes a year is significantly below the figure of 310 homes year suggested in NMSS 2014. It is therefore appropriate to investigate why the numbers have changed and to consider whether the adjustments made in NMSS 2015 remain appropriate and whether additional adjustments should be considered in the light of subsequent discussion of OANs at local plan examinations and S76 appeal hearings.

9. There are two main stages in making a demographically-based estimate of an OAN: a view first needs to be taken on the population that should be planned for; and then a view needs to be taken on how that population will group itself into households i.e. what future household formation rates will be. What follows considers these stages in turn.

Differences in population projections

10. Chart 1 and Table 1 compare the population projections in 2012 and 2014 SNPPs and the NMSS 2015 advice with two new projections:

    10.1. 2014 SNPP adjusted to reflect flows to and from the rest of the UK over the period 2004-14 – labelled here "DCLG 2014 + 10YR UK". This is a direct

[9] This figure and other conclusions on the OAN have, in line with earlier NMSS work, been rounded to the nearest 10 homes a year to avoid suggesting spurious accuracy.

updating of the NMSS 2015 projection using the equivalent datasets rolled forward two years

10.2. The above projection updated to reflect the 2015 MYE i.e. the 2015 MYE population numbers are taken as the starting point and UK flows are adjusted to reflect flows in the period 2005-15 – labelled here "DCLG 2014 + 10YR UK 05-15". This updates the projection based on DCLG 2014 to incorporate the latest available population data.

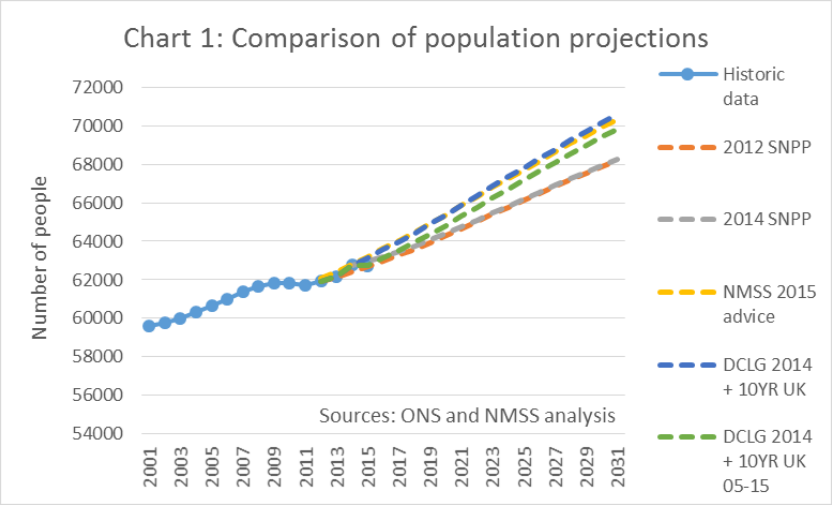
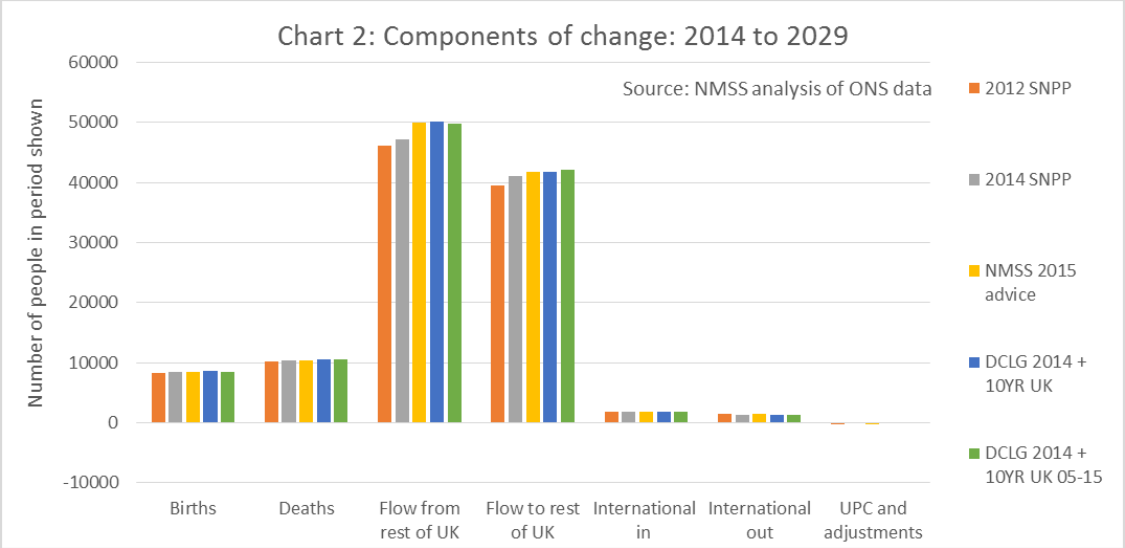


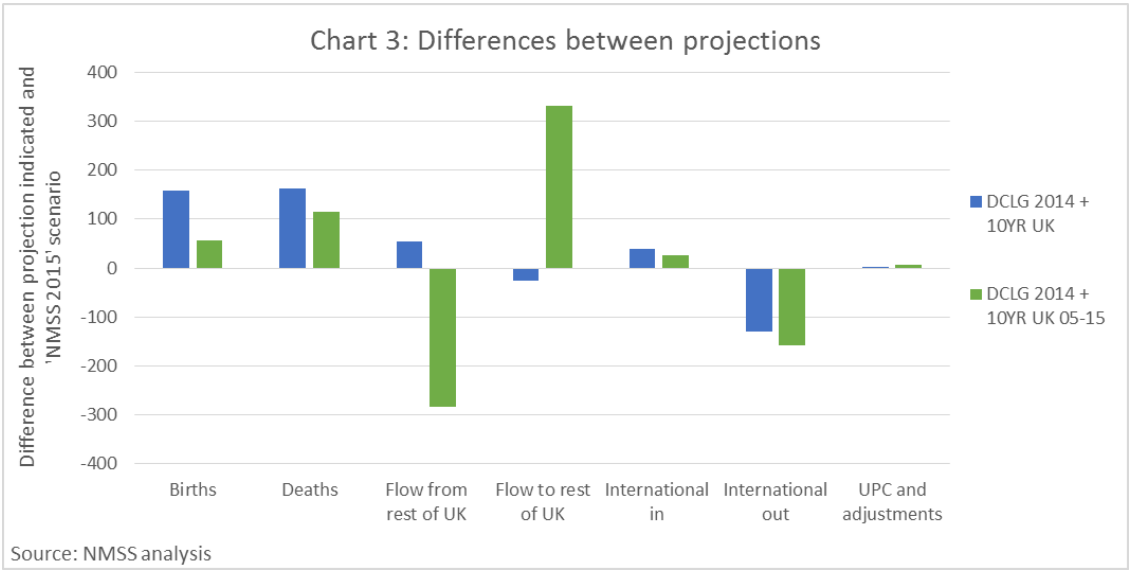
Table 1: Population projection	2014	2029	Change	Annual
2012 SNPP	62408	67548	5139	343
2014 SNPP	62767	67602	4835	322
NMSS 2015 advice	62805	69498	6693	446
DCLG 2014 + 10YR UK	62767	69700	6933	462
DCLG 2014 + 10YR UK 05-15	62767	68972	6205	414

11. As can be seen from the chart, 2012 and 2014 SNPP are relatively close; the adjusted projection in the NMSS 2015 advice and 'DCLG 2014 + 10YR UK' are also close. 'DCLG + 10YR UK 05-15' is somewhat lower than the other two adjusted projections, but the later has a population increase that is only 488 lower (i.e. 6693-6205) than the NMSS 2015 advice, a difference of 7%.

12. The future population of any area is its current population plus births, less deaths, plus flows in, less flows out. It follows that if two projections are different there must be differences in some or all of these 'components of change'. Chart 2 below shows how the components of change for Maldon compare for the five projections shown above.



13. In Chart 2 the difference between the two ONS projections and the other three can just about be made out: they are largely due to differences in the projected flows in and out, from and to the rest of the UK. The differences between the three adjusted projections – the NMSS 2015 advice scenario and the two new projections produced for this note – are too small to be seen in Chart 2. Chart 3 therefore plots the differences between the two new projections and the NMSS 2015 advice scenario.



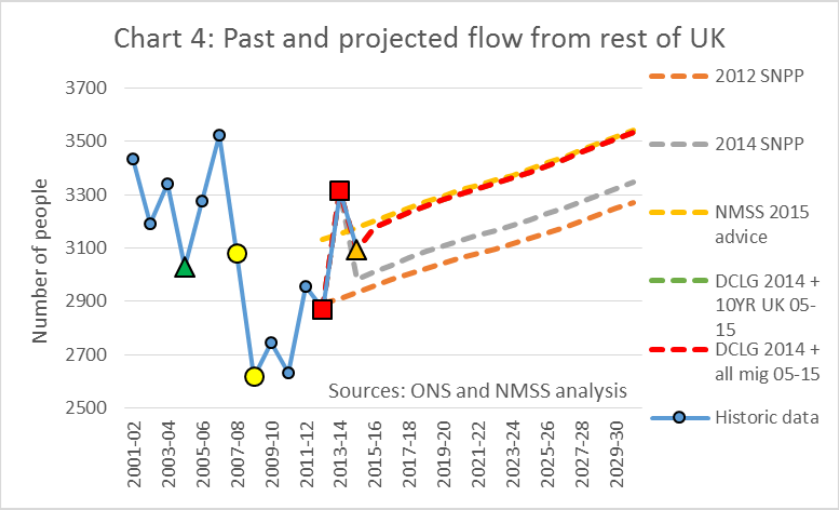
14. For the DCLG 2014 + 10YR UK scenario there are small differences in the numbers of births and deaths (around 10 a year) but these largely cancel each other out. It is the slightly higher flows in from both the rest of the UK and abroad and the slightly lower flows out that cause the projection to produce a population increase that is 240 larger than the NMSS 2015 scenario – a difference which is only 16 people a year.

15. For the DCLG 2014 + 10YR UK 05-15 scenario the largest differences are in the flows to and from the rest of the UK. The smaller flow in and the larger flow out are responsible for that scenario suggesting a population increase that is 488 smaller than

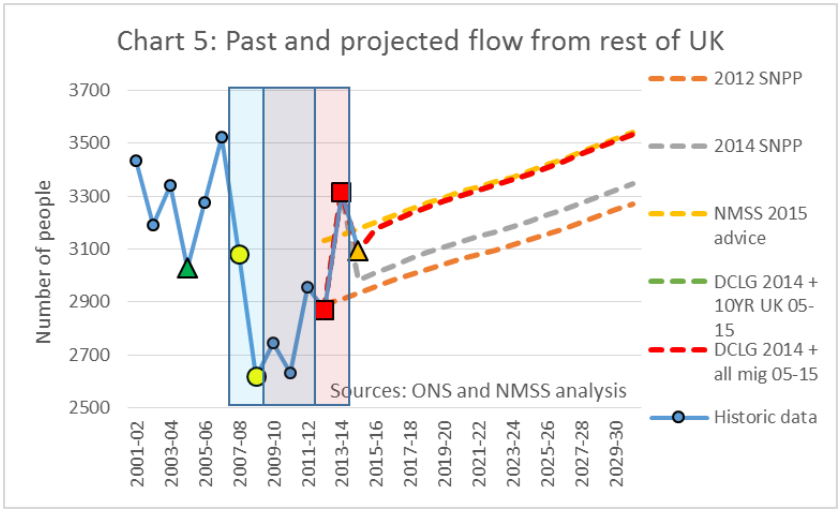
the NMSS 2015 scenario. What follows looks at what has caused these changes in order to understand how significant they might be.

Changes in the projections for flows to and from the rest of the UK

16. Chart 4 shows the projected flows into Maldon for the same set of projections. As can be seen, the 2014 SNPP projection is higher than the 2012 SNPP. All three of the adjusted projections are relatively close and significantly higher than both of the ONS projections.



17. The reason for these differences can be explained by the way in which the projections are constructed. ONS project forward flows to and from local authorities by calculating average flow rates for the five year period up to the base date of the projection i.e. 2007-12 for 2012 SNPP and 2009-14 for 2014 SNPP. These periods have been shaded blue and red in Chart 5.

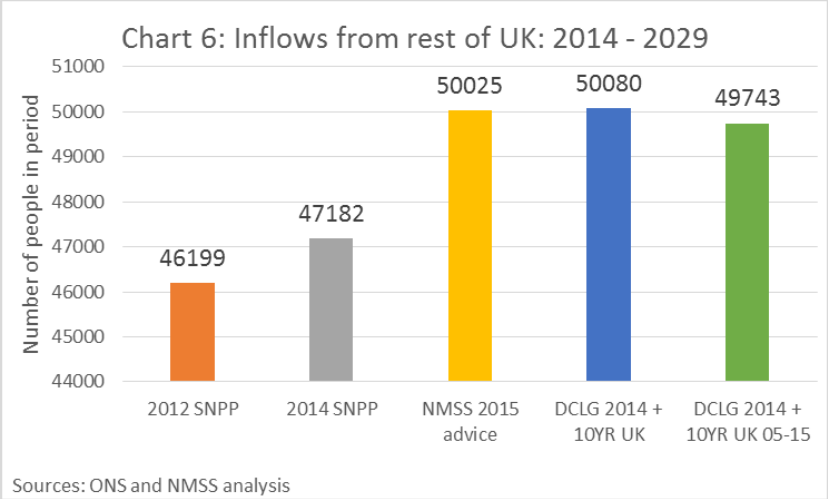


18. As Chart 5 shows, the change from 2007-12 as the trend period to 2009-14 results in the data points for 2007-08 and 2008-09 (shown as yellow circles) dropping out of the trend period and 2012-13 and 2013-14 (shown as red squares) coming into the trend period. As the points that come into the trend period are higher than those that fall

out, the average flow rate increases, causing the 2014 SNPP projection to be higher than the 2012 SNPP.

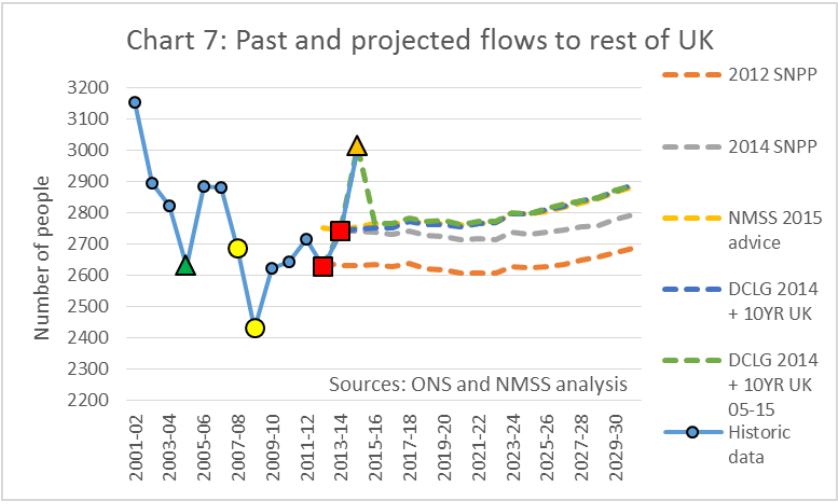
19. All three adjusted projections use ten year trend periods. They are therefore less affected by the low flows in the years 2008-09, 2009-10 and 2010-11. Consequently they have higher flow rates and project larger flows than the ONS projections.

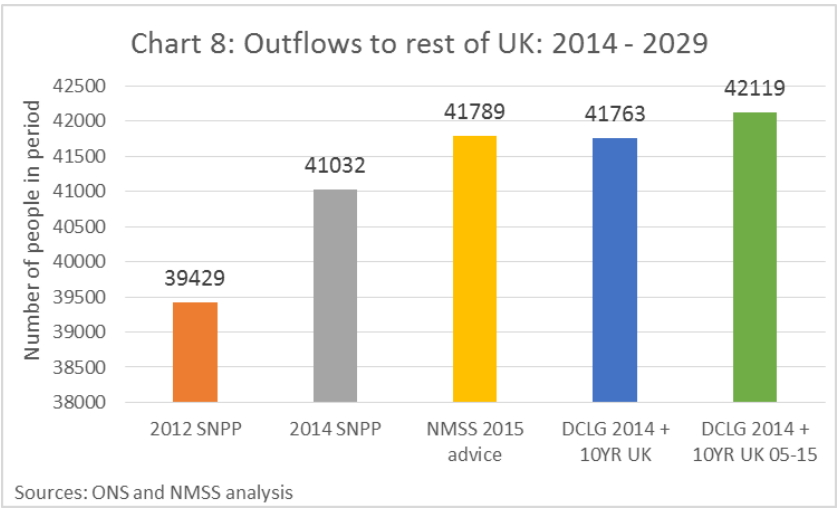
20. The differences between the adjusted projections are small – see Chart 7 which is a magnified version of the top of the bars showing 'Flow from the rest of the UK' in Chart 2. The highest flow figure (in the DCLG 2014 + 10YR UK projection) is only 0.7% larger than the smallest (in the DCLG 2014 + 10YR UK 05-15 projection). The first of these projections uses the trend period 2004-14 and the second 2005-15. The difference in the average flow rate is due to the difference in the flow rate for 2004-05 (which drops out of the trend period as it moves forward one year to 2005-15) and the flow rate for 2014-15 (which comes into the trend period). Those with sharp eyes will note that that the 2014-15 flow is very marginally larger than the 2004-05 flow but the flow **rate** in 2004-05 is larger as the source population (the denominator in calculating the flow rate) grew by more than the difference in the flows between these two years.



21. Leaving aside the detail of the exact causes of the small differences between the adjusted projections, the key point to note is that they are due to small changes between the data points included in one trend period but not in a later one. Those differences are well within the noise in the flows to and from the rest of the UK – as can be gauged from the fluctuations from year to year in the inflows shown in Charts 3 and 4 above in the period before 2007. This suggests strongly that the differences in the projected inflows are not statistically significant.

22. The position for outflows is similar as Charts 7 and 8 show:



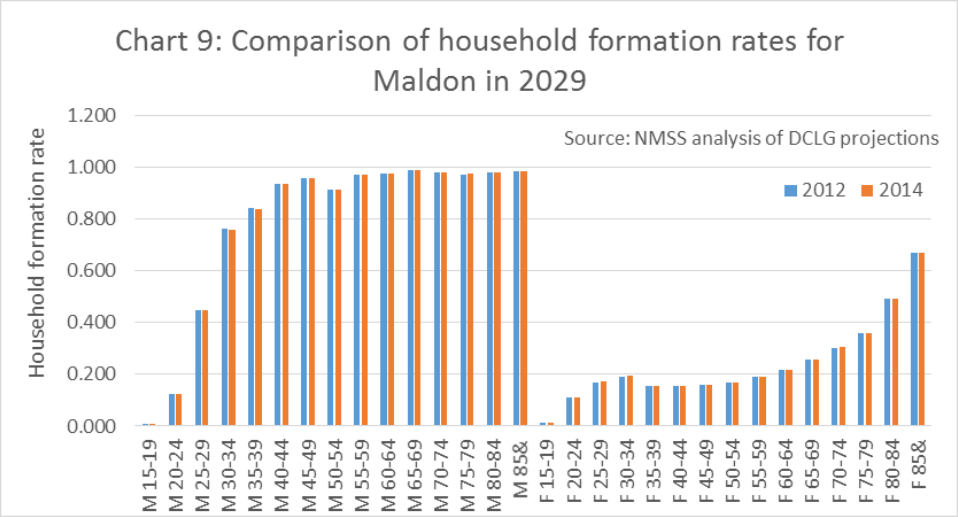


23. Again it is a question of small differences between the data points which drop out of one trend period as it is moved forward to become a later period.

24. The conclusion of this part of the analysis is that the differences between the population increases suggested by the different adjusted projections are due to small differences in the individual components of change. In particular, the difference between the NMSS 2015 scenario and the DCLG 2014 + 10YR UK 05-15 scenario – a difference of 488 people or 7% of the population is largely due to changes in the projected in- and outflows from the rest of the UK each of which is only a fraction of a percentage point. Such changes are not statistically significant.

Differences in household formation rates

25. The DCLG 2014-based household formation rates have been constructed using the same methodology as the 2012-based set with relatively little new data. The result is that there is very little difference between the two sets. This can be seen from Chart 9 which compares the two projections for Maldon in 2029 for both sexes and each of the 15 age groups used by DCLG. In only three groups is the change more than 1%.



26. The net effect is that the change from the DCLG 2012 household formation rates to the DCLG 2014 set only increases the number of homes needed by 10 over the period 2014-29, less than one home a year.

27. This means that, for all practical purposes, the changes between the two sets of household projections are driven by the changes in the population projections on which they are based i.e. the changes between 2012 SNPP and 2014 SNPP.

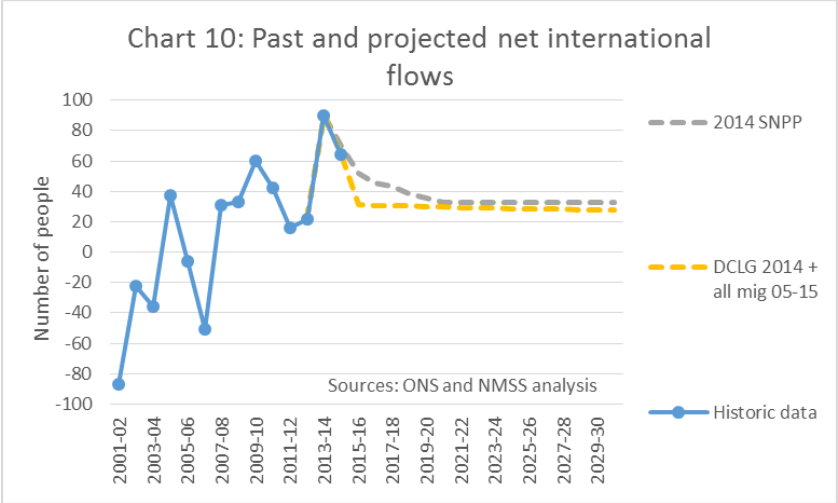
Should other adjustments be made to the projections?

28. Since the March 2015 NMSS advice was prepared there has been extensive discussion of the estimation of OANs at local plan examinations and S76 appeal hearings. In the light of those discussion two other potential adjustments to the official projections are worth investigating: adjustments to reflect higher net international flows and UPC.

(a) International migration

29. The most recent international migration data suggests that net flows to the UK have been at about twice the rate incorporated in the ONS's national and sub-national population projections. As result some have suggested that consideration should be given to uplifting the international flows assumed in the SNPP to reflect what has actually been happening in the recent past.

30. The difference between what has happened recently and what the SNPPs assume varies substantially from area to area. Chart 10 shows the 2014 SNPP projection for net international flows to Maldon and the projection obtained if international flows are based on the average flows over the period 2005-15.



31. As can be seen, in Maldon's case the difference between the 2014 SNPP projection and a projection based on recent flows is negligible. In fact, the projection based on recent flows reduces the population slightly, but only so as to reduce the number of homes needed by 2 a year.

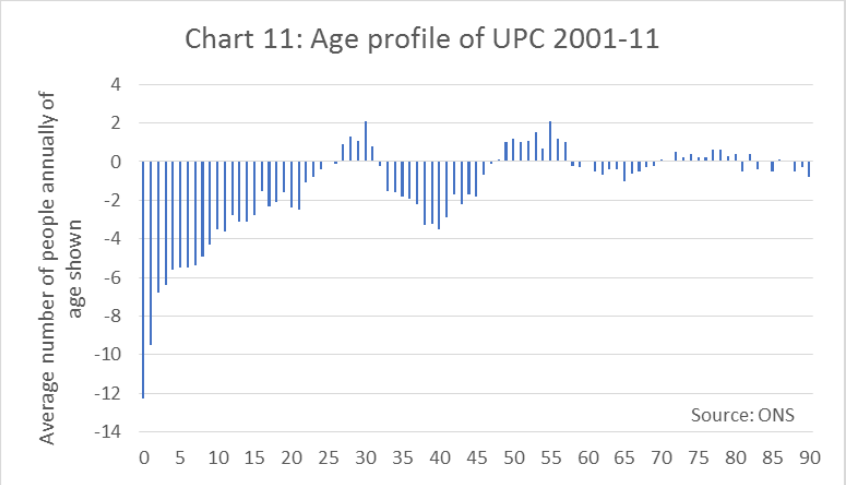
(b) UPC

32. In Maldon's case there is a substantial discrepancy between the population estimate you get for 2011 by adding the estimates for births, less deaths, plus net migration flows over the period 2001-11 to the 2001 census population estimate and the population estimate from the 2011 census. The discrepancy is an overestimate of 1172 people, which is 55% of the population change recorded by the two censuses.

33. Debate continues about whether population estimates should be adjusted for UPC or not, although the ONS's line appears to have softened somewhat as they have published a data tool which gives an assessment of the possible contribution which the census data and migration flows may have made to the UPC for each authority[10].

34. NMSS would argue that it is difficult to justify ignoring a discrepancy equal to 55% of the recorded population change between the last two censuses. It is, however, important to understand not just the size of the discrepancy but also the age groups in which it occurs that matters as different age groups have very different household formation rates. This means that a discrepancy in some age groups would have much larger implications for the household projections and the number of homes needed than a similar sized discrepancy in other age groups. Chart 11 shows the age profile for Maldon's UPC.

[10] *Understanding the causes of discrepancies between the rolled forward mid-year estimates for 2011 and the mid-year estimates based on the 2011 census,* ONS, September 2015, available at http://webarchive.nationalarchives.gov.uk/20160105160709/http://www.ons.gov.uk/ons/guide-method/method-quality/specific/population-and-migration/population-statistics-research-unit--psru-/latest-publications-from-the-population-statistics-research-unit/data-tool-17-sept.zip



35. As Chart 11 shows, the bulk of UPC is amongst those aged under 25. They have low household formation rates (see Chart 9) and those under 16 do not form households at all. The impact of the bulk of UPC on the household projections will therefore be very small. Amongst those aged over 25 the impact of negative UPC in some age groups will be partially offset by increases in other age groups. The net result is that adjusting for UPC has a relatively small impact on the household projections despite there being a significant change to the population projection: the effect is to reduce the number of homes needed over the period 2014-29 by only 5 homes a year.

Summary and Conclusions

36. Table 2 summaries the alternative scenarios discussed in this note.

Table 2: Comparison of different projections

	2012 SNPP	2014 SNPP	NMSS 2015 advice	DCLG 2014 + 10YR UK	DCLG 2014 + 10YR UK 05-15	DCLG 2014 + all mig 05-15	DCLG 2014 + all mig + UPC
Population in 2014	62408	62767	62805	62767	62767	62767	62767
Population in 2029	67548	67602	69498	69700	68972	68885	67735
Population change	5139	4835	6693	6933	6205	6118	4968
Households in 2014	26466	26513	26620	26510	26510	26510	26510
Households in 2029	29881	29661	30653	30419	30203	30173	30103
Household change	3415	3148	4032	3909	3693	3663	3593
Homes needed	3598	3317	4249	4119	3892	3860	3786
Homes a year	**240**	**221**	**283**	**275**	**259**	**257**	**252**

NMSS 2015 advice	DCLG 2012 with UK flows adjusted to reflect flows in 2002-12
DCLG 2014 + 10YR UK	DCLG 2014 with UK flows adjusted to reflect flows in 2004-14
DCLG 2014 + 10YR UK 05-15	DCLG 2014 re-based to reflect 2015 MYE and with UK flows adjusted to reflect flows in 2005-15
DCLG 2014 + all mig 05-15	As above but with international flows also adjusted to reflect flows in 2005-15
DCLG 2014 + all mig + UPC	As above but with 100% adjustment for UPC

37. The new scenarios modelled for this note suggest a demographic OAN for the period 2014-29 in the range 252-275 homes a year compared with 283 homes a year in the NMSS 2015 advice.

38. The difference between the new scenarios and the NMSS 2015 advice is probably not statistically significant. Owing to the large size of the flows to and from the rest of the UK, a relatively small percentage change in the flow figures included in the trend period used to project those flows could cause a change of the size seen.

39. If a single figure needs to be chosen for the OAN it should be based on the latest data which means taking account of the 2015 Mid-Year Estimates. The three scenarios incorporating those estimates give a range of 252-259. With rounding to the nearest 10 homes a year to avoid suggesting spurious accuracy, **these would suggest an OAN of 260 homes a year 2014-29. That should be taken to be the most up to date estimate of the OAN.**

40. The difference between 280 homes a year in the March 2015 NMSS advice and 260 homes a year now is within the error margins of the projections on which these estimates are based. 280 homes a year is 50 homes or 16% below the figure in the NMSS 2014 Report. However, this latest note has not made any specific allowance for the likelihood that London's inability to accommodate its fast growing population will lead to increased migration out of the capital (although it can be argued that basing the latest estimate of the OAN on population data up to June 2015 takes some account of the way in which flows from London are returning towards pre-recession levels). There may therefore be a case for retaining 310 as the housing requirement to provide headroom for potential increased migration out of London.

Neil McDonald

NMSS

12 August 2016

Appendix 8

Maldon District Local Development Plan 2014 – Schedule of Additional Modifications

The suggested additional modifications to the Pre-Submission Local Development Plan are listed below.

Each modification includes the following information:

Ref. No.	A unique reference number for the specific modification.
Policy/Paragraph Number	The specific policy or paragraph within the Pre-submission Local Development Plan to which the modification applies.
Proposed Modification	Where text is to be deleted it will have a strikethrough as so: ~~deleted text~~. Where additional text is proposed, it will be underlined as so: <u>additional text</u>.
Reason for change	The reason why the modification is proposed

Maldon District Local Development Plan 2014 – Schedule of Additional Modifications

Ref Number	Policy / Paragraph Number	Proposed Modification (~~Deletions~~ / Additional text)	Reason for Change
Chapter 1: Introduction and Context			
130	1.8	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~~ Site 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.	Update to reflect work on Site Allocations DPD
001	1.22	An Equality Impact Assessment has been carried out on the LDP. The ~~EIA~~ EqIA considers issues relating to gender, age, ethnicity, religion/belief, disability, sexuality and low disposable income.	Correction of error
Chapter 2: Spatial Vision and Development			
131	2.28	Policy S7 sets the parameters for growth in the villages and the Council is committed to producing a ~~Rural~~ Site Allocations Development Plan Document (DPD) which will provide further detail.	Update to reflect work on Site Allocations DPD
003	Policy S3: Place Shaping	4. 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;	For clarification
132	Policy S4: Maldon and Heybridge Strategic Growth	The following masterplanning principles should ~~from~~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 boundary to Heybridge and reduce the potential for future coalescence with neighbouring ~~vilages~~villages:	Correction of errors
007	Figure 5A and Figure 5B, page 28 and 29	Transpose Figures 5A and 5B to match titles: • FIGURE 5A: NORTH HEYBRIDGE GARDEN SUBURB AND STRATEGIC ALLOCATION • FIGURE 5B: SOUTH MALDON GARDEN SUBURB AND STRATEGIC ALLOCATION	Correction of error – incorrect labelling

008	~~2.55~~ 2.57	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. ~~It~~ 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.	Update to reflect latest infrastructure requirements and amend minor errors
061	~~2.56~~ 2.58	**Waste Water Treatment** 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.	Include reference to Maldon Scoping Water Cycle Study
063	~~2.70~~ 2.71	Inset points under 2.70 Key Evidence Base Documents: • Maldon Scoping Water Cycle Study (Entec, 2010)	Include reference to Maldon Scoping Water Cycle Study
105	~~2.79~~ 2.82 and Appendix 2	Inset points under 2.79 **Key Evidence Base Documents** and in Appendix 2: • Development and Improvement Plan for The Causeway Regeneration Area (BBP Regeneration, 2015)	To address matters raised during EiP
013	Policy S6: Burnham-on-Crouch Strategic Growth	13) Provision for B use employment land in the form of an extension to the Burnham Business Park (relevant only to site S2(i));	For clarification
133	Policy S7: Prosperous Rural Communities	A ~~Rural~~Site Allocations DPD will be produced to allocate land for a minimum of 420 dwellings in and around the District's villages … The ~~Rural~~Site 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.	Update to reflect work on Site Allocations DPD

		Each parish will be invited to work with the Council to identify appropriate land to meet the needs for their area. Land will be allocated in the ~~Rural~~Site Allocations DPD in accordance with the principles of sustainable development set out within the LDP and the following principles: … Existing community led plans including Neighbourhood Plans, Village Design Statements (VDS), and where appropriate Parish Plans, will inform the production of the ~~Rural~~Site Allocations DPD.	
134	2.94	The Council will produce a separate ~~Rural~~Site Allocations DPD to provide further details in relation to rural housing, employment and other developments.	Update to reflect work on Site Allocations DPD
015	2.95	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 comply with the planning principles set out in ~~the LDP and~~ other national and local planning policies and guidance.	For consistency with the NPPF
135	2.98	Rather, it is a reflection of the current status and function of the villages within the District; a settlement hierarchy will also help to inform the Council's future development strategies including the production of a ~~Rural~~Site Allocations DPD.	Update to reflect work on Site Allocations DPD
Chapter 3: Design and Climate Change			
136	3.12	The Council requires new development to achieve specified minimum nationally recognised standards for residential and non-residential developments, to ensure that all new buildings contribute 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 building's 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.	Update to reflect changes in relevant national policies
017	3.20	Inset points under 3.20 Key Evidence Base Documents: • Minerals Local Plan (ECC, 2014c)	Update to reflect progress of the

<table>
<tr><td></td><td></td><td></td><td>Minerals Local Plan</td></tr>
<tr><td>018</td><td>3.20</td><td>Inset points under 3.20 Key Evidence Base Documents:
• <u>Maldon Scoping Water Cycle Study (Entec, 2010)</u>
• <u>Water Framework Directive (EU, 2000)</u></td><td>For clarification</td></tr>
<tr><td>137</td><td>3.20</td><td>Delete point under 3.20 Key Evidence Base Documents:
• ~~The Code for Sustainable Homes: Setting the standards in Sustainable Homes (DCLG, 2008)~~</td><td>Update to reflect changes in relevant national policies</td></tr>
<tr><td>138</td><td>3.39</td><td>Wind turbines associated with wind farms are often large structures containing metal reinforcements and conductors for ~~lightening~~<u>lightning</u> protection.</td><td>To correct spelling error</td></tr>
<tr><td>019</td><td>Policy D3: Conservation and Heritage Assets</td><td>2) Submit a Heritage Statement to explain the significance of the heritage asset, giving justification for the development proposals, and clearly identifying their impact on the heritage asset’s ~~special character~~significance and setting.</td><td>For consistency with the NPPF</td></tr>
<tr><td colspan="4">Chapter 4: Employment</td></tr>
<tr><td>024</td><td>Policy E1: Employment</td><td><table><tr><td>N/A</td><td>~~Wycke Hill (south),~~ South of Limebrook Way, Maldon</td><td>B1, B2, B8</td><td>Circa. 4.5 ha</td></tr></table></td><td>Correction of error</td></tr>
<tr><td>118</td><td>Policy E1: Employment</td><td>The areas indicated below and defined on the Proposals Map are allocated for employment development. Planning applications for development will only be permitted for employment purposes if they accord with the use class specified.<table><tr><td>Ref.</td><td>Site</td><td>Appropriate Use</td><td>Size</td></tr><tr><td>E1(q)</td><td>Extension to the Burnham Business Park, Burnham-on-</td><td>B1, B2, B8</td><td>3.4 ha</td></tr></table></td><td>Correction of error, to reflect modification of Proposals Map and to reflect work on Site Allocations DPD</td></tr>
</table>

<table>
<tr><td></td><td></td><td>
<table>
<tr><td></td><td>Crouch</td><td></td><td></td></tr>
<tr><td>E1(p)</td><td>Wycke Hill (north), Maldon</td><td>B1, B2</td><td>0.5 ha</td></tr>
<tr><td><u>E1(r)</u>
~~N/A~~</td><td>~~Wycke Hill (south),~~ <u>South of Limebrook Way</u>, Maldon</td><td>B1, B2, B8</td><td>Circa 4.5 ha</td></tr>
<tr><td colspan="2"></td><td>Total</td><td>Circa 8.4 ha</td></tr>
<tr><td colspan="4">~~* Detailed allocation to be determined as part of the masterplan~~</td></tr>
</table>

The Council will support and encourage the development of better quality and flexible local employment space to meet the employment target. All new employment space should seek to meet the needs of local businesses and attract inward investment.

Additional employment land will be designated within the Strategic Allocations and Garden Suburbs as set out in Policies S4 and S6 <u>and, in the rural area, through the Site Allocations DPD</u>. Outside the designated employment allocations, new provision for high quality employment space or the expansion of existing employment areas will be considered favourably subject to design, environment and infrastructure considerations.</td><td></td></tr>
<tr><td>103</td><td>4.16 and Appendix 2</td><td>Inset points under 4.16 Key Evidence Base Documents and in Appendix 2:

• <u>Employment Evidence and Policy Update – Final Report (Hardisty Jones, 2015a)</u>
• <u>Employment Evidence and Policy Update – Appendix 4 (Hardisty Jones, 2015b)</u></td><td>To address matters raised during EiP</td></tr>
<tr><td>104</td><td>4.32 and Appendix 2</td><td>Inset points under 4.32 Key Evidence Base Documents and in Appendix 2:

• <u>Maldon Retail Study (WYG, 2015)</u></td><td>To address matters raised during EiP</td></tr>
<tr><td colspan="4">Chapter 5: Housing</td></tr>
<tr><td>028</td><td>Figure 7: Affordable Housing Sub-</td><td>Improve visual definition of the sub-areas as shown on Figure 7</td><td>To improve visual presentation.</td></tr>
</table>

<table>
<tr><td></td><td>Area Requirements</td><td></td><td></td></tr>
<tr><td>070</td><td>5.23</td><td>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.</td><td>For clarification.</td></tr>
<tr><td>075</td><td>~~5.53~~ 5.51</td><td>Key Evidence Base Documents:
• Designing Gypsy and Traveller Sites: Good Practice Guide (DCLG, 2008)
• Gypsy and Traveller Accommodation Assessment (ORS, 2014)</td><td>For clarification.</td></tr>
<tr><td>029</td><td>Policy H6: Provision for Travellers</td><td><table><tr><td>H6 (k)</td><td>~~Post~~ Office Lane, Little Totham</td><td>4</td></tr></table></td><td>Correction of error</td></tr>
<tr><td colspan="4">Chapter 8: Implementation and Monitoring</td></tr>
<tr><td>035</td><td>8.5</td><td>In addition to the statutory requirements of a local plan consultation, and in accordance with the requirements of the Duty to Cooperate, the Council maintains regular contact with key infrastructure providers including Anglian Water, Essex and Suffolk Water, Essex County Council, Essex Fire and Police Services, local schools, NHS England and the Clinical Commissioning Group (CCG). Through contact with these groups, the production of the LDP has been informed by knowledge of the capacity of water, sewerage and drainage, schools, highways, emergency services, and GP surgery infrastructure in the District. Alongside the NHS, the Council has also been considering future options for St Peter's Hospital.</td><td>For clarification</td></tr>
<tr><td>036</td><td>8.12</td><td>In addition to contributions sought from developers, infrastructure requirements may also be funded by service providers as identified within their business plans and programs. 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</td><td>For clarification</td></tr>
</table>

<table>
<tr><td></td><td></td><td>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.</td><td></td></tr>
<tr><td>139</td><td>Monitoring Framework</td><td><table><tr><td colspan="2">S7 – Prosperous Rural Communities</td></tr><tr><td>Targets</td><td>Indicators</td></tr><tr><td>To maintain and enhance sustainable rural communities.</td><td>- Net additional dwellings outside of defined settlement boundaries, Garden Suburbs and Strategic Allocations
- The production and implementation of the ~~Rural~~Site Allocations DPD, in accordance with the LDS.</td></tr></table></td><td>Update to reflect work on Site Allocations DPD</td></tr>
<tr><td colspan="4">Appendices</td></tr>
<tr><td>140</td><td>Appendix 1: Acronyms and Glossary</td><td>Delete Glossary entry:

~~Code for Sustainable Homes~~
~~The Code for Sustainable Homes (DCLG, 2008) is a set of national standards for the sustainable design and construction of new homes, using a 1 to 6 star rating to identify the overall sustainability performance of a new home.~~</td><td>Update to reflect changes in relevant national policies</td></tr>
<tr><td>037</td><td>Appendix 1: Acronyms and Glossary</td><td>Insert new Glossary entry:

Community services and facilities
Community services and facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.</td><td>For clarification</td></tr>
</table>

Maldon District Local Development Plan 2014 – Schedule of Additional Modifications

141	Appendix 2: References	Delete reference: ~~DCLG, 2008. The Code for Sustainable Homes: Setting the standards in Sustainable Homes. London: HMSO. Department for Communities and Local Government.~~	Update to reflect changes in relevant national policies
038	Appendix 2: References	Insert new reference: European Union, 2000. Water Framework Directive	For clarification
039	Appendix 2: References	Insert new reference: ECC, 2014c. Minerals Local Plan. Essex County Council.	Update to reflect progress of the Minerals Local Plan
040	Appendix 5: Site Designations and Proposals Map, page 142	**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~~.	To acknowledge that not all public parks are owned by the District Council or respective parish / town council
041	Appendix 5: Site Designations and Proposals Map, page 143	CP04 Drapers ~~Fram~~ Farm Cricket Pitch	Correction of error

The proposed main modifications to the Pre-Submission Local Development Plan are listed below.

Each modification includes the following information:

Ref. No.	A unique reference number for the specific modification.
Policy/Paragraph Number	The specific policy or paragraph within the Pre-submission Local Development Plan to which the modification applies.
Proposed Modification	Where text is to be deleted it will have a strikethrough as so: ~~deleted text~~. Where additional text is proposed, it will be underlined as so: <u>additional text</u>.
Reason for change	The reason why the modification is proposed

<table>
<tr><th>Reference Number</th><th>Policy / Paragraph Number</th><th>Proposed Modification (Deletions / Additional text)</th><th>Reason for Change</th></tr>
<tr><td colspan="4">Chapter 2: Spatial Vision and Development</td></tr>
<tr><td>098</td><td>Policy S2: Strategic Growth</td><td>To meet the objectively assessed housing need for the District, the Council will plan for a minimum of ~~4,410~~ 4,650 dwellings between 2014 and 2029 (~~294~~310 per annum) including provision for market housing, affordable housing, housing for an ageing population and other types of housing for specialist needs.</td><td>To address matters raised during EiP</td></tr>
<tr><td>088</td><td>Policy S2: Strategic Growth</td><td>[New paragraph after the paragraph starting ‘A proportion of new strategic growth will be delivered through……]

Significant infrastructure constraints exist which will strictly limit the capacity for growth in Maldon, Heybridge and Burnham-on-Crouch in excess of that planned through the LDP. Any proposal for development in excess of the LDP requirements will need to demonstrate to the Council’s satisfaction that:

• 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.

Proposals which may prejudice the delivery of the LDP, either individually or cumulatively, will be resisted by the Council.</td><td>To address matters raised during EiP</td></tr>
<tr><td>043</td><td>Policy S2: Strategic Growth</td><td>[This is superseded by modification Ref. 074 below]

<table><tr><th>Ref.</th><th>Source of Supply</th><th>Total</th><th>Years 0-5</th><th>Years 6-10</th><th>Years 11-15</th></tr><tr><td colspan="2">Existing commitments across the District (including suitable sites identified in the</td><td>~~400~~597</td><td>~~300~~497</td><td>100</td><td>N/A</td></tr></table></td><td>Update of Policy S2 to respond to the latest available information and matters raised by</td></tr>
</table>

		SHLAA)*					the Inspector
		New Garden Suburbs at Maldon		**1,375**	**375**	**575**	**425**
		S2 (a)	- South of Limebrook Way	1,000	150	425	425
		S2 (b)	- Wycke Hill (North)	300	150	150	N/A
		S2 (c)	- Wycke Hill (South)	75	75	N/A	N/A
		New Garden Suburbs at Heybridge		**1,235**	**350**	**440**	**445**
		S2 (d)	- North of Heybridge	1,035	150	440	445
		S2 (e)	- Land to the North of Holloway Road	100	100	N/A	N/A
		S2 (f)	- West of Broad Street Green Road	100	100	N/A	N/A
		Maldon and Heybridge Strategic Allocations		**220**	**220**	**N/A**	**N/A**
		S2(g)	- Park Drive	120	120	N/A	N/A
		S2 (h)	- Heybridge Swifts	100	100	N/A	N/A
		Burnham-on-Crouch Strategic Allocations		**450**	**390**	**60**	**N/A**
		S2 (i)	- West of Burnham-on-Crouch	180	150	30	N/A
		S2 (j)	- North of Burnham-on-Crouch (West)	180	150	30	N/A
		S2 (k)	- North of Burnham-on-Crouch (East)	90	90	N/A	N/A
		Rural Allocations		**420**	**~~190~~154**	**~~115~~135**	**~~115~~131**
			North Fambridge	75	75	N/A	N/A
			Other Villages**	345	~~115~~ 79	~~115~~ 135	~~115~~ 131
		Windfall Allowance		**~~330~~300**	**~~110~~100**	**~~110~~100**	**~~110~~100**
		Total		**~~4,430~~4,597**	**~~1,935~~2,086**	**~~1,400~~1,410**	**~~1,095~~1,101**

*Figure ~~subject to latest annual monitoring data.~~updated to reflect the Five Year Housing Land Supply Statement 2013/14.

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

074 | Policy S2: Strategic Growth | To replace the table in Policy S2 | Update of Policy S2 to respond to the latest available information and matters raised by the Inspector

Ref.	Source of Supply	Total	Years 0-5	Years 6-10	Years 11-15
Existing commitments across the District (including suitable sites identified in the SHLAA)*		**~~400~~741**	**~~300~~641**	**100**	**N/A**
South Maldon Garden Suburb		**1,375**	**375**	**575**	**425**
S2 (a)	- South of Limebrook Way	1,000	150	425	425
S2 (b)	- Wycke Hill (North)	300	150	150	N/A
S2 (c)	- Wycke Hill (South)	75	75	N/A	N/A
North Heybridge Garden Suburb~~s~~		**1,235**	**350**	**440**	**445**
S2 (d)	- North of Heybridge	1,035	150	440	445
S2 (e)	- Land to the North of Holloway Road	100	100	N/A	N/A
S2 (f)	- West of Broad Street Green Road	100	100	N/A	N/A
Maldon and Heybridge Strategic Allocations		**220**	**220**	**N/A**	**N/A**
S2(g)	- Park Drive	120	120	N/A	N/A
S2 (h)	- Heybridge Swifts	100	100	N/A	N/A
Burnham-on-Crouch Strategic Allocations		**450**	**390**	**60**	**N/A**
S2 (i)	- West of Burnham-on-Crouch	180	150	30	N/A
S2 (j)	- North of Burnham-on-Crouch (West)	180	150	30	N/A
S2 (k)	- North of Burnham-on-Crouch (East)	90	90	N/A	N/A
Rural Allocations**		**420**	**~~190~~140**	**~~115~~140**	**~~115~~140**
	~~North Fambridge~~	~~75~~	~~75~~	~~N/A~~	~~N/A~~
	~~Other Villages**~~	~~345~~	~~115~~	~~115~~	~~115~~
Windfall Allowance		**~~330~~300**	**~~110~~100**	**~~110~~100**	**~~110~~100**
Total		**~~4,430~~4,741**	**~~1,935~~2,216**	**~~1,400~~1,415**	**~~1,095~~1,110**

*Figure reflects latest housing monitoring data as of January 2015 ~~subject to latest annual monitoring data~~.

<table>
<tr><td></td><td></td><td>**Including ~~A~~all settlements within the District as identified in S8, except Maldon, Heybridge~~,~~ and Burnham-on-Crouch ~~and North Fambridge~~</td><td></td></tr>
<tr><td>045</td><td>Policy S2: Strategic Growth</td><td>[This is now superseded by modification Ref. 078(a) below]

~~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.~~

Monitor and Review
Housing delivery against Policy S2 will be monitored on an annual basis and the Council will use the monitoring data to assess whether actions may be required to increase housing land supply.

If any monitoring data produced after two years from the adoption of the LDP demonstrates that there is a 20% deviation in housing delivery for 2014-2019; and 2019-2024; and a 10% deviation for 2024-2029, the Council will introduce management actions to address housing delivery shortfall which could include working constructively and proactively with developers and stakeholder to bring forward committed or allocated sites; review phasing of allocated sites; reviewing housing targets and associated policies; consider releasing Reserve Sites; and allocate additional sites to meet target if required.</td><td>Update of Policy S2 based on matters raised by the Inspector</td></tr>
<tr><td>078(a)</td><td>Policy S2: Strategic Growth</td><td>~~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:~~

<table>
<tr><td>~~Ref.~~</td><td>~~Reserve Sites~~</td><td>~~Indicative site capacity~~</td></tr>
<tr><td>~~RE1~~</td><td>~~West of Maldon (Hall Farm)~~</td><td>~~450~~</td></tr>
<tr><td>~~RE2~~</td><td>~~North of Scraley Road~~</td><td>~~350~~</td></tr>
<tr><td>~~RE3~~</td><td>~~East of Burnham-on-Crouch~~</td><td>~~100~~</td></tr>
</table>

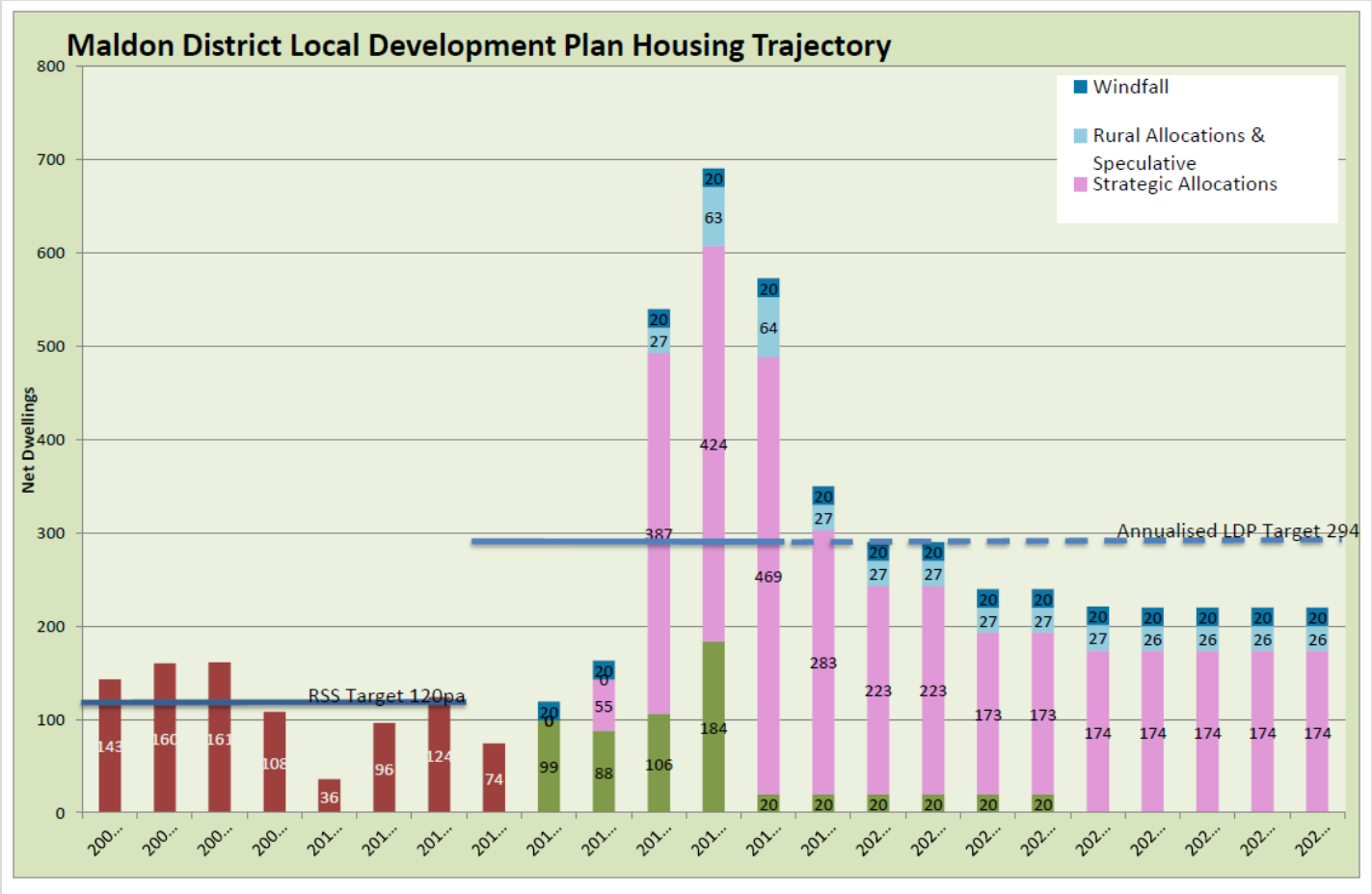
~~The Council will review and determine the need and timing to release these reserve sites on a five year interval. Where necessary, such a review may be brought forward in light of monitoring.~~</td><td>To address matters raised during EiP</td></tr>
</table>

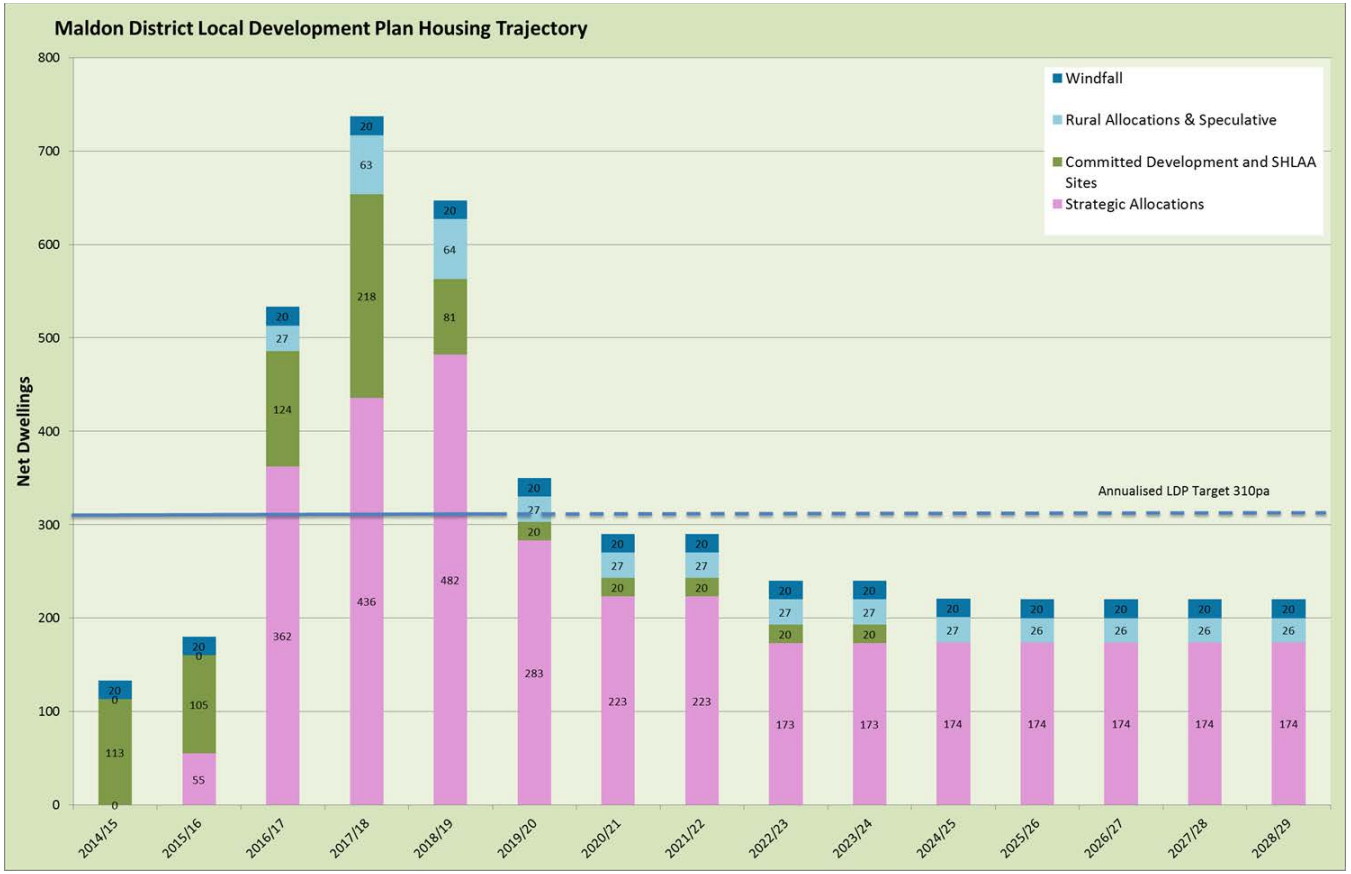
		Monitor and Review The Council will monitor housing delivery against the housing trajectory for the District using the indicators specified in the Monitoring Framework set out in the LDP. If after three years from the adoption of the Plan, the Authority Monitoring Report (AMR) demonstrates that there 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.	
076	2.21-2.24	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.~~ 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.~~ ~~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~~	To reflect up-to-date evidence and housing target

		~~scenario shows that if a decline in the working age population is to be avoided, then a minimum of 263 additional households are needed in the District each year.~~ 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. 2.24 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 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.	
092	2.27	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.	To address matters raised during EiP
089	Insert new paragraphs after 2.29 New paragraph 2.30	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.	To address matters raised during EiP

	New paragraph 2.31	Significant infrastructure improvements will be provided to cater for growth planned through the LDP. Most notably, these include: • 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.	
	New paragraph 2.32	It is vital that these infrastructure improvements are delivered in accordance with the requirements of the LDP and Infrastructure Delivery Plan. Growth in excess of the levels planned through the LDP 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 LDP requirements must demonstrate that they can be accommodated without prejudicing or delaying the delivery of the LDP Garden Suburbs and Strategic Allocations.	
	New paragraph 2.33	The Council will regularly monitor infrastructure capacity and the delivery of infrastructure as set out in the Monitoring Framework.	
116	2.30-2.32	**2.30 Committed Supply and Windfall Sites** The committed housing supply includes extant planning permissions, such as sites that have already received planning permission but are not yet delivered. The number of extant planning ~~applications~~permissions 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~~. 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	Updates to reflect modification 076 above

		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, f~~F<u>o</u>r 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 ~~400~~<u>741</u> dwellings over the Plan period. 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 rate<u>s</u> of windfall delivery, the Council has made an allowance for ~~330~~<u>300</u> windfall dwellings to be delivered over the Plan period.	
078 (b)	~~2.33 and 2.34~~	~~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.~~ ~~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.~~	To address matters raised during EiP
002	Figure 4	**[This is superseded by modification Ref. 077 below]** Figure 4: Maldon District Local Development Plan Housing Trajectory update with latest monitoring figures.	Update to reflect latest monitoring data
044	Policy S2	**[This is now superseded by modification Ref. 077 below]**	

			
077	Figure 4: Housing Trajectory	To replace Figure 4	Update of Policy S2 to respond to the latest available information and matters raised by

			the Inspector
050	Policy S3: Place Shaping	A masterplan 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 <u>for illustrative purposes and as a guide for developers</u>.	For clarification

051	Paragraph 2.45	~~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 masterplans will be in accordance with Policies S3 and S4 and other policies in the LDP. The masterplans will be endorsed by the Council and where appropriate, the Council may adopt the masterplans as SPDs.	For clarification
108	Policy S4: Maldon and Heybridge Strategic Growth	• A new outer relief road to the north of Heybridge between Broad Street Green Road and Langford Road; and ~~• A country park focused to the west of Maypole Road; and~~	To address matters raised during EiP
100	Policy S4: Maldon and Heybridge Strategic Growth	Under the section 'The North Heybridge Garden Suburb will incorporate the following key infrastructure elements: ~~• A strategic flood alleviation scheme~~	To address matters raised during EiP
053	Policy S4: Maldon and Heybridge Strategic Growth	**[This is now superseded by modification Ref. 096 below]** (A new bullet point to the second part of the policy) • Identified infrastructure requirements will be delivered in line with the requirements set out in Policy I1 and the Infrastructure Delivery Plan	For clarification
096	Policy S4: Maldon and Heybridge Strategic Growth	(A new bullet point to the second part of the policy) • 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.	To reflect on the SoCG NHGS (DCO107)
004	Policy S4: Maldon and Heybridge Strategic Growth	5th bullet point on page 27: • Flood risk management and surface water mitigation measures ~~are integrated as an integral part of the growth areas as a whole in accordance with, but not limited to, the Maldon and Heybridge Surface Water Management Plan;~~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;	For clarification

059	Policy S4: Maldon and Heybridge Strategic Growth	10th bullet point on page 27: • 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	For clarification
005	Policy S4: Maldon and Heybridge Strategic Growth	11th bullet point on page 27: • ~~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.	For clarification
090	Policy S4 : Maldon and Heybridge Strategic Growth	[New paragraph before the paragraph starting *'Development proposals within both the South Maldon Garden Suburb and……'*] Significant infrastructure constraints exist which strictly limit the capacity for development in the Maldon and Heybridge area which is in excess of that planned through the LDP. Any proposal for development which is in excess of the LDP requirements 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.	To address matters raised during EiP
006	Policy S4: Maldon and Heybridge Strategic Growth	Further details on infrastructure requirements, delivery and funding mechanisms are included in the Infrastructure Delivery Plan.	For clarification
052	Policy S4: Maldon and Heybridge Strategic Growth	~~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.~~ 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.	For clarification

109	Policy S4: Maldon and Heybridge Strategic Growth	The following masterplanning principles should from 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: • 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.	To address matters raised during EiP
009	~~2.56~~ 2.58	**Waste Water Treatment** 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. 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.	Update to reflect latest infrastructure requirements
062	~~2.56~~ 2.58	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 must demonstrate that there will be no likely significant effect on Internationally designated sites and will need to be agreed by Anglian Water and the	For clarification.

		Environment Agency.	
101	~~2.57~~ 2.59	**Surface Water Drainage** 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 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.	To address matters raised during EiP
110	~~2.58~~ 2.60	**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.~~	To address matters raised during EiP
111	~~2.59~~ 2.61	~~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.	To address matters raised during EiP
112	~~2.60~~ 2.62	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.	To address matters raised during EiP

060	Insert new paragraphs after 2.60	**Ecology** 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. 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 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.	For clarification
010	~~2.61~~ 2.65	**Archaeology** 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.	For clarification
011	~~2.66~~ 2.70	**[This is now superseded by modification Ref. 117 below]** **Highways** In relation to the A414, the approach currently recommended by Essex Highways is the addition of pre-signals at Eves Corner and a priority junction at Well Lane mini-roundabout junction. Maldon District Council will support Essex County Council by identifying recommended 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. It is likely that the above mitigation measures will be funded via South East Local Enterprise Partnership (SELEP) with match funding	Update to reflect further discussions with neighbouring local authorities and the Highways Authority

		from ECC.	
117	~~2.66~~ 2.70	**Highways** 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.	Updated to reflect completion of project
012	~~2.67~~ 2.71	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 the Highways Agency to identify funding opportunities for the completion of this scheme alongside the South East Local Enterprise Partnership, and Central Government.	Update to reflect further discussions with neighbouring local authorities and the Highways Authority
085	Policy S6: Burnham-on-Crouch Strategic Growth – point 2)	~~2) Enhanced public transport provision is incorporated within the strategic allocations;~~ 3) Safe pedestrian and cycle linkages are provided from the development where necessary. ~~to the town centre. Other public service facilities and the existing urban area;~~ 6) Community ~~hubs and local centres~~facilities of an appropriate form and scale are integrated into the design and layout of development proposals; [Numbering for following bullet points will need to be changed accordingly. The Infrastructure Phasing Plan will also be amended accordingly.]	For clarification

054	Policy S6: Burnham-on-Crouch Strategic Growth	**[This is now superseded by modification Ref. 097 below]** (a new point 17 to the second part of the policy) • Identified infrastructure requirements will be delivered in line with the requirements set out in Policy I1 and the Infrastructure Delivery Plan	For clarification
097	Policy S6: Burnham-on-Crouch Strategic Growth	(a new point 17 to the second part of the policy) • 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.	To reflect on the SoCG NHGS (DOC107)
091	Policy S6: Burnham-on-Crouch Strategic Growth	[New paragraph at the end of the policy] Significant infrastructure constraints exist which strictly limit the capacity for development in the Burnham-on-Crouch area which is in excess of that planned through the LDP. Any proposal for development in excess of the LDP requirements 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.	To address matters raised during EiP
014	~~2.85~~ 2.88	**Education** 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.	For clarification
095	Policy S7: Prosperous Rural Communities	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.	To address matters raised during EiP
064	Policy S7: Prosperous Rural Communities	Insert new bullet point on page 41: f) Allocations should aim to protect and enhance the natural environment, biodiversity and green infrastructure network.	For clarification.

094	2.91	~~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.~~	To address matters raised during EiP
Chapter 3: Design and Climate Change			
016	Policy D2: Climate Change and Environmental Impact of New Development	2) Subject to viability, all residential development should as ~~achieve~~ a minimum ~~of Code for Sustainable Homes Level 4~~ meet all relevant national standards in relation to the design and construction of sustainable homes;	Update to reflect changes in relevant national policies
065	Policy D2: Climate Change and Environmental Impact of New Development	9) 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.	For clarification
066	Policy D2: Climate Change and Environmental Impact of New Development	Insert new point in Policy D2, page 49 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.	For clarification
020	3.39	Wind turbines associated with wind farms are often large structures containing metal reinforcements and conductors for lightening protection. The turbines therefore have the potential to reflect or diffract radio propagation waves, and interfere with telecommunications equipment. Consideration will be given to the location of wind farm development in relation to the impact on telecommunications, particularly in relation to systems used by the police and emergency services. Similarly, the size and location of wind turbines is an important consideration 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	For clarification

		District.	
021	Policy D5: Flood Risk and Coastal Management	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.	For clarification
022	3.48	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.	For clarification
023	3.49	Insert at end of paragraph 3.49: 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.	For consistency with the NPPF
Chapter 4: Economic Prosperity			
119	4.8	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 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 new employment land has been allocated in Policy E1; 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~~.	To reflect updated evidence base

120	4.9	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).	To reflect updated evidence base
121	4.18 4.19 New paragraph 4.20	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~~s~~ 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. 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. 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. The Retail Study identifies capacity for between 3,400-4,800 sqm of convenience retail space and 2,800-5,000 sqm of comparison retail space by 2029. Notwithstanding the findings of the Retail Study, it is recognised that the extant permission for the Aquila 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 economy. The Council will review its retail evidence after the two year period and update Policy E2 if there is evidence to	To reflect updated evidence base

		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; and the Council will only permit major new retail development in exceptional circumstances. ~~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.~~	
025	Policy E2: Retail Provision	**Town Centre Areas** 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: 1) The scale and type of development proposed is directly related to the role and function of the centre and its catchment; and 2) There would be no significantly adverse impact on the vitality and viability of the centre or other centres.	For clarification
026	Policy E2: Retail Provision	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. Where appropriate, the Council will apply flexibility when considering the sequential test in relation to proposals for community hubs and local centres within the Garden Suburbs and Strategic Allocations.	For clarification

<table>
<tr>
<td>122</td>
<td>Policy E2: Retail Provision</td>
<td>Insert new paragraphs after the section Town Centre Areas of Policy E2:

<u>Local Impact Threshold</u>

<u>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:</u>

<table>
<tr><td><u>Maldon and Heybridge</u></td><td><u>1,500 sqm gross</u></td></tr>
<tr><td><u>Burnham and the rest of the District</u></td><td><u>1,000 sqm gross</u></td></tr>
</table>

<u>New Retail Space</u>

<u>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.</u></td>
<td>To reflect recommendations of updated evidence base</td>
</tr>
<tr>
<td>027</td>
<td>4.28</td>
<td>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.</td>
<td>For clarification</td>
</tr>
<tr>
<td>067</td>
<td>Insert new paragraph after 4.40</td>
<td><u>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.</u></td>
<td>For clarification.</td>
</tr>
<tr>
<td>046</td>
<td>Policy E6: Skills, Training and Education</td>
<td>In particular the Council will:

1) <s>Require all strategic developments, or</s> <u>Where viable, encourage</u> 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</td>
<td>Update of Policy E6 based on matters raised by the Inspector</td>
</tr>
</table>

<table>
<tr><td>047</td><td>Paragraph 4.48</td><td><s>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.</s></td><td>Update of Policy E6 based on matters raised by the Inspector</td></tr>
<tr><td colspan="4">Chapter 5: Housing</td></tr>
<tr><td>123</td><td>Policy H1: Affordable Housing</td><td>All housing developments <u>of more than 10 units or 1,000 sqm</u> <s>that provide a gross of five or more homes, or comprise an area of 0.5 hectares or larger,</s> 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.</td><td>To reflect the order of the Court of Appeal dated 13 May 2016 and the Written Ministerial Statement of 28 November 2014</td></tr>
<tr><td>099</td><td>Policy H1: Affordable Housing</td><td>Sub-area Requirements:<table><tr><td>North of Heybridge – S2(d)</td><td><s>25%</s> 30%</td></tr><tr><td>South Maldon Garden Suburb</td><td><s>40%</s> 30%</td></tr></table></td><td>To address recommendations of viability extra work task</td></tr>
<tr><td>048</td><td>Policy H1: Affordable Housing</td><td>Affordable housing should be provided on-site, <s>the contribution from developers should comprise of free serviced land</s> <u>either through free serviced land provided to a registered provider or constructed affordable dwellings to be sold to a registered provider upon completion</u> to provide the number, size, type, and tenure of affordable homes required by the Council's policies in accordance with the SHMA, the Council's adopted Affordable Housing Guide, and relevant housing strategies of the Council.</td><td>Clarification of Policy H1</td></tr>
</table>

124	Paragraph 5.4	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.	To reflect the order of the Court of Appeal dated 13 May 2016 and the Written Ministerial Statement of 28 November 2014
049	Paragraph 5.6	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.	Clarification of Policy H1
086	Policy H2: Housing Mix	[New lines to be added to the final paragraph] 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.	For clarification
087	Policy H3: Accommodation for 'Specialist' Needs	[New paragraph to the end of the policy] 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.	For clarification
125	5.42	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 ~~will assess and plan for the need for Traveller sites over a reasonable timescale~~.is preparing a Site Allocations DPD that will allocate sites to meet identified need.	Update to reflect work on Site Allocations DPD
126	5.43	Previously the single issue review of the East of England Plan set regional targets for the allocation of Traveller sites across Essex. A Gypsy and Traveller Accommodation Assessment (GTAA) (Fordham, 2009) was also produced on behalf of the Essex Planning Officers' Association in November 2009. This provided an	Update to reflect new evidence

<table>
<tr><td></td><td></td><td>assessment of the accommodation and housing related support needs of Travellers and Travelling Showpeople in Essex (including Southend). An update of this study has ~~recently been commissioned by the Essex Planning Officers' Association, and the findings are expected in 2014.~~ <u>been produced (ORS, 2014) which indicates that the Council should deliver 32 additional permanent traveller pitches between 2013 and 2028.</u></td><td></td></tr>
<tr><td>056</td><td>Policy H6: Provision for Travellers</td><td>[This is now superseded by modification Ref. 127 below]

The Council will work closely with partners to deliver sufficient and appropriate Travellers' provision to meet the identified need in the District.

<table><tr><td></td><td>~~Number of permanent pitches~~</td></tr><tr><td>~~LDP Allocation~~</td><td>~~58~~</td></tr><tr><td>~~Total requirement by 2019~~</td><td>~~64~~</td></tr><tr><td>~~Total requirement by 2027~~</td><td>~~70~~</td></tr></table></td><td>Remove the identified need for permanent pitches which have now been superseded by the GTAA.</td></tr>
<tr><td>127</td><td>Policy H6: Provision for Travellers</td><td>~~The Council will work closely with partners to deliver sufficient and appropriate Travellers' provision to meet the identified need in the District.~~

<u>A Site Allocations DPD will be produced to allocate sites to provide for 32 additional permanent traveller pitches between 2013 and 2028</u>.

<table><tr><td></td><td>~~Number of permanent pitches~~</td></tr><tr><td>~~LDP Allocation~~</td><td>~~58~~</td></tr><tr><td>~~Total requirement by 2019~~</td><td>~~64~~</td></tr><tr><td>~~Total requirement by 2027~~</td><td>~~70~~</td></tr></table></td><td>Update to reflect new evidence and work on Site Allocations DPD</td></tr>
</table>

079	Policy H6: Provision for Travellers	Existing Travellers sites ~~will be designated~~ have been identified at the following locations (in no particular order) and will be reserved for traveller use:	For clarification
080	Policy H6: Provision for Travellers	[To move the 'criteria' section before the 'sequential approach section'] The following criteria will ~~also~~ be applied in assessing development proposals for new Travellers' and Travelling Showpeople provision:	For clarification
072	Policy H6: Provision for Travellers (d)	Policy H6(d): Consistency with relevant national policy and guidance as well as other relevant policies in the LDP.	For clarification
081	Policy H6: Provision for Travellers	[To move the 'criteria' section before the 'sequential approach section' After the application of the criteria set out above, ~~T~~the following sequential approach ~~will be applied~~ is preferred when considering proposals for new Travellers' or Travelling Showpeople provision, in the following order of priority:	For clarification
057	Paragraphs 5.45 ~~5.46~~	~~5.45 Following the revocation of the East of England Plan and in accordance with national planning policy, the Council has sought to identify a more locally determined assessment of the need for Traveller pitches in the District. In order to do this the Council has utilised available evidence including local monitoring data.~~ ~~5.46 The Council has sought to identify the future need for Traveller pitches in the District by applying the most up-to-date baseline monitoring data to the methodology used by the 2009 GTAA. Through this process a total requirement of 64 pitches by 2019 and 70 pitches by 2027 has been identified for the District.~~	Remove the identified need for permanent pitches which have now been superseded by the GTAA.
058	Paragraph ~~5.48~~ 5.45	**[This is now superseded by modification Ref. 128 below]** The Council will seek to meet identified need by considering proposals through the development management process using a sequential approach of intensification and expansion of existing sites, considering proposals within existing development boundaries, and then considering proposals on other sites that the Council deems suitable. Any future proposals for additional Travelling Showpeople sites will also be assessed using the same	To provide clarity on how the Council will provide a Traveller pitch target for the

		approach. ~~The Council will review the allocation and requirement for Traveller pitches, short stay sites and Travelling Showpeople sites during the plan period at an appropriate time in the future when new evidence becomes available.~~ The Council will undertake a formal/focussed review of Policy H6 in 2016 to identify an appropriate provision for Travellers in accordance with the NPPF and associated guidance.	District and identified an appropriate amount of site allocations.
128	Paragraph ~~5.48~~ 5.45	The Council is preparing a Site Allocations DPD that will allocate sites to deliver the identified need of 32 additional permanent traveller pitches between 2013 and 2028. The Council will also consider ~~seek to meet identified need by considering~~ proposals through the development management process using a sequential approach of intensification and expansion of existing sites, considering proposals within existing development boundaries, and then considering proposals on other sites that the Council deems suitable. ~~Any future proposals for additional Travelling Showpeople sites will also be assessed using the same approach. The Council will review the allocation and requirement for Traveller pitches, short stay sites and Travelling Showpeople sites during the plan period at an appropriate time in the future when new evidence becomes available.~~	Update to reflect new evidence
082	~~5.47~~ 5.46	By utilising monitoring data, the Council ~~is seeking to allocate~~ has identified 58 existing pitches for Travellers through the LDP.	For clarification
073	~~5.53~~ 5.51	Key Evidence Base Documents: • Designing Gypsy and Traveller Sites: Good Practice Guide (DCLG, 2008) • Gypsy and Traveller Accommodation Assessment (ORS, 2014)	For clarification.
Chapter 6: Natural Environment and Green Infrastructure			
030	6.8	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.	For clarification

031	Policy N2: Natural Environment, Geodiversity and Biodiversity	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.	For clarification
032	Policy N2: Natural Environment, Geodiversity and Biodiversity	If any protected species and / or priority habitats / 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.	For clarification
033	Policy N2: Natural Environment, Geodiversity and Biodiversity	Where the creation or relocation of habitat is required as part of the mitigation measures, the Council will have to be satisfied that: 1) There is no net loss of habitats in terms of quantity, quality and connectivity to the local ecological network; and	For clarification
068	6.15	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.	For clarification.
069	6.18	**Locally Important Sites** 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.	For clarification.
034	Policy N3: Open Space, Sport and Leisure	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:	For clarification
Chapter 8: Implementation and Monitoring			

<table>
<tr>
<td>071</td>
<td>Table 1: Developer Contribution Pooling Arrangements for Strategic Infrastructure</td>
<td>Additional items to be added to relevant parts of Table 1: Developer Contribution Pooling Arrangements for Strategic Infrastructure
<table>
<tr><th>Site</th><th>S2d</th><th>S2e</th><th>S2f</th><th>S2a</th><th>S2b</th><th>S2c</th><th>S2i</th><th>S2j</th><th>S2k</th></tr>
<tr><td colspan="10"><u>Passenger Transport</u></td></tr>
<tr><td><u>Passenger transport improvements to serve South Maldon</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>Y</u></td><td><u>Y</u></td><td><u>Y</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td></tr>
<tr><td><u>Passenger transport improvements to serve North Heybridge</u></td><td><u>Y</u></td><td><u>Y</u></td><td><u>Y</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td></tr>
<tr><td colspan="10">Education</td></tr>
<tr><td><u>One new early years and childcare facility to serve Burnham-on-Crouch</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>Y</u></td><td><u>Y</u></td><td><u>Y</u></td></tr>
<tr><td colspan="10"><u>Health</u></td></tr>
<tr><td><u>Improved health facilities to serve South Maldon</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>Y</u></td><td><u>Y</u></td><td><u>Y</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td></tr>
<tr><td><u>Improved health facilities to serve North Heybridge</u></td><td><u>Y</u></td><td><u>Y</u></td><td><u>Y</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td></tr>
<tr><td colspan="10"><u>Green Infrastructure</u></td></tr>
<tr><td><u>Sports facilities to serve South Maldon</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>Y</u></td><td><u>Y</u></td><td><u>Y</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td></tr>
<tr><td><u>Sports facilities to serve North Heybridge</u></td><td><u>Y</u></td><td><u>Y</u></td><td><u>Y</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td></tr>
<tr><td><u>Allotments to serve South Maldon</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td><td><u>Y</u></td><td><u>Y</u></td><td><u>Y</u></td><td><u>N</u></td><td><u>N</u></td><td><u>N</u></td></tr>
</table>
</td>
<td>For clarification.</td>
</tr>
</table>

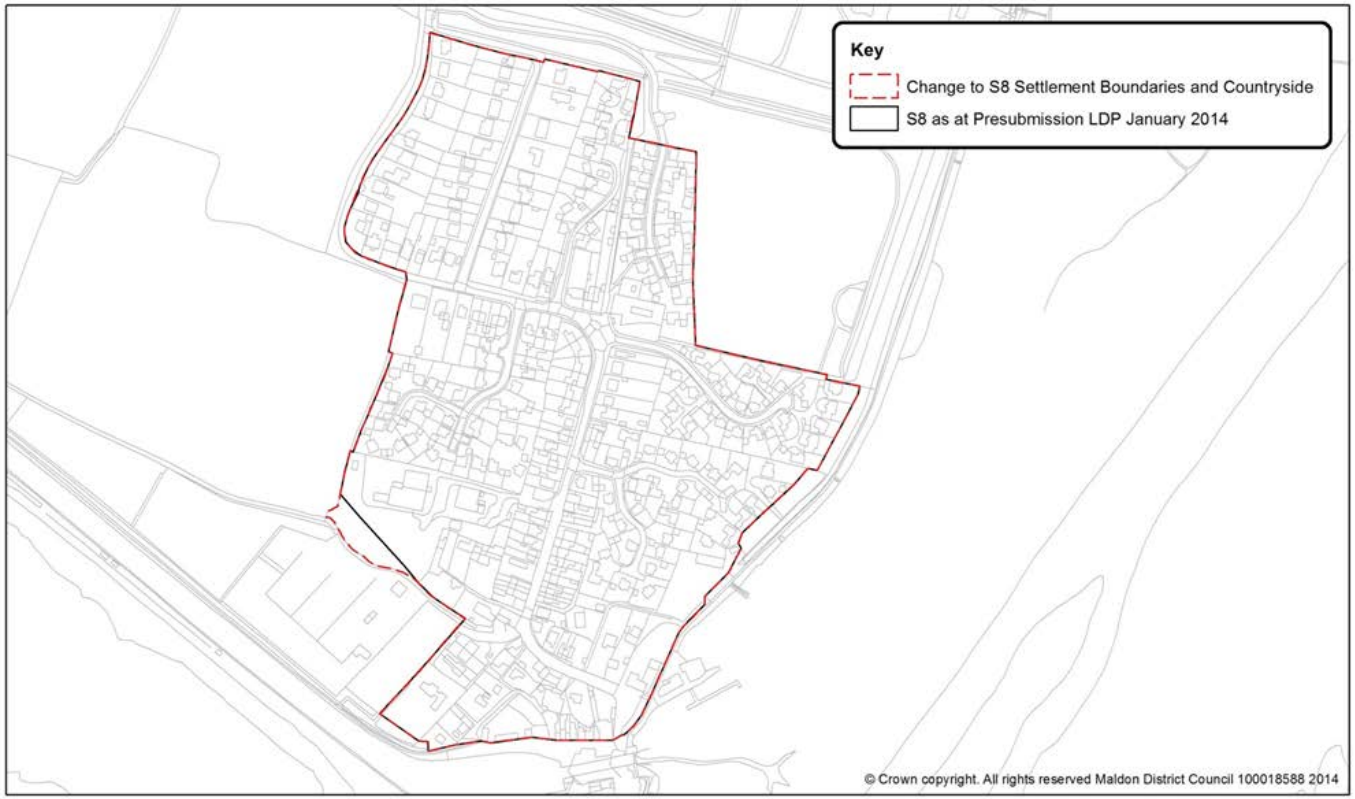
		<table><tr><td>Allotments to serve North Heybridge</td><td>Y</td><td>Y</td><td>Y</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td></tr></table>	
102	Table 1: Developer Contribution Pooling Arrangements for Strategic Infrastructure	<table><tr><td colspan="10">~~Flood alleviation~~</td></tr><tr><td>~~Heybridge Strategic Flood Alleviation~~</td><td>~~Y~~</td><td>~~Y~~</td><td>~~Y~~</td><td>~~N~~</td><td>~~N~~</td><td>~~N~~</td><td>~~N~~</td><td>~~N~~</td><td>~~N~~</td></tr></table>	To address matters raised during EiP
093	8.6	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 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.	To address matters raised during EiP
107	8.10	The development of the North Heybridge Garden Suburb brings the opportunity to deliver an integrated Strategic Flood Alleviation scheme and development.	To address matters raised during EiP
106	8.12	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.	To address matters raised during EiP
055	Policy I2: Health and Wellbeing	~~The Council will support proposals which enable the delivery of a new Community Hospital or a similar healthcare facility which will provide primary, secondary 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:~~ ~~1) The proposed site is well located and linked to an existing urban area and the strategic road network; and~~	For clarification

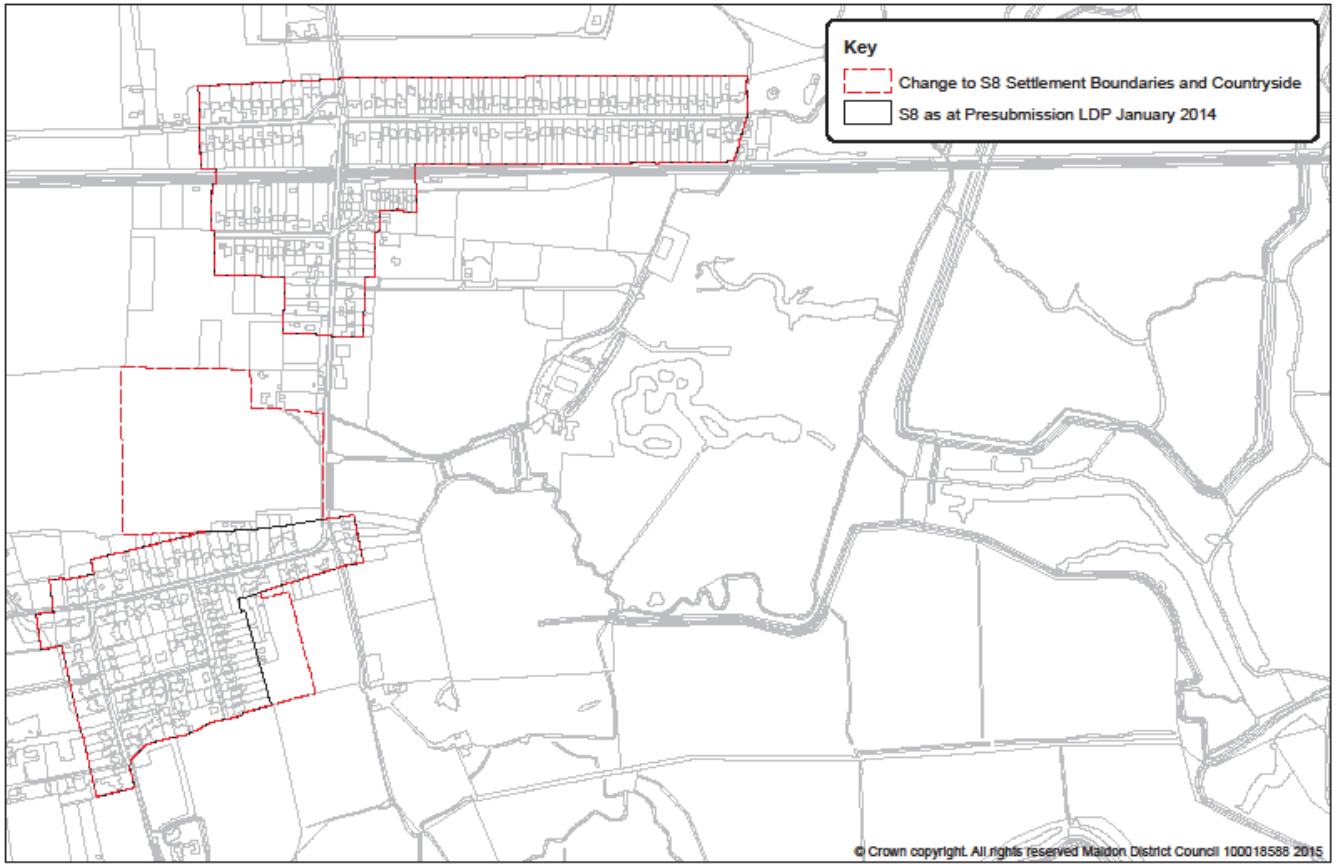
<table>
<tr>
<td></td>
<td></td>
<td>
~~2) The proposed site is in a location that is accessible by public transport and is well connected to the cycling and walking networks.~~
~~Mixed use proposals or other appropriate enabling development which will enable the delivery of the new facility will be supported if it can be demonstrated that:~~
~~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.~~
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 and the Council will resist the loss of existing health facilities unless appropriate new provision has been secured. 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.
</td>
<td></td>
</tr>
<tr>
<td>084</td>
<td>Monitoring Framework</td>
<td>
<table>
<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.
Ensuring that sufficient infrastructure capacity exists to accommodate the LDP planned growth at Maldon, Heybridge and Burnham-on-Crouch</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 Supply Statement
- Progress and delivery of strategic infrastructure via S106 agreements, S278 agreements and CIL
- Current and projected capacity of local infrastructure including:</td></tr>
</table>
</td>
<td>For clarification</td>
</tr>
</table>

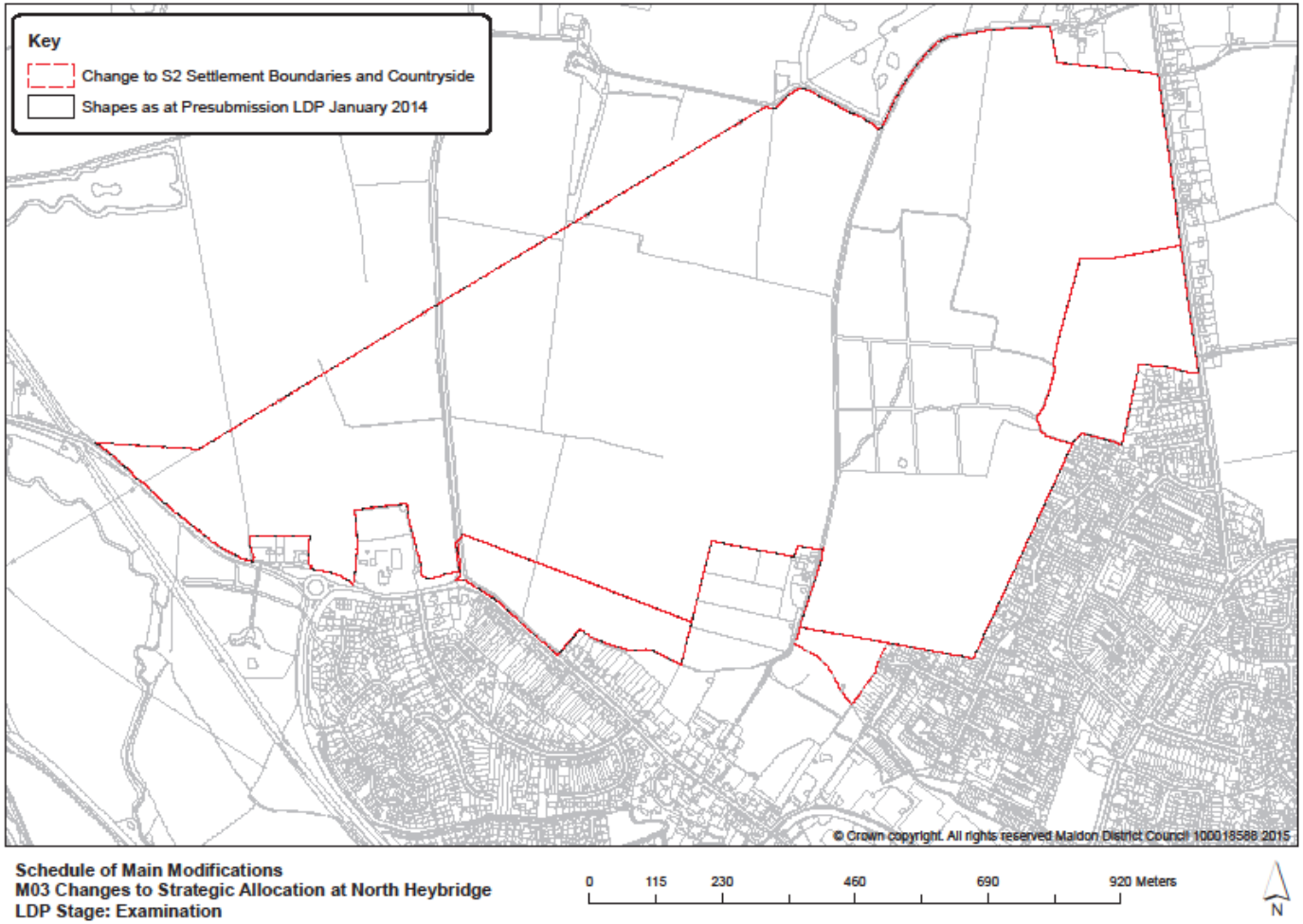
				- The Plume Academy*; - Primary schools in the Maldon, Heybridge and Burnham-on-Crouch area*; - Early Years and Childcare facilities in the Maldon, Heybridge and Burnham-on-Crouch area; - Highway capacity in and around the Maldon, Heybridge and Burnham-on-Crouch area** - Capacity in the wider highway network including Wood Corner, Eve's Corner, Well Lane and Hatfield Peverel** * *Information on schools capacity is available through the 'Commissioning School Places in Essex' report produced by ECC on an annual basis* ** *Traffic Volume data available from Essex Highway Data Collection Unit on regular basis*	

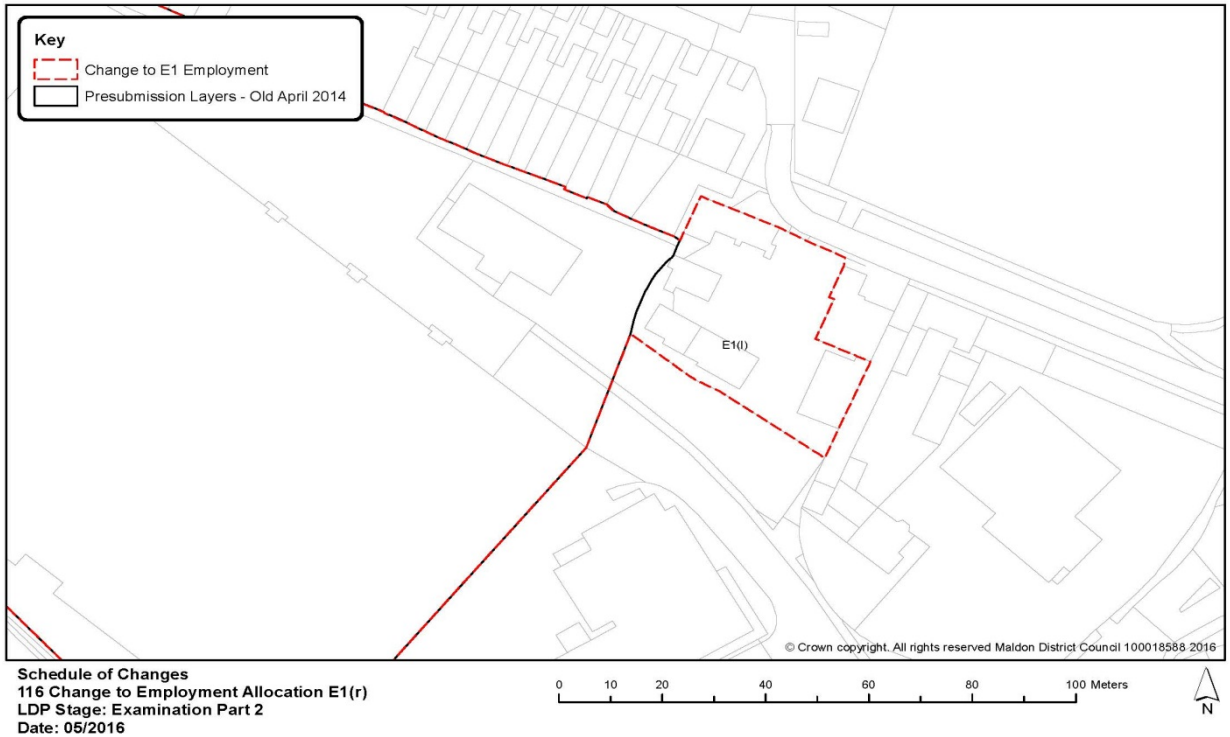
<table>
<tr>
<td>083</td>
<td>Monitoring Framework</td>
<td>
<table>
<tr><td colspan="2">I1 – Infrastructure and Services</td></tr>
<tr><td>Targets</td><td>Indicators</td></tr>
<tr><td>No specific targets. The effectiveness of this policy will be judged on the collective performance of all LDP policies.</td><td>- Progress and delivery of strategic infrastructure via ~~S107~~ S106 agreements, S278 agreements and CIL

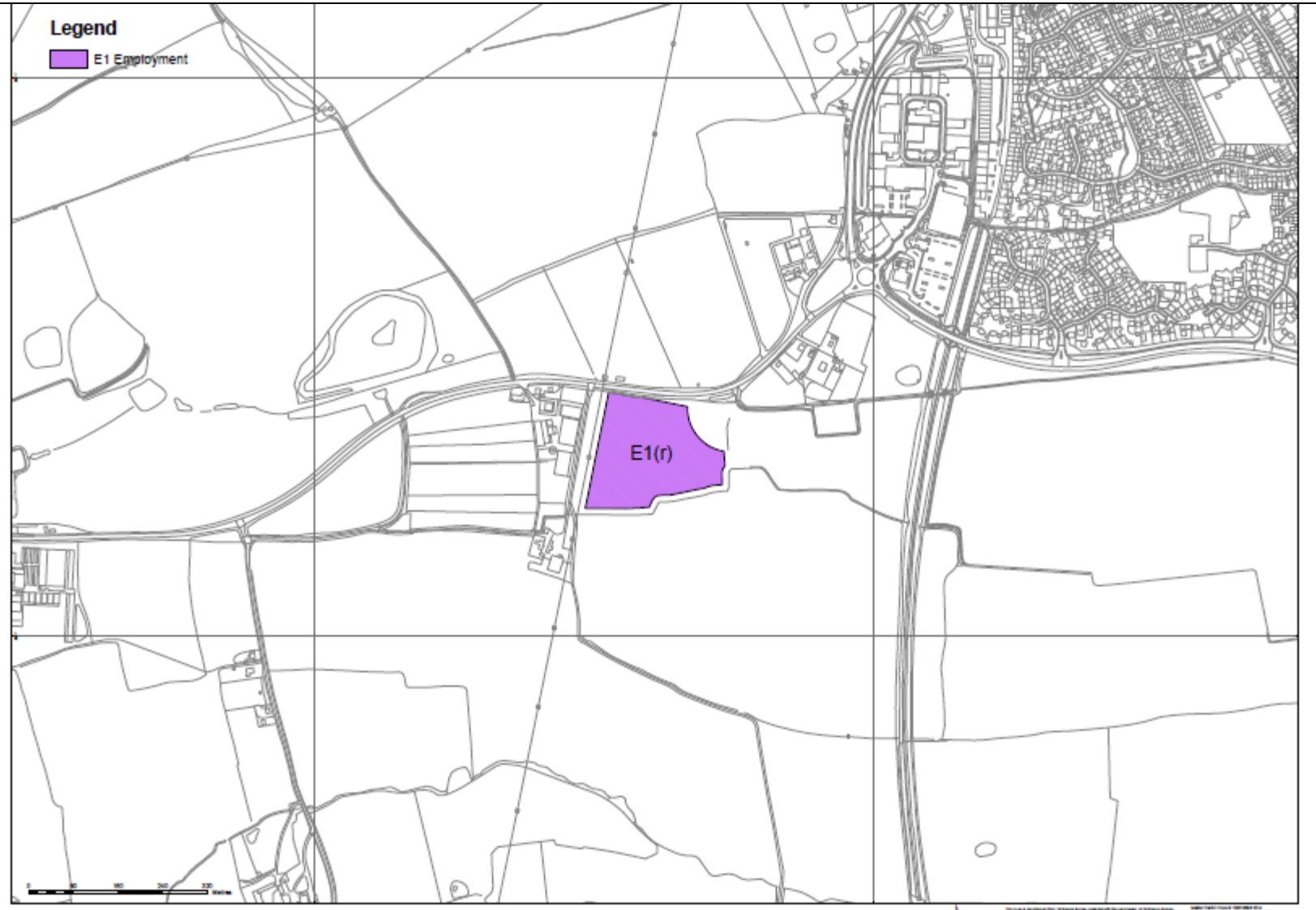
- Current and projected capacity of local infrastructure including early years and childcare, primary education, secondary education and health provision</td></tr>
</table>
</td>
<td>For clarification</td>
</tr>
<tr>
<td>042</td>
<td>Proposals Map</td>
<td>Changes to settlement boundary of Heybridge Basin (see below).</td>
<td>Update to reflect mapping error; new boundary is in line with OS master map</td>
</tr>
</table>

			
113	Proposals Map	Changes to settlement boundary of North Fambridge to include two recent planning permissions (see below).	Factual update


Key
Change to S8 Settlement Boundaries and Countryside
S8 as at Presubmission LDP January 2014
© Crown copyright. All rights reserved Maldon District Council 100018588 2015
Schedule of Main Modifications
M02 Changes to Settlement Boundary of North Fambridge
LDP Stage: Examination
Date: 09/2015
0 100 200 400 600 800 Meters
N

114	Proposals Map	Changes to boundary of Heybridge Garden Suburb to include site west of Springfield Cottages (see below).  	To address matters raised during EiP

115	Proposals Map	Changes to the boundary of H1 employment boundary in Heybridge (see below)  **Schedule of Changes** **116 Change to Employment Allocation E1(r)** **LDP Stage: Examination Part 2** **Date: 05/2016**	Update of employment area
129	Proposals Map	Change to show the boundary of Site E1(r): South of Limebrook Way, Maldon	For consistency with notation of other employment sites E1(q) and E1(p)



E1(r) South of Limebrook Way, Maldon

MALDON
DISTRICT COUNCIL

STRATEGIC HOUSING
MARKET ASSESSMENT

FINAL REPORT

www.dcauk.co
Published September 2014

CONTENTS

1 EXECUTIVE SUMMARY 6

1.1 Key Recommendations 6
1.2 Background to the SHMA 9
1.3 Data Collection and Methodology 9
1.4 The Maldon Housing Market Area 9
1.5 The Demographic Context & Future Projections 10
1.6 The Economic Climate 11
1.7 The Active Housing Market 11
1.8 Migration 12
1.9 The Current Housing Stock 12
1.10 Future Housing Requirements 13
1.11 The Needs of Specific Household Groups 14

2 INTRODUCTION TO THE SHMA 16

2.1 Background and Context to the Maldon SHMA 16
2.2 Primary Data Collection 16
2.3 Methodology 16
2.4 What is a Strategic Housing Market Assessment? 17
2.5 The SHMA Guidance 18
2.6 Ensuring a Robust and Credible SHMA 20
2.7 Compliance with the new National Planning Practice Guidance 2014 21
2.8 The Maldon Housing Market Partnership 22
2.9 The Maldon Project Team 22
2.10 The SHMA Report Structure 22
2.11 Data Sources 24
2.12 Data Benchmarking 25
2.13 Glossary of Terms 25

3 THE MALDON HOUSING MARKET 26

3.1 Introduction 26
3.2 The Profile of Maldon 26
3.3 Identifying Housing Market Area Boundaries 27
3.4 Household Migration 28
3.5 Cross Boundary Migration 30
3.6 ONS Migration Data 31
3.7 Maldon Travel to Work Patterns 33
3.8 Housing Stock 34
3.9 Average House Prices 34
3.10 The Maldon Housing Market Area 35
3.11 Duty to Co-operate 35

4 THE DEMOGRAPHIC CONTEXT & FUTURE PROJECTIONS 36

4.1 Key Points 36
4.2 Introduction 36
4.3 The Historic Demographic Structure (2001-2011) 37
4.4 Population Estimates for 2011 37
4.5 Maldon Population Age Profile 2011 38
4.6 Projected Population in Maldon to 2021 and to 2035 39
4.7 The Population Age Structure Projections to 2011-2021 40
4.8 Older Population Growth Projections 41
4.9 Household size and projections 42
4.10 Edge Analytics Demographic Forecasts 44
4.11 SHMA Stock Flow Analysis 45

5 ECONOMIC DRIVERS OF DEMAND 47

5.1 Key Points 47
5.2 Introduction 48
5.3 The UK Economy 48
5.4 Labour Demand 49
5.5 Labour Supply 51
5.6 Commuters 55
5.7 Income 59
5.8 Skills and Educational Attainment 60
5.9 Income and Housing Data from the 2013 survey 61
5.10 Existing Household Savings 61
5.11 Equity 62
5.12 Existing Household Incomes 62
5.13 Concealed Households 63
5.14 Concealed Households Savings Levels 63
5.15 Concealed Household Incomes 64
5.16 Incomes of Recently Formed Households 65
5.17 Rents and Mortgage Costs (Concealed Households) 65

6 THE ACTIVE MARKET 66

6.1 Key Findings 66
6.2 Introduction 66
6.3 The Current National Market Outlook 67
6.4 National Housing Supply and Turnover 67
6.5 Current National Prices 67
6.6 The UK Mortgage Market 68
6.7 Average House Prices 70
6.8 Volume of Sales 73
6.9 Maldon Market Sub-Area Breakdown 76
6.10 Entry Sales Levels 77
6.11 Purchase Single Income Thresholds 78
6.12 Intermediate Housing Costs 78
6.13 Eligibility for Shared Ownership 79
6.14 Shared Equity Schemes 80
6.15 The Private Rented Sector 83
6.16 Rental Income Thresholds 84
6.17 Affordable Rents 84
6.18 Local Housing Allowance for Single People 86
6.19 Affordability for Local Householders 87

7 WELFARE REFORMS 88

7.1 Introduction 88
7.2 NHF Research 90
7.3 Housing Benefit and Under-Occupancy 92
7.4 Housing Benefit Changes 93
7.5 Department of Works and Pensions Research 94

8 CURRENT HOUSING IN MALDON 97

8.1 Key Findings 97
8.2 Type Profile 98
8.3 Tenure Profile 99
8.4 Property Condition and Facilities 103
8.5 Adequacy of Present Dwelling / Improvement Required 105
8.6 Under and Over-Occupation 107
8.7 Shared Housing and Communal Establishments 108

9 MIGRATION 109

9.1 Key Findings 109
9.2 Introduction 109
9.3 In-Migration to the District 110
9.4 Out - Migration from the District 111
9.5 Migration Summary 113

10 HOUSEHOLDS INTENDING TO MOVE WITHIN THE DISTRICT 115

10.1 Key Findings 115
10.2 Introduction 115
10.3 Households Moving 115
10.4 Demand for Existing Moving Households 116
10.5 Self Build 117
10.6 Demand for Concealed Moving Households 118

11 FUTURE MARKET HOUSING REQUIREMENTS 121

11.1 Key Findings 121
11.2 Introduction 121
11.3 Demand for Market Housing for Existing Moving Households 121
11.4 Demand for Market Housing for Concealed Households 125
11.5 Total Demand for Market Housing in the District 129
11.6 Current and Future Demand for Market Housing 130
11.7 Dissolutions 131

12 FUTURE AFFORDABLE HOUSING REQUIREMENTS 132

12.1 Key Findings 132
12.2 Introduction 132
12.3 Housing Benefit and Under-Occupancy 132
12.4 Affordable Housing Need of Existing Households 133
12.5 Needs of Concealed Households Moving Within Maldon 136
12.6 Future Size of Affordable Housing 140
12.7 Small Units 141
12.8 Family Sized Units 141
12.9 Under-Occupation 142

13 HOUSING NEEDS OF SPECIFIC HOUSEHOLD GROUPS 143

13.1 Introduction 143
13.2 Black and Minority Ethnic (BME) Households 143
13.3 Existing Younger Households (16-24) 146
13.4 Students 148
13.5 Housing Needs of Older People 149
13.6 The Future Needs of Older People 151
13.7 Savings / Equity of Older Households 153
13.8 Supported Accommodation 154
13.9 Sheltered Housing Demand 154
13.10 Extra Care Accommodation 155
13.11 Best use of the Existing Stock 156
13.12 Households with Support Needs 156
13.13 Gypsy and Traveller Households 161

14 CLG NEEDS ASSESSMENT MODEL 163

14.1 Introduction 163
14.2 The CLG Needs Assessment Model Structure 164
14.3 Model Structure 165
14.4 Maldon CLG Needs Assessment Model 165
14.5 Stage 2 – Future Need (Gross per year) 167
14.6 Stage 3 – Affordable Housing Supply 168
14.7 Vacant Stock 168
14.8 Annual Re-let Supply 169
14.9 Shared Ownership Re-sales 169
14.10 Affordable Housing Needs Model 171
14.11 Affordable Needs Assessment 172

15 BRINGING THE EVIDENCE TOGETHER 173

15.2 Market Housing 173
15.3 Low Cost Market Housing 173
15.4 Future Affordable Housing Delivery 174
15.5 Tenure Mix Targets 174
15.6 Land and Affordable Housing Delivery 175
15.7 Property Size Targets 175
15.8 Social and Affordable Rented Housing 176
15.9 Intermediate Rented Housing 177
15.10 Intermediate Affordable Housing for Sale 177
15.11 All Tenure Target Summary 178

16 STAKEHOLDER CONSULTATION 179

16.1 The Housing Partnership 179
16.2 Consultation with the Housing Partnership 179

17 UPDATING THE STRATEGIC HOUSING MARKET ASSESSMENT 181

17.1 Introduction 181
17.2 Updating the CLG Needs Assessment Model 182
17.3 Updating Other Secondary Data 182
17.4 Core Sustainability Indicators 183
17.5 Updating the Primary Survey Data 183
17.6 Monitoring and Communicating Changes to the SHMA 183
17.7 Plans to Fully Revise the Maldon SHMA 184
17.8 Market Signals 184

APPENDICES

Appendix I Postal questionnaire
Appendix II Poster
Appendix III Secondary Data Sources
Appendix IV Glossary of Terms
Appendix V Survey Methodology
Appendix VI Affordable Housing Definitions
Appendix VII Local Housing Partnership Members
Appendix VIII Housing Market Partnership Delegate List

1 EXECUTIVE SUMMARY

1.1 Key Recommendations

Balancing the Housing Market

- Ensure that future new development provides a mix of housing types and sizes to meet the needs of all households.
- Focus new delivery in market housing to address the impact of future demographic and household formation change, meeting the continuing need for small units, mainly 2 bedrooms, to improve the quality of the housing offer.
- Develop policies for market housing so that new stock meets local demand not addressed by existing stock turnover to provide a more balanced housing stock.
- Delivery strategy should be closely linked to meeting the growth in older people and enabling a better flow of the existing stock.
- The Council and Registered Housing Providers should investigate how many single person households may be affected by the Local Housing Allowance changes and offer them housing options and benefit advice.
- Local authorities and Registered Providers should also ensure that residents receive the necessary advice and assistance in dealing with the changes to their benefits.

Housing Targets

Overall Housing Targets

- The population projection analysis carried out by Edge Analytics suggests that the dwellings projection figure for Maldon is **294** per annum over the Plan period 2015 to 2030.
- The SHMA stock flow analysis suggests a range of **319 to 390** dwellings per annum depending on the treatment of the affordable backlog.

Market Housing Targets

- The 2013 housing needs survey identified a shortfall of 189 market units per annum, based on market demand and supply data. Further details can be found in section 11.6.

Affordable Housing Targets

- The 2013 Affordable Housing Assessment Model identified a shortfall range of 130 to 201 units a year, the scale of which supports the Local Development Plan affordable housing **target of 40%** negotiated from the total of all suitable sites, subject to viability.
- Percentage scale and tenure mix target levels will need to be ratified by an Affordable Housing Viability Assessment.

Affordable Tenure Mix Targets

- The overall affordable tenure target balance set at **80% for social rent** (including affordable rents) and **20% intermediate housing** supports the level of demand for intermediate housing.
- The Housing Need and Demand Assessment data will remain valid until 2018 at which stage it will need to be fully updated as required in Guidance. The assessment should be monitored and updated annually.

Property Size Targets

- Consider social rented housing property size targets of **50% one and 25% two bedrooms** to meet the needs of single, couple and small family households.
- The need for **three and four bedroom social rented units** should be addressed by initiatives to free up under-occupied stock and no more than 25% of should be new build;
- Intermediate market housing should be **80% one and two bedroom** and **20% three bedroom units**.
- Developers are expected to bring forward proposals which reflect demand in order to sustain mixed communities. It would be reasonable to consider providing policy guidance for future delivery in the market sector of 60% one and principally two bedroom properties to address the low current supply to meet the needs of single, couple and small family households.
- **40%** of market units should be **three and four bedroom** houses to address the needs of larger families and to provide a balanced market sector stock.

Housing Strategy

- Meeting the affordable accommodation requirements of families and those with priority needs should be as important as the larger scale numerical need for smaller units for single and couple households.
- To address the under-occupation of over 390 social housing units across the District, continue to develop housing strategies to make best use of the existing stock by providing positive incentives to improve the turnover of houses to address the needs of over-crowded and waiting list families.
- New affordable sector delivery should be closely linked to the needs of older tenants and in resolving the under-occupation of family sized properties.

Older Persons' Housing Needs

- There is an inextricable link between ageing and frailty and the forecast rise in the retired population means that the housing and support needs of older and disabled households is important to consider at a strategic level.
- In line with the strategic priorities already established, resources should focus on the provision of home-based support services and adaptations for older people living at home in both social rented and owner occupied housing.
- Support services rely heavily on help provided by family and friends. Carer support networks should be recognised and used to complement rather than replace statutory provision.
- Although a high proportion of older people may have their own resources to meet their accommodation and care needs some may need financial support to enable them to access housing support services.
- The lack of choice and the high costs of some types of retirement housing may act as a disincentive to some older people wanting to move.
- As part of the on-going development of the Council Housing Strategy for Older People consider:-
  - The type and quality of existing sheltered stock in meeting today's housing standards and preferences and the scale of need and demand for **374** units by 2018.
  - The large future ongoing requirement for 'extra care' accommodation to meet the significant growth in the number of people over 85.
  - Half of the 1 / 2 bedroom affordable stock in the District (803 units) are sheltered or age restricted (from 55+). Therefore more detailed analysis may need to be carried out here and regular monitoring of the situation.

1.2 Background to the SHMA

1.2.1 In April 2013 Maldon District Council along with Brentwood Borough Council, Chelmsford City Council, Colchester Borough Council and Braintree District Council commissioned DCA to carry out a Strategic Housing Market Assessment (SHMA) and a Housing Needs Survey (HNS).

1.2.2 Although all five Councils are working together and are adjacent to one another the group does not regard itself as a defined sub-region. Each Partner Authority will receive a separate SHMA report which contains both primary and secondary data.

1.2.3 The key objective of the SHMA is to enable Maldon District Council to understand the nature and level of housing demand and need within the District and provide a robust and credible assessment of the local housing market which can be used to inform key polices and strategies.

1.2.4 The requirement of the SHMA is to produce the outputs identified in the National Planning Policy Framework (NPPF) and the 2007 Strategic Housing Market Assessment (SHMA) Practice Guidance. This report also complies with the new National Planning Practice Guidance (NPPG) which has just recently been published on the 6th March 2014.

1.3 Data Collection and Methodology

1.3.1 Extensive secondary data and primary data collected during the 2013 Housing Survey have been used throughout this report.

1.3.2 It should be noted that we have used where possible the most up to date Census data (2011). However, there is still some data that is not yet available and in these circumstances we have used 2001 Census data.

1.3.3 The study consisted of the following elements:-

- A postal survey of 5,000 households across three sub-areas.
- In depth analysis of the local housing market to assess house prices through an internet search of local estate agents in relation to the delivery, cost and supply of market access level properties.
- The supply and rental costs in the local private rented sector.
- Secondary data analysis, including a strategic review of the 2001 and 2011 Censuses, District Population Growth Forecasts, Local Development Plan, Nomis, Land Registry, Housing Strategy, 2007 SHMA Report and the Housing Register and CORE/ELASH (HSSA) Returns.

1.3.4 The use of both key secondary data, the primary data from the survey and stakeholder consultation has provided a valid and robust assessment of the housing need and housing markets within the District to be obtained.

1.4 The Maldon Housing Market Area

1.4.1 An important element of the SHMA is to consider the relationship between Maldon and other local authorities, and the extent to which there are overlaps and links with other housing market areas.

1.4.2 CLG Strategic Housing Market Assessments Practice Guidance (August 2007) defines housing market areas as 'geographical areas defined by household demand and preferences for housing'. They reflect key functional links between the places where people live and work.

1.4.3 A housing market is defined in the Guidance Advice note as typically comprising an area in which around 70% of moves are contained and the market is likely to cover the administrative areas of a number of local authorities. It would be expected that there would be a close relationship between the housing market and travel to work areas.

1.4.4 In identifying the housing market area we look at key data such as, migration and travel to work patterns, housing stock data and Census 2001 and 2011 data.

1.4.5 2001 Census has revealed that self-containment is 65.0% in Maldon when analysing household movements. The Maldon travel to work patterns suggests a relatively high level of self-containment, with around 51.0% of residents working within the local authority area.

1.4.6 The data would suggest that Maldon can be considered to be a single market area.

1.5 The Demographic Context & Future Projections

1.5.1 Analysis of changes in population and household profiles are essential in enabling an understanding of the level of housing need and demand within an area. Demographic change creates the need for different levels and types of housing provision and is a key factor influencing the requirements for market and affordable housing.

1.5.2 According to the 2010 ONS SNPP Maldon's population will increase by 17.5% to 2035.

1.5.3 The most significant feature is the growth of the population in the over 65 age group with the most significant proportional growth seen in those aged over 90. This group will impact on demand for supported housing, support services and need for adaptations.

1.5.4 There are predicted to be 3,000 (11.5%) more households in the District in 2021 than in 2011 and the household size will reduce to 2.31 in 2021 from 2.37 in 2011.

1.5.5 The NPPG confirms that the DCLG household projections are the starting point for the estimation of objectively assessed need for market and affordable housing.

1.5.6 The Essex Planning Officers Association (EPOA) commissioned a study by Edge Analytics to replace demographic services provided by the former East of England Regional Assembly (EERA) across the County.

1.5.7 Edge Analytics delivered the analysis by using the POPGROUP suite of demographic forecasting models. The POPGROUP models provide a desktop utility for the evaluation of alternative growth scenarios to support the local planning process.

1.5.8 The population projection analysis carried out by Edge Analytics suggests that the dwellings projection requirement for Maldon of **294** properties per annum over the Plan period 2015 to 2030.

1.6 The Economic Climate

1.6.1 The economic development of an area can be of equal importance in driving change in housing markets, especially due to the effect of migration. It is important to highlight the reciprocal relationship between economic development and the provision of housing.

1.6.2 Whilst there is an obvious and established link between economic development and the requirement for new housing, or economic decline and problems of low demand, the type of housing provided within an area can also play a central role in addressing and facilitating economic development and regeneration objectives.

1.6.3 It is important to understand the extent to which the working age population is engaged with the labour market. In 2012, Maldon had an employment rate of 71.8% and an unemployment rate of 5.4%.

1.6.4 An alternative measure of unemployment is to review the proportion of people claiming Job Seekers Allowance (JSA). In Maldon 2.3% of people claimed JSA, and 7.7% claimed out of work benefits.

1.6.5 Census 2011 recorded that 17.9% of households in Maldon are currently retired. High levels of retirement can impact on the economy of an area with lower levels of economically active households. It also indicates an elderly population who will in the future require suitable accommodation to meet their needs.

1.6.6 Incomes are similar to the national average. Around 25.0% of existing households receive financial support but there is also a relatively high level of wealth, based on the equity held in owner occupation. Many retired people will have their own resources for housing and care.

1.6.7 Incomes amongst concealed households are lower than in the population as a whole and their housing choices are consequently more limited. 85% of concealed households are unable to afford to buy in the owner occupied market.

1.7 The Active Housing Market

1.7.1 The housing market is the context against which all the housing needs of the area are set. In particular, house price information is the basis on which the "affordability" of housing is measured for low-income households. In essence the study is seeking to establish who cannot afford to enter into the market.

1.7.2 House price data for the District (*Land Registry*) showed an overall decrease from 2007 to 2012 of 5.1%. All property types in the District have seen a fall in prices.

1.7.3 The number of property sales in Maldon has decreased by 59.4% over the same five year period compared to 49.8% in Essex (*Land Registry*).

1.7.4 Flats are considered to be the entry level stock in the District and the price for a 1 bedroom flat starts at £82,000. This would require an income of £22,400 and 67.3% of newly forming households earn below this amount.

1.7.5 The need for a significant deposit is also a major factor in preventing access to the market and in Maldon, 83.9% of new forming households had less than £10,000 in savings. Therefore unless significant support is available these households will find it very difficult to access the market and will be limited to the rental or intermediate market.

1.7.6 The main requirement for property size in the intermediate housing market is mainly one and two bedroom units to meet the needs of new households forming and unable to access the market sector as a First Time Buyer.

1.7.7 Access to the private rented sector is restricted by cost. 42.2% of all newly forming households can afford to pay no more than £500 per calendar month in rent. Private rental costs start at around £450 pcm.

1.8 Migration

1.8.1 In-migration can impact on the local housing market, depending on the type, size and tenure required by in-migrants. The main reason for a move to the District within the last three years was 'needed more space', therefore increasing the demand for larger family homes in the area.

1.8.2 2,401 households in-migrated to Maldon from outside the area over the last three years. The highest proportion had moved from elsewhere in Essex (12.8%), followed by Chelmsford (7.0%) and 6.9% from elsewhere in the UK. Only 2.4% had in-migrated from abroad.

1.8.3 Out-migration from the District was mainly to elsewhere in the UK for both existing and concealed households, followed by Chelmsford. The main reason for leaving the District for both existing and concealed households was employment / access to work.

1.8.4 In terms of migration patterns from Census 2001 and ONS 2011 data, the main in-migration to the District was from Chelmsford, Greater London, Braintree and Colchester. The main out-migration was to Chelmsford, Braintree and Colchester.

1.9 The Current Housing Stock

1.9.1 The scale and nature of the existing housing stock by tenure, type, turnover and location is vital to meeting future housing need and demand.

1.9.2 The main property type in the District is detached and semi-detached, which at 73.7% of the stock is higher than the national level of 53.0%.

1.9.3 The tenure profile for Maldon is mainly skewed towards owner occupation at 78.1%, around 13% higher than the regional level. Around 11.0% of households lived in social rent and 9.8% in private rent.

1.9.4 The main property size of the stock in Maldon is 3 bedrooms (34.7%), with 2 bedrooms accounting for 25.2% and 24.5% containing 4 bedrooms.

1.9.5 88.7% of existing households said their current property was adequate for their needs. Of those who said their current property was inadequate, the highest proportion lived in the owner occupied sector (no mortgage).

1.9.6 The 2013 survey data showed that the overall under-occupation figure was 46.7%, higher than the average usually found in DCA surveys (around 40%). It was the highest in the owner occupied sector, particularly those with no mortgage.

1.9.7 The overall over-occupation level of 1.7% is lower than the average UK level indicated by the Survey of English Housing 2010/11 at 3.0%. The highest level was found in the Registered Provider sector.

1.10 Future Housing Requirements

Market Housing

1.10.1 According to the 2013 survey data, the majority of both existing and concealed households plan to move to owner occupied housing and the balance to private rented housing.

1.10.2 Broken down even further the survey data showed that the main requirement for type of property from existing moving households was for detached properties, where as for concealed households the main requirement was for a flat.

1.10.3 Existing households moving mainly need a 3 bedroom property in the market sector where as for concealed households it was a 1 bedroom property.

1.10.4 In terms of location, the most popular choice for both existing and concealed households moving was for Maldon / Heybridge. The main reasons for this choice included 'quality of neighbourhood' and 'nearness to family'.

Affordable Housing

1.10.5 According to the 2013 survey data, the majority of both existing and concealed households plan to move to Registered Provider housing and the balance to shared ownership.

1.10.6 The survey data also showed that the main requirement for type of property from existing moving households was for a bungalow, where as for concealed households the main requirement was for a flat.

1.10.7 Existing households moving mainly need a 2 bedroom property in the affordable sector where as concealed households need a 1 bedroom property.

1.10.8 The most popular location for both existing and concealed households moving and requiring affordable housing was Maldon / Heybridge. Access to family was the most common factor influencing choice of decision for both existing and concealed households.

1.11 The Needs of Specific Household Groups

Black Minority Ethnic Households

1.11.1 In Maldon, there were 972 implied BME households identified from the survey data (3.6%). The main BME group was 'other white' (57.9%) and 19.0% of residents were Irish.

1.11.2 The highest proportion of BME households currently lived in a detached property (40.0%), higher than the total District response of 35.7%. The main size of property occupied by BME households was 2-bedrooms (35.1%).

1.11.3 Owner occupation was the main tenure for BME households at 65.7%, and 18.9% lived in private rented accommodation (total District response 8.8%).

1.11.4 78 existing BME households indicated they would be moving within Maldon within the next 5 years, all of whom require 3 bedroom detached houses or a bungalow in the owner occupied sector.

1.11.5 92 concealed BME households indicated they would be moving within Maldon in the next 5 years. The main type of housing required is a bungalow, the main tenure is RP rented and the main size is 2 bedrooms.

Existing Younger Households (16-24)

1.11.6 The main tenure amongst younger households was owner occupation with a mortgage at 36.3%, a similar level to the total District response (38.4%).

1.11.7 The main type of property occupied by households aged 16-24 was flats at 44.1%. 55.6% of younger households currently live in a 2 bedroom property, compared with 25.2% of all households.

1.11.8 60 implied existing 'younger' households said they were planning to move within the District in the next 2 years. All these households said they required semi-detached accommodation with the main size being 2 bedrooms and all said they require owner occupation.

Housing Needs of Older People

1.11.9 594 implied households indicated that they had older relatives (over 60) who may need to move to Maldon in the next 3 years. The main accommodation needed for their older relatives would be general private housing (63.6%) followed by to live with the respondent.

1.11.10 282 implied existing older households in Maldon wanting to move expressed an expectation for supported housing, the main tenure preference being Registered Provider sheltered housing.

1.11.11 The data suggests a combined requirement for sheltered accommodation from older people currently living in Maldon (204 households) and those who may in-migrate to be beside their family (170 households) of 374 units, 254 in the affordable sector and 120 in the private sector.

1.11.12 The level of need expressed for extra care accommodation by relatives for older people in-migrating was 63 units and 75 from existing households, a total of 138 extra care units.

Households with Support Needs

1.11.13 Housing may need to be purpose built or adapted for households with specific support needs. Information about the characteristics of these households will inform housing and support strategies.

1.11.14 19.5% (5,175 implied) of households in the District contained a member with a disability / limiting long term illness and over half of these households had a support need. The largest group of people were those with a walking difficulty (42.1%).

1.11.15 Around 20% (863 implied) of disabled households who require support said they were not receiving sufficient care / support. The main adaptations needed were, bathroom adaptations at 34.0% followed by a handrails / grabrails at 23.7%.

1.11.16 The highest preference by disabled households moving was for a bungalow. 8.4% of the requirement for bungalows came from those aged under 64. This potentially shows a need in the disability group of households without specific support needs but who require accommodation on one level.

1.11.17 The main location choice was Maldon / Heybridge, followed by the Rural South sub-area.

2 INTRODUCTION TO THE SHMA

2.1 Background and Context to the Maldon SHMA

2.1.1 In April 2013 Maldon District Council along with Brentwood Borough Council, Chelmsford City Council, Colchester Borough Council and Braintree District Council commissioned DCA to carry out a Strategic Housing Market Assessment (SHMA) and a Housing Needs Survey (HNS).

2.1.2 Although all five Councils are working together and are adjacent to one another the group does not regard itself as a defined sub-region. Each Partner Authority will receive a separate SHMA report which contains both primary and secondary data.

2.1.3 The requirement of the SHMA is to produce the outputs identified in the National Planning Policy Framework (NPPF). This report also complies with the new National Planning Practice Guidance (NPPG) which was recently published on the 6th March 2014.

2.1.4 The key objective of the SHMA is to enable Maldon District Council to understand the nature and level of housing demand and need within the District and provide a robust and credible assessment of the local housing market which can be used to inform key polices and strategies.

2.1.5 The use of both key secondary data, the primary data from the household survey and stakeholder consultation provide a valid and robust assessment of the housing need and housing markets within the District.

2.2 Primary Data Collection

2.2.1 The new National Planning Practice Guidance (NPPG / *06.03.14*) states that SHMA's should predominately rely upon secondary data to inform their assessment and not to expend significant resources on primary data. However, the Guidance also states that no single approach will provide a definitive answer.

2.2.2 DCA, were commissioned by each of the Partner Authorities to conduct a postal survey to provide local primary data. During June 2013 1,182 households in Maldon responded to a postal questionnaire, a copy of which can be found at **Appendix I.**

2.2.3 The survey data has been structured into three local housing market sub-areas. DCA weighted the responses by tenure from the 2011 Census to ensure that respondents were representative of the whole population.

2.3 Methodology

2.3.1 The core objectives of this project were to identify robust evidence for future use to support the targets to be set in the Local Development Framework Documents, local housing and planning policies and for delivery at local level. The methodology adopted for this Assessment utilises a mix of primary and secondary data from local and national sources. **The report follows the 2007 CLG Practice Guidance.**

2.3.2 This report follows the 2007 CLG Practice Guidance and the new National Planning Practice Guidance (NPPG, *06.03.14*) and section 2.7 and Table 2-4 highlights how we have complied with this throughout this report.

2.3.3 The household survey consisted of the following elements:-

- A postal household survey completed by 1,182 households across the 3 agreed sub-areas.
- In-depth analysis of the local housing market to assess affordability through an internet search of local estate agents in relation to the delivery, cost and supply of market access level properties and in the private rented sector.
- Secondary data analysis, including a strategic review of the 2001 Census, 2011 Census, District Population Growth, Local Plan, Nomis, Land Registry, Housing Strategy, 2007 SHMA Report, LDF documents and the Housing Register and CORE/ELASH (HSSA) Returns.

2.3.4 Around 4.4% of all households in Maldon took part in the survey.

Table 2-1 Response Rate by Sub-area

SUB-AREA	2013 resident households	Sample	Total response	Response rate %	Confidence interval ±%
Maldon / Heybridge	9,955	1,850	462	25.0	4.65
Rural South	11,418	2,100	440	21.0	4.77
Rural North	5,653	1,050	280	26.7	5.98
TOTAL	**27,026**	**5,000**	**1,182**	**23.6**	**2.91**

Source: DCA Maldon Housing Survey 2013

2.3.5 All areas reached response levels based on household numbers adequate to ensure statistical validity at the confidence level of 95%. The confidence interval ranged from ±5.98% to ±4.65% at sub-area level and was ± 2.91% at District level.

2.3.6 A more detailed survey methodology used for this project can be found at **Appendix V.**

2.4 What is a Strategic Housing Market Assessment?

2.4.1 A Strategic Housing Market Assessment (SHMA) is a collection of data (both primary and / or secondary) detailing all aspects influencing housing markets in a particular area.

2.4.2 The Maldon SHMA, along with other strategies and research are a crucial part of the evidence base for the Council to review local housing strategies and Local Development Frameworks. It can also inform business planning processes, as well as identify targets for investment.

2.4.3 The SHMA will provide an assessment of housing demand and need in the area, following the directive set out in the National Planning Policy Framework (NPPF) as outlined below:-

Local planning authorities should have a clear understanding of housing needs in their area. They should:-

- *Prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:-*
  - *meets household and population projections, taking account of migration and demographic change;*
  - *addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and*
  - *caters for housing demand and the scale of housing supply necessary to meet this demand.*

2.4.4 An assessment of housing demand and need is necessary from a spatial planning perspective to support affordable housing policies in development plans and to negotiate with developers, on tenure and property mix so that future developments will deliver affordable and specialist housing.

2.5 The SHMA Guidance

2.5.1 Communities and Local Government (CLG) published detailed guidance on SHMA's entitled 'Strategic Housing Market Assessments Practice Guidance Version 2 (August 2007)', referred to throughout the report hereafter as the 'SHMA Practice Guidance'.

2.5.2 More recently a new National Planning Practice Guidance (NPPG) has been published therefore this report follows the CLG Practice Guidance (2007) and the new National Planning Practice Guidance (*06.03.2014*).

2.5.3 The SHMA Practice Guidance brings together and builds upon the key elements of previous guidance on housing market and housing needs assessment, including:-

- Local Housing Needs Assessment: A Guide to Good Practice, DETR, 2000;
- Housing Market Assessment Manual, ODPM, 2004.

2.5.4 The new guidance sets out a framework that local authorities and regional bodies can follow to develop an in-depth understanding of how housing markets operate.

2.5.5 The key objectives of the guidance are to:-

- Provide clear advice for practitioners on how to assess housing need and demand in their area;
- Enable local authorities and regions to gain an understanding of the characteristics of housing market areas and how they function.

2.5.6 The SHMA Practice Guidance specifies that a SHMA can contribute to the following areas:-

- Enabling regional bodies to develop long-term strategic views of housing need and demand to inform regional spatial strategies and regional housing strategies;
- Enabling local authorities to think spatially about the nature and influence of the housing markets in respect to their local area;
- Providing robust evidence to inform policies aimed at providing the right mix of housing across the whole housing market – both market and affordable housing;
- Providing evidence to inform policies about the level of affordable housing required, including the need for different sizes, types and tenures of affordable housing;
- Supporting authorities to develop a strategic approach to housing through consideration of housing need and demand in all housing sectors – owner occupied, private rented and affordable – and an assessment of the key drivers and relationships within the housing market;
- Drawing together the bulk of the evidence required for local authorities to appraise strategic housing options including social housing allocation priorities, the role of intermediate housing products, stock renewal, conversion, demolition and transfer;
- Ensuring the most appropriate and cost-effective use of public funds.

2.5.7 The process employed has utilised both primary and secondary data and has closely followed the Practice Guidance. DCA believe that this report provides a robust and credible evidence base and fully meets the requirements of the 2007 Practice Guidance and the new National Planning Practice Guidance (NPPG / *06.03.14*).

2.6 Ensuring a Robust and Credible SHMA

2.6.1 The SHMA Practice Guidance specifies that in line with National Policy Framework (NPPF), a SHMA should be considered robust and credible if at a minimum it provides all the core outputs outlined in Table 2-2 below, which highlights the sources of each of the key estimates, and meets the requirements of all the process criteria as outlined in Table 2-3.

Table 2-2 Strategic Housing Market Assessment Core Outputs

	Description of Output	Location in the SHMA Report
1	Estimates of current dwellings in terms of size, type, condition, tenure.	Section 8 outlines the existing housing stock, specifically:- Sub-Section 8.1 (Type Profile) Sub-Section 8.3 (Tenure Profile) Sub-Section 8.4 (Property condition and Facilities)
2	Analysis of past and current housing market trends including the balance between supply and demand in different housing sectors and price / affordability. Description of key drivers underpinning the housing market.	Throughout the SHMA, a range of information is provided about trends within the housing market, specifically within sections 5 and 6.
3	Estimate of total future number of households broken down by age and type where possible.	The ONS 2010 based sub-national population forecasts have been utilised. These can be located in:- 4.6 (Population change, 2010-2021 and to 2035) 4.7 (Population age band forecast), 2011-2021); 4.9 (Forecast change in households, 2011-2021).
4	Estimate of current number of households in housing need.	Section 14- CLG Needs Assessment Model
5	Estimate of future households that will require affordable housing.	Section 14 – CLG Needs Assessment Model
6	Estimate of future households requiring market housing.	Section 11 – Future Demand for Market Housing
7	Estimate of the size of affordable housing required.	Section 12 – Future size of Affordable Housing
8	Estimate of household groups who have particular housing requirements.	Section 13 The Housing Requirements of Specific Households Groups: Sub-section 13.2 (BME Households); Sub-section 13.5 (Housing Needs of Older People); Sub-section 13.12 (Households with support needs).

Source: CLG Strategic Housing Market Assessments Practice Guidance Version 2 (August 2007)

Table 2-3 Strategic Housing Market Assessment Process Checklist

1	Approach to identifying housing market area(s) is consistent with other approaches to identifying housing market areas within the region.
2	Housing Market conditions are assessed within the context of the housing market area.
3	Involves key Stakeholders including house builders.
4	Contains a full technical explanation of the methods employed, with any limitations noted.
5	Assumptions, judgements and findings are fully justified and presented in an open and transparent manner.
6	Uses and reports upon effective quality control mechanisms.

2.6.2 DCA believe that this report provides a robust and credible evidence base and fully meets the requirements of the SHMA Practice Guidance.

2.7 Compliance with the new National Planning Practice Guidance 2014

2.7.1 The new National Planning Practice Guidance has now been finalised and was published on the 6th March 2014.

2.7.2 Therefore this SHMA report follows the directive as set out in the National Planning Policy Framework (NPPF) and the new National Planning Practice Guidance published 6th March 2014. The table below highlights the main points and also shows where we have covered this in the SHMA Report.

Table 2-4 New National Planning Practice Guidance 2014

	Main Points	Location in the SHMA Report
1	What is the purpose of the assessment of housing and economic development needs guidance?	Throughout the SHMA, a range of information is provided about the assessment of housing needs. Section 2 details what the primary objective of the assessment is and duty to co-operate is covered in section 3.
2	What areas should be assessed?	The section on defining a housing market area can be located in section 3.
3	What methodological approach should be used?	The methodology for establishing future housing need is mentioned through out the SHMA. Section 4 covers demographics and future projections. Section 5 covers economic trends, including employment. Section 6 covers the housing market including local house prices. Section 9 covers migration patterns and section 14 covers the affordable housing need calculation.
4	How should the current situation be assessed?	See point 3 above
5	What are the core outputs?	The monitoring and updating of housing needs is covered in section 17.

Source: National Planning Practice Guidance (NPPG) (pb. 06.03.14)

2.8 The Maldon Housing Market Partnership

2.8.1 *CLG Strategic Housing Market Assessments Practice Guidance (August 2007)* encourages the formation of a Housing Market Partnership, consisting of a multi-disciplinary team including housing, planning, private sector, economic development and regeneration expertise.

2.8.2 The aim of the partnership is to involve key stakeholders in the assessment process in order to incorporate local knowledge and ensure that the SHMA reflects relevant local issues. Involvement of stakeholders also assists in minimising objections to policies proposed as partnership members have had the opportunity to express their concerns on all aspects of the assessment process.

2.8.3 This SHMA recognises the importance of stakeholders and through the process has engaged with a wide range of stakeholder representatives.

2.9 The Maldon Project Team

2.9.1 DCA have conducted this assessment working closely with a project team from Maldon District Council.

2.9.2 The project team took on the role of organising and co-ordinating the SHMA, setting up the Maldon Housing Partnership and providing secondary data held internally by the Council which was required for the SHMA.

2.10 The SHMA Report Structure

2.10.1 The report structure utilised in this SHMA is taken from the CLG Strategic Housing Market Assessments Practice Guidance (August 2007). The key report sections that form the final SHMA Report are outlined below:-

Section 3 - Understanding the Maldon Housing Market Area

2.10.2 In Section 3 the scope of the Maldon Housing Market is established. This involves analysis of migration and travel to work patterns in order to assess the relationship between Maldon and other local authorities in the East Region.

Section 4 - The Demographic Context & Future Projections

2.10.3 Following the identification of the local housing market boundary and the key policy drivers, the next step is to explain how local demographic conditions can influence the housing market.

2.10.4 Section 4 examines:-

- The current demographic structure;
- Future population change forecasts;
- Household characteristics.

Section 5 - Economic Drivers of Demand

2.10.5 Section 5 analyses the recent economic performance in Maldon and how changes have influenced and interacted with demographic and socio-economic changes as analysed in section 4.

2.10.6 The analysis includes:-

- Employment levels and structure;
- Labour force and income;
- Skills and educational attainment.

Section 6 - The Active Market

2.10.7 Section 6 analyses indicators of housing market activity area. This section examines the following:-

- The cost of buying or renting a property;
- Affordability of housing;
- Vacant dwellings, stock turnover rates and available supply by tenure.

Section 7 - Welfare Reforms

2.10.8 Section 7 highlights the changes in the benefit system in terms of the new Welfare Reform Act and the impact it is having on the private rented sector, housing Associations and their tenants.

Section 8 – Current Housing in Maldon

2.10.9 Section 8 examines the characteristics and structure of the current housing stock in the District. Analysis of the supply of housing entails an assessment of the range, quality and location of the existing housing stock.

2.10.10 More specifically, this section examines the following:-

- Number of dwellings in the area by size, type, location and tenure;
- Stock condition;
- Overcrowding and under-occupation;
- Shared housing & communal establishments.

Section 9 – Migration

2.10.11 Section 9 looks at the migration patterns in and out of the District over the past and projects the next five years to 2018.

Section 10 – Housing Intending to Move

2.10.12 Section 10 examines those households who are intending to move home within the District in the next five years.

Sections 11 and 12 Future Market/Affordable Housing Requirements

2.10.13 Sections 11 and 12 provide estimates of the scale of future housing demand and analyses the future demand and need for market and affordable housing by property size.

Section 13 - Specific Household Groups

2.10.14 Section 13 examines the housing needs of specific household groups. These include:-

- Households with support needs;
- Older people;
- Black Minority Ethnic (BME) households;

Section 14 - CLG Housing Needs Assessment Model

2.10.15 Section 14 consists of the CLG Needs Assessment Model for the authority. This provides a quantitative assessment of the future need for affordable housing.

Section 15 - Bringing the Evidence Together

2.10.16 Section 15 provides a range of recommendations, for both planning policy and other strategies relating to housing and support services. The objective is to inform the Council to deliver a mix of housing by tenure, type and size to meet the current and future requirements of all household groups in the community. It includes recommendations for:-

- Overall Affordable Housing target level;
- Tenure mix targets;
- Property type and size targets.

Section 16 - Stakeholder Consultation

2.10.17 Section 16 outlines the role of the Housing Market Partnership and the consultation process.

Section 17 - Updating the SHMA

2.10.18 Section 17 provides an outline of the mechanisms to monitor future change in the housing market drivers and update the SHMA.

2.11 Data Sources

2.11.1 The SHMA Practice Guidance stresses the importance of using good quality data from a range of sources.

2.11.2 Both extensive secondary data and primary data collected during the 2013 Housing Survey have been used.

2.11.3 It should be noted that although the 2001 Census data provides a vast range of information about households and in some instances is the only data available regarding various household characteristics, the 2001 Census data is now 11 years old, therefore where data is available we have used the newly published 2011 Census.

2.11.4 All local, East Region and national Government documents mentioned in the SHMA are current at the time of report writing. However these documents are subject to change and may be superseded by revised policy and strategy over time.

2.11.5 The sources of data used within each section of the report are referenced where appropriate. **Appendix III** contains a list of the secondary data sources used in the SHMA.

2.12 Data Benchmarking

2.12.1 Throughout this study where possible, DCA have provided data at national (England), regional (the East), Essex (the County) and the individual local authority scale (Maldon). These will be referred to throughout the report as benchmark areas. The use of benchmark areas aims to provide an understanding of comparative performance between Maldon and wider areas.

2.13 Glossary of Terms

2.13.1 A glossary of technical terms used throughout this report is provided at **Appendix IV.**

3 THE MALDON HOUSING MARKET

3.1 Introduction

3.1.1 An important element of the SHMA is to consider the relationship between Maldon and other local authorities, and the extent to which there are there are overlaps and links with other housing market areas.

3.1.2 CLG Strategic Housing Market Assessments Practice Guidance (August 2007) defines housing market areas as 'geographical areas defined by household demand and preferences for housing'. They reflect key functional links between the places where people live and work.

3.1.3 The *2007 Strategic Housing Market Assessment Practice Guidance 'Identifying Sub-Regional Housing Market Areas Advice Note'* advocates that Housing market areas may also be comprised of smaller, local sub-markets and neighbourhoods which can be aggregated together to identify sub-regional housing market areas.

3.1.4 Housing markets do not respect administrative boundaries and may overlap with other local authority boundaries. Within a local authority area, housing markets may also comprise smaller, local sub-markets and neighbourhoods.

3.1.5 Housing markets are constantly evolving and therefore housing and planning polices need to be pitched at geographically smaller levels and take into account trends in housing and employment markets.

3.1.6 Specifically this section of the SHMA will explore:-

- the linkages between the District and other districts/boroughs in Essex;
- patterns of movement internally within the District.

3.1.7 Sources of data utilised are:-

- 2011 Census;
- Office for National Statistics (ONS) (June 2010-June 2011);
- ONS Annual Population Survey 2011;
- 2013 Maldon Housing Survey data.

3.2 The Profile of Maldon

3.2.1 The District of Maldon is just 40 miles from the north east of London. However, the District retains an unspoilt, strong rural nature and its own special character, forged largely by its principal waterways. The estuaries of the Blackwater and Crouch to the north and south respectively, and to the west the River Chelmer which meanders through the countryside until it joins the Blackwater at Maldon.

3.2.2 Covering some 89,000 acres, the District has over 60 miles of coastline which warrants outstanding cultural, environmental and historic importance, as well as providing a wide range of water based recreation and events. Much of the District's coastline of tidal salt marshes and mudflats is recognised, and protected as such, as of international and national environmental significance.

3.2.3 Maldon District Council is a small, rural Local Authority serving a population of around 60,000 people. The main towns are Maldon and Burnham-on-Crouch and Maldon town itself is recorded to be one of the oldest towns in Essex. In recent decades the District has become more prosperous as its qualities have attracted new businesses. High quality marine, food, leisure and electronic industries operate in the area. In a recent survey, '*Quality of life in the 21st Century*' the District was ranked 53rd out of the 376 English local authority areas.

3.2.4 Maldon District is linked directly to the A12 by the A414 and B1019. Outlying areas are not as easily reached due to public transport issues.

3.2.5 Four settlements, (Althorne, Burnham, North Fambridge and Southminster), all located in the South of the District, have a train link to London Liverpool Street. Maldon, the principal town and main population centre has no station. The closest main line railway stations are at Chelmsford, Hatfield Peverel and Witham, all outside the District.

3.2.6 There are two secondary schools in the District, one in Maldon and one in Burnham on Crouch and an adult community college in Maldon town.

3.2.7 The District contains around 26,000 households. House prices have grown significantly recently narrowing the gap between the County and District average. Since 2003, the average house price has risen by 36%.

3.2.8 Over 80% of households are owner-occupied and only 11% of housing is social rent. The Local Authority was one of the first to transfer its housing stock in 1995 to Plume Housing Association (now part of the Moat Housing Group).

3.3 Identifying Housing Market Area Boundaries

3.3.1 A market is where buyers and sellers exchange goods or services for an agreed price. A housing market however is a complex market for a variety of reasons:-

- Housing is a high value commodity. The decision to purchase is of great importance to individuals due to the scale of the investment and the time required to pay off this investment;
- Housing is built to last and because of this, only a fraction of the stock is for sale and available to purchase at any point in time;
- The housing market is highly regulated and the location and volume of new development is controlled through planning policies and procedures;
- Housing is a basic human requirement and resources are provided to ensure that those who cannot access market housing are adequately housed through either direct provision of housing or subsidy;
- A housing market has a strong spatial dimension. Location matters to people. Most buyers seek to move within the same sub-region because they want to continue living in that area for reasons such as family, employment or access to particular services such as schools;
- Affordable housing and housing benefit add to the market complexities.

3.3.2 A housing market is defined in the Guidance Advice note as typically comprising an area in which around 70% of moves are contained.

3.3.3 It is recognised that local authorities face a variety of challenges in their housing markets. Patterns of housing demand and need, affordability, availability and tenure can all vary from the neighbourhood level upwards.

3.3.4 It is recommended in the Communities and Local Government (CLG) Strategic Housing Market Assessments Practice Guidance (August 2007) "Identifying Sub-regional Housing Market Areas" Advice Note[1] that local authorities should consider developing sophisticated approaches to identify the precise spatial boundaries of the local housing markets.

3.3.5 The Guidance also requires that the approach taken in this assessment to identifying the housing market area(s) is consistent with other approaches to identifying housing market areas within the region.

3.4 Household Migration

3.4.1 Migration patterns reflect a variety of economic, social and environmental factors including proximity to work and family. Migration is generally associated with the relative economic prosperity of an area, with people moving to areas where they have the best chance of finding employment. However, research has shown that migration can also be associated with lifestyle changes, such as retirement, or moving to an area with a higher quality of life.

3.4.2 Migration patterns can help to identify these relationships and can identify the extent to which people move house within an area and the areas within which a relatively high proportion of household moves are contained (typically 70%).

3.4.3 The 2011 Census Data is not yet available and the table below uses 2001 Census data and outlines household movement, including in and out-migration, across Maldon, the county, regional and national benchmarks.

Table 3-1 Household Movements by Area, 2000 – 2001

(including the inflow from outside of the UK)

Area	Inflow		Internal movement within the Area	Outflow out of the Area	Net change within the Area
	Move to area from within the UK	Overseas			
Maldon	809	41	761	674	+ 176
Essex	11,230	1,276	25,791	9,170	+ 3,336
East	33,826	7,872	122,390	27,635	+ 14,063
England	21,378	72,747	1,415,271	25,347	+ 68,778

Source: Crown Copyright © Census 2001

3.4.4 The migration patterns in Table 3-1 above shows that in the year preceding the 2001 Census (2000-2001) there was a positive net in-migration into Maldon of 176 households.

[1] *Abolished in May 2010 by the Coalition Government).*

3.4.5 Of the inflow into Maldon, 4.8% was from overseas. This compares to the overseas inflow into Essex of around 10.2%. Table 3-2 shows the net District migration balance, broken down by age.

Table 3-2 Net Migration Balance by age groups 2000 - 2001 (including the inflow from outside of the UK)

Ages	Inflow	Outflow	Balance
All ages	2,872	2,285	+ 587
0 - 15	569	352	+ 217
16 - 24	336	533	- 197
25 - 44	1,231	894	+ 337
45 - 59	453	318	+ 135
60 - 74	202	140	+ 62
75 +	81	48	+ 33

Source: Crown Copyright © Census 2001

3.4.6 There is an overall positive net in-migration to Maldon of +587 when considering all age groups. Table 3-2 shows that at 2001 the largest inflow was in the 25 to 44 age range. The largest outflow of people was in the 25-44 age group.

3.4.7 Table 3-3 shows the household composition of in-migrants. This revealed that the largest moving groups across the District were couples with no dependant children. The proportion of single adults under 60 moving out of the District was higher than those moving in by 111 households.

Table 3-3 Household Composition of Migrants (2000-2001)

	In Flow	Out Flow	Balance
Single adult u/60	429	540	- 111
Single adult over 60	69	44	+ 25
Couple no dep. children	1,388	858	+ 530
Couple with dep. children	245	185	+ 60
Lone parent	88	94	- 6
Other - Other	24	36	- 12
Total	**2,243**	**1,757**	

Source: Crown Copyright © Census 2001

3.5 Cross Boundary Migration

3.5.1 The pattern of household movement between authorities has been analysed by examining 2001 Census Origin-Destination Statistics, Office of National Statistics data for the year ending June 2011.

3.5.2 The following table assesses the previous location of people currently living in Maldon or one of the other adjacent local authority areas. The data is taken from the 2001 Census of all people resident in the UK whose address at Census day was different from that one year before.

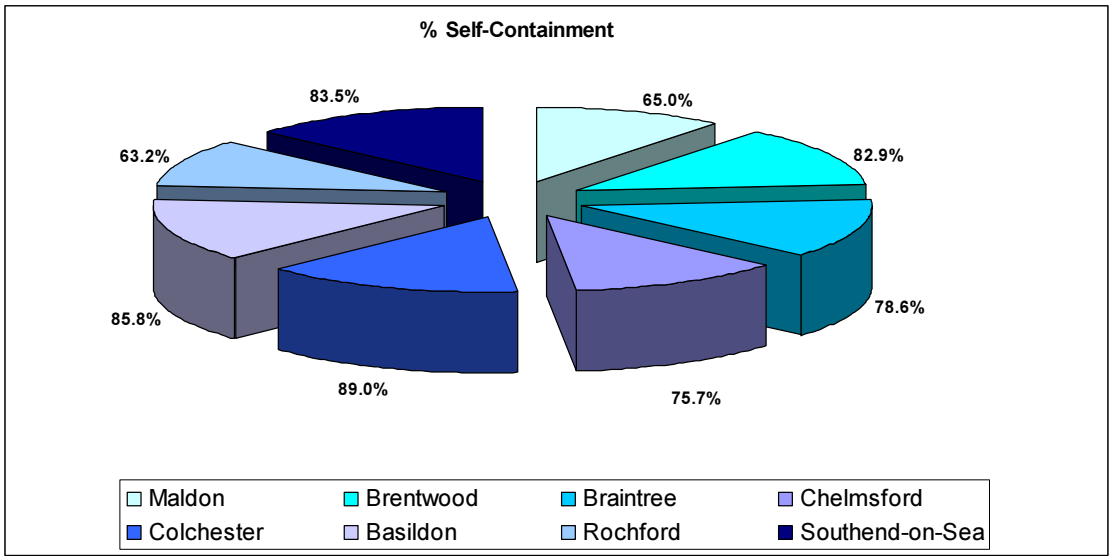
Table 3-4 In-Migration (People)

Current Area of Resident	Place of Previous Residence								
	Maldon	Brentwood	Braintree	Chelmsford	Colchester	Basildon	Rochford	Southend on Sea	Row Total
Maldon	**2,544**	59	230	640	109	222	33	74	**3,911**
Brentwood	40	**2,676**	37	173	33	205	23	42	**3,229**
Braintree	331	138	**7,145**	898	482	3	42	52	**9,091**
Chelmsford	472	420	629	**8,306**	166	657	129	195	**10,974**
Colchester	264	59	639	279	**11,618**	90	49	51	**13,049**
Basildon	71	437	60	455	38	**9,163**	189	262	**10,675**
Rochford	14	54	13	112	13	280	**2,625**	1040	**4,151**
Southend on Sea	72	42	11	171	50	479	1229	**10,414**	**12,468**
Local Moves %*	**65.0**	**82.9**	**78.6**	**75.7**	**89.0**	**85.8**	**63.2**	**83.5**	

Source: © Crown Copyright Census 2001 - % of moves contained within local authority area from overall number of local moves

3.5.3 Maldon experienced its largest in migration from Chelmsford, followed by Braintree and Basildon. Of those households moving out of Maldon in 2001, the main destinations were Chelmsford and Braintree To understand the variations better the travel to work patterns have been examined.

Figure 3-1 Percentage of Self-containment within Maldon District and surrounding areas



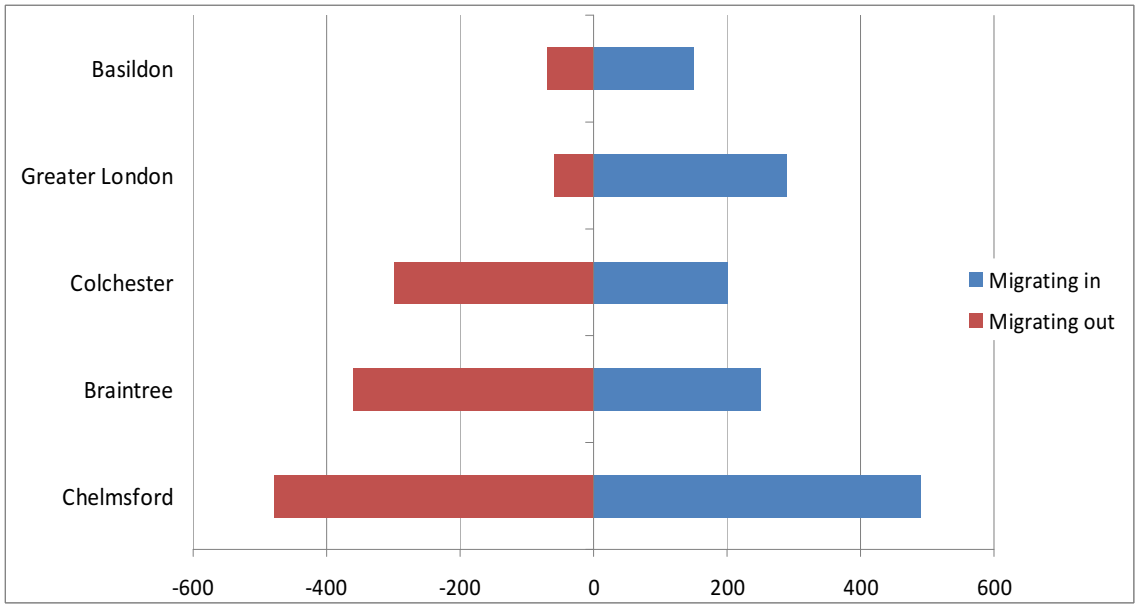
3.6 ONS Migration Data

3.6.1 The most recent migration data available is from the Office of National Statistics (Migration Statistics Unit) for the year ending June 2011 and this data was analysed to assess household movements between Local Authority areas within Essex.

3.6.2 As there is no single system to record population movements within the UK, internal migration estimates must be derived from alternative sources. This data has been produced using a combination of three data sets; National Health Service Central Register (NHSCR), the Patient Register Data Service (PRDS) and the Higher Education Statistics Agency (HESA).

3.6.3 The chart below details in and out migration patterns to and from Maldon in the year ending June 2011.

Figure 3-2 In and Out Migration Flows To / From Maldon (June 2010-June 2011)



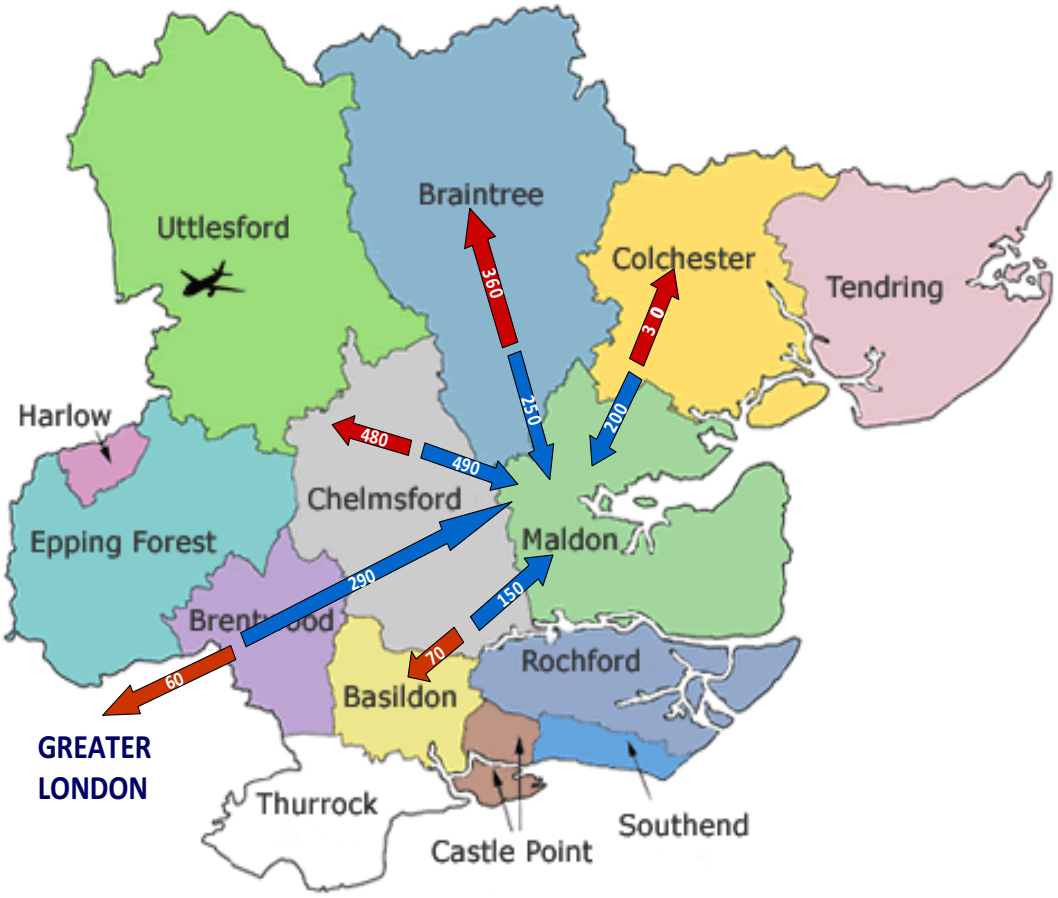
Note: Greater London includes the London Boroughs of Havering, Waltham Forest, Barking & Dagenham, Redbridge, Newham, Southwark and Tower Hamlets.

3.6.4 The data shows that the main migration flow exists between Maldon and Chelmsford, with 490 people moving into Maldon from Chelmsford and 480 leaving Maldon for Chelmsford.

3.6.5 Colchester and Braintree have similar migration patterns to and from Maldon, whilst more people migrated into Maldon from Greater London and Basildon than migrated out.

3.6.6 The main migration flow patterns to and from Maldon are also highlighted in the following map.

Figure 3-3 Migration Flow Map

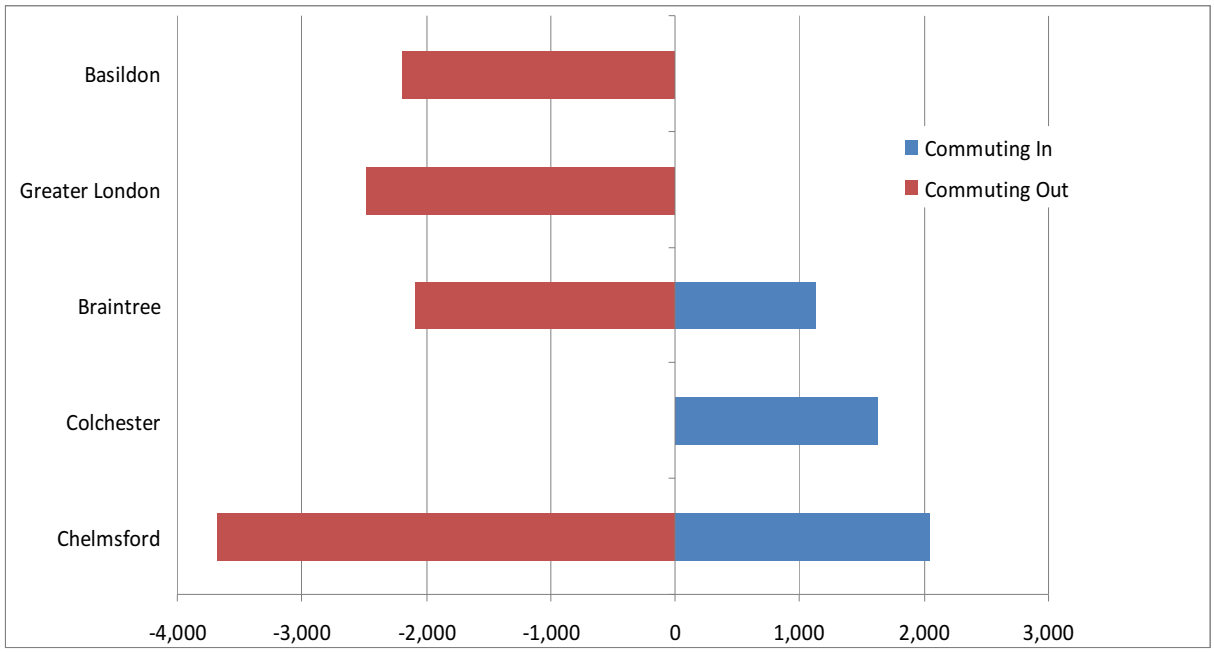


Source: ONS Migration Data Year Ending June 2011.

3.7 Maldon Travel to Work Patterns

3.7.1 In defining the spatial extent of housing markets, patterns of household migration are augmented by the analysis of travel to work patterns. The chart below shows the outward commuting flows for those living in Maldon taken from the latest available data from the Annual Population Survey commuter flows 2011.

Figure 3-4 Inward and Outward Commuting Flows



Source: Annual Population Survey commuter flows (2011)

3.7.2 In terms of people commuting out of Maldon to work, the highest proportion of people commuted to Chelmsford (3,676), followed by Greater London (2,480), Basildon (2,194) and Braintree (2,090).

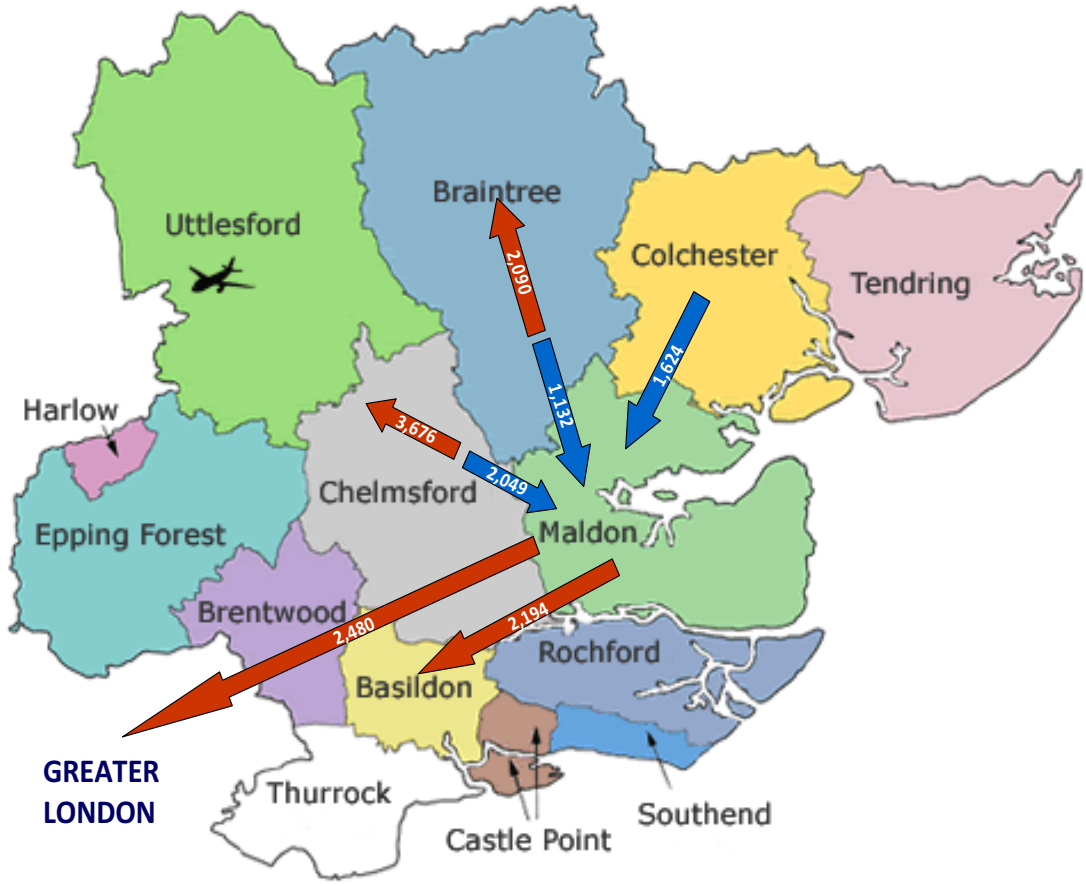
3.7.3 The data shows that besides those people working and living within Maldon, the highest proportion of people living elsewhere and commuting into Maldon lived in Chelmsford (2,049).

3.7.4 Fairly high proportions also commuted to Maldon from Colchester (1,624) and Braintree (1,132). There was no commuting from Greater London or Braintree to Maldon.

3.7.5 London has a significant impact on travel to work patterns for all authorities outside the M25, particularly for authorities with good transport links.

3.7.6 The main commuting patterns to and from Maldon are also highlighted in the following map.

Figure 3-5 Commuting Flow Map



Source: Annual Population Survey commuter flows (2011)

3.8 Housing Stock

3.8.1 We have also examined the similarities in housing stock between Maldon and the adjoining authorities.

3.8.2 We looked at the tenure data (*Census 2011*) for Maldon and the adjoining authorities and the data concluded that Maldon shares a similar tenure pattern to Chelmsford.

3.8.3 In relation to the type of property, Maldon has a very high level of detached properties compare to the other local authority areas in Essex. However, it does share some similarities with Uttlesford.

3.9 Average House Prices

3.9.1 As part of this housing market area exercise we also examined the overall average house price data from the Land Registry (Q1 2013). This data will show us where there are similarities in house prices for Maldon and the other local authority areas.

3.9.2 The overall average house price for Maldon for Q1 2013 was £246,988, similar to the County level of £240,846. The only other local authority area which showed a similar house price level in this market area was Chelmsford (£253,262).

3.10 The Maldon Housing Market Area

3.10.1 As mentioned in paragraph 3.3.2 a housing market area is identified as one within which 70% of moves are contained.

3.10.2 2001 Census has revealed that when analysing household movement, self-containment is 65.0% in Maldon. In terms of travel to work patterns, around 51.0% of residents who live in Maldon also work within the local authority area, suggesting a relatively high level of employment self-containment for an authority area close to London with good transport links.

3.10.3 The data would suggest that Maldon can be considered to be a single market area.

3.10.4 There is a suggested mechanism for tracking changes in market signals that may influence the current conclusion on the housing market area. This can be seen in more detail at 17.8.

3.11 Duty to Co-operate

3.11.1 The duty to co-operate was created in the Localism Act 2011. It places a legal duty on local planning authorities to engage actively and on an on-going basis to maximise the effectiveness of local plan preparation relating to strategic cross boundary matters.

3.11.2 The aim is to encourage positive, continual partnership working on issues that go beyond a single local planning authority area.

3.11.3 Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans. If a local planning authority cannot demonstrate that it has complied with the duty then the Local Plan will not be able to proceed further in examination.

3.11.4 Housing market and travel to work areas to name but a few may represent a more effective basis on which to plan for housing, transport and infrastructure.

3.11.5 The following table shows the collection of data from each part of the Housing Market Area analysis above. The table highlights where there is a link between Maldon and the adjoining local authority areas.

Table 3-5 Links with Maldon

Local Authority Area	Migration (Census 2001)	Travel to Work (APS 2011)	Average House Price (Land Registry Q1 2013)	House Types (2011 Census)	Tenure (2011 Census)
Chelmsford	✓	✓	✓	-	✓
Braintree	✓	✓	-	-	-
Greater London	✓	✓	-	-	-
Basildon	✓	✓	-	-	-
Colchester	✓	✓	-	-	-

3.11.6 By entering into this Strategic Housing Market Assessment with the other Essex consortium members, Maldon District Council has demonstrated that they are complying with the duty to co-operate.

4 THE DEMOGRAPHIC CONTEXT & FUTURE PROJECTIONS

4.1 Key Points

- The population in Maldon in 2011 (based on the Census data) was 61,600 an increase of 3.7% from the 2001 Census.
- According to the Interim 2011 ONS based sub-national population estimates the age profile in Maldon followed a similar pattern to Essex and the other local authorities in the Essex Consortium.
- The Interim 2011 ONS based sub-national population estimates an increase in population of around 8.5% between 2011 and 2021 in Maldon.
- According to the 2010 ONS SNPP the population in Maldon will increase by 17.5% to **2035**.
- The largest proportionate increase in Maldon is in the 90+ age bracket, a 35.6% increase over the projected period from 2011 to 2021.

Dwelling projections

- The average household size in Maldon in 2011 is 2.37 and predicted to reduce to 2.31 in 2021.
- There is predicted to be 3,000 (+11.5%) more households in the District in 2021 than in 2011, with the majority being over the age of 65.
- The analysis carried out by Edge Analytics suggests that the dwellings projection figure for Maldon is **294** per annum over the Plan period 2014 to 2029.
- The SHMA stock flow analysis suggests a range of **390 - 319** dwellings per annum over a 5 year and 15 year period.

4.2 Introduction

4.2.1 Analysis of changes in population and household profiles are essential in enabling an understanding of the level of housing need and demand within an area. Monitoring population and household projections allows the Council to see if any significant changes are occurring that could affect the Maldon housing market.

4.2.2 Demographic change creates the need for different levels and types of housing provision and is a key factor influencing the requirements for market and affordable housing. The aim of this section of the report is to highlight the issues which are relevant to the evaluation of housing needs in Maldon.

4.2.3 In local area projecting new household formation is mainly due to responses to income and employment opportunities. However, new household formation is also affected by life cycle patterns and this demographic influence contributes to about 40% of the growth in the number of new households at any one time (Dicks, 1988; Ermisch, 1985).

4.2.4 The factors which combine to produce the population and household projections are: - age-sex structures (including those of migrants) headship rates, survival factors, infant mortality, fertility rates, base numbers of dwellings, vacancy rates, building / demolition programmes.

4.2.5 The key features of population change impacting on the housing market are migration of mainly younger and economically active households and an ageing population with increasing care and support needs.

4.3 The Historic Demographic Structure (2001-2011)

4.3.1 This sub-section analyses the demographic change over the last 10 years (2001-2011). The 2001 and 2011 Census data on population were used.

4.3.2 The 2011 Census recorded 61,600 people in Maldon and 1,393,600 in Essex.

4.3.3 Since 2001, Maldon has experienced an increase in population of around 3.7% (+2,182 people). Essex has seen an increase in population of +6.3% and the East region an increase of +8.5%, compared to 7.9% nationally.

Table 4-1 Population Change, 2001 / 2011

Area	Population 2001	Population 2011	Absolute Change	% Change
Maldon	59,418	61,600	+ 2,182	+ 3.7
Essex	1,310,805	1,393,600	+ 82,795	+ 6.3
East Region	5,388,140	5,847,000	+ 458,860	+ 8.5
England	49,138,831	53,012,500	+ 3,873,669	+ 7.9

Source: ONS Census (2001 / 2011)

4.4 Population Estimates for 2011

4.4.1 The latest Interim 2011 ONS based sub-national population estimates have been derived from the 2011 Census population. To enable a direct comparison with previous mid-year population data, ONS has calculated a 'roll-forward' estimate for each local authority.

4.4.2 The 'roll-forward' data is based on the mid-2010 population estimates, plus the net effect of births, deaths and migration data between mid-2010 and Census day.

Table 4-2 2011 Population Comparisons

Area	'Rolled forward' mid 2011 estimate	Interim 2011 mid-year estimate	Difference (RF MYE – Interim MYE 2011)	% Difference
England	52,667,368	53,107,169	439,801	**- 0.8**
Essex	1,404,505	1,396,599	+ 7,906	+ 0.6
East of England	5,826,187	5,862,418	- 36,231	**- 0.6**
Maldon	62,704	61,720	+ 984	+ 1.6
Brentwood	73,135	73,841	- 706	**- 1.0**
Braintree	145,932	147,514	- 1,582	**- 1.1**
Chelmsford	166,820	168,491	- 1,671	**- 1.0**
Colchester	176,697	173,614	+ 3,083	+ 1.8

Source: Interim 2011 ONS based sub-national population estimates and 'Rolled-forward' mid 2011 ONS sub-national population estimates

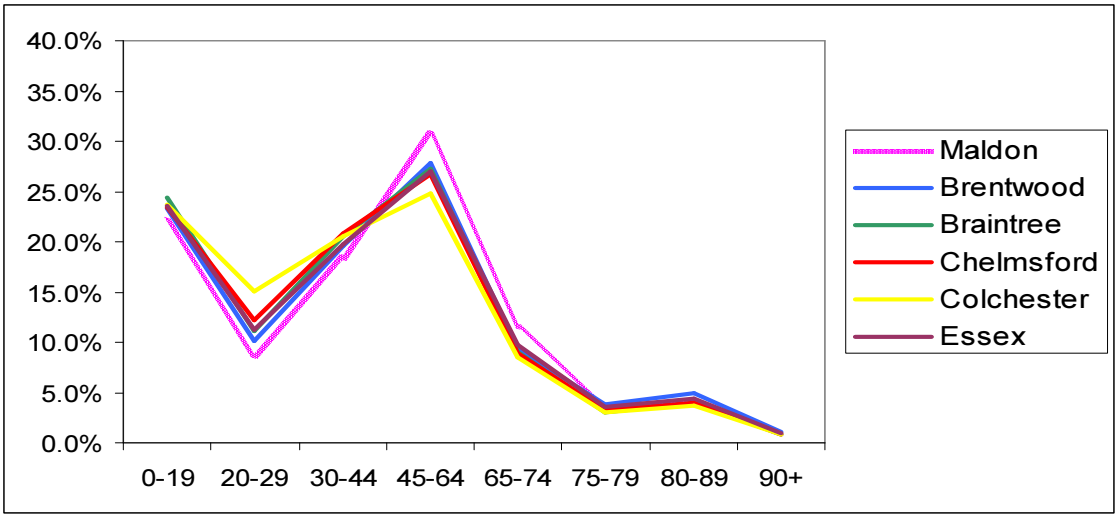
4.4.3 Comparison of the latest population estimates shows a difference in Maldon of +1.6%, suggesting the rolled-forward 2011 estimate is slightly higher than the Interim 2011 based mid-year estimate.

4.4.4 In Essex the difference shows that the rolled-forward 2011 estimate is slightly higher than the Interim 2011 data (+0.6%).

4.5 Maldon Population Age Profile 2011

4.5.1 The following data shows the age profile of the District using the Interim 2011 based sub-national mid-year population estimates. The graph below shows the percentage proportions of each age bracket in the District along with a comparison to the other local authorities in the Essex Consortium.

Figure 4-1 2011 Population Profile by Age (%)



Source: Interim 2011 ONS based sub-national population estimates

4.5.2 The age profile of the Maldon population follows a similar pattern to the other local authorities in the Essex Consortium. The age groups that peak slightly above the other authorities in percentage terms are the older age groups 45-64 and 65-74.

4.5.3 The following table shows the full breakdown in numbers for each age bracket.

Table 4-3 2011 Population Profile by Age (Numbers)

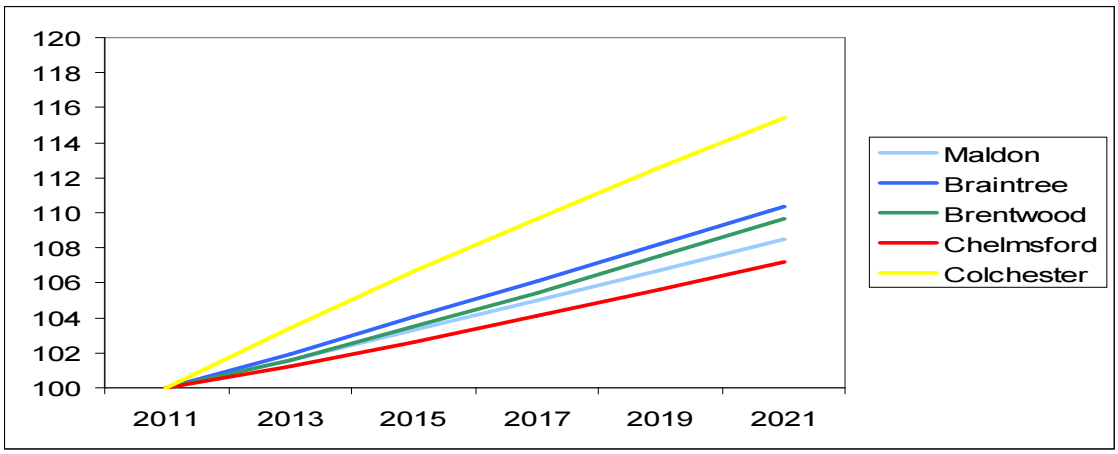
Area	0-19	20-29	30-44	45-64	65-74	75-79	80-89	90+	TOTAL
Maldon	13,591	5,356	11,300	18,897	7,111	2,320	2,520	625	61,720
Brentwood	17,147	7,513	14,501	20,521	6,921	2,814	3,662	762	73,841
Braintree	35,951	16,286	30,336	40,189	13,286	4,392	5,786	1,288	147,514
Chelmsford	39,541	20,480	35,086	45,006	14,934	5,484	6,647	1,313	168,491
Colchester	41,215	26,192	35,639	42,983	14,668	5,228	6,359	1,330	173,614
Essex	328,724	157,650	274,660	377,388	135,023	49,768	60,871	12,515	1,396,599

Source: Interim 2011 ONS based sub-national population estimates

4.6 Projected Population in Maldon to 2021 and to 2035

4.6.1 The next set of data highlights the projected population in the District using two different data sources. The following graph and table shows the projected population in Maldon over the next 10 years using the Interim 2011 based sub-national population projections, published in September 2012. We have compared the data with the other authorities in the Essex Consortium.

Figure 4-2 Population Change 2011 – 2021



Source: Interim 2011 based ONS sub-national population projection:
Change in Population (2011 Index = 100)

Table 4-4 Total Population Change 2011 – 2021

Area	2011	2013	2015	2017	2019	2021	Change Nos. (%)
Maldon	61,720	62,696	63,744	64,790	65,857	66,971	+ 5,251 (8.5)
Brentwood	73,841	75,029	76,404	77,844	79,380	80,979	+ 7,138 (9.7)
Braintree	147,514	150,391	153,463	156,556	159,673	162,805	+ 15,291 (9.4)
Chelmsford	168,491	170,546	172,921	175,403	177,960	180,563	+ 12,072 (10.4)
Colchester	173,614	179,518	185,123	190,427	195,474	200,324	+ 26,710 (15.4)

Source: Interim 2011 based ONS sub-national population projection

4.6.2 The Interim 2011 based ONS SNPP (Office of National Statistics, sub-national population projections) data shows an increase in the population of Maldon over the 10 years of 8.5% (5,251 people), Maldon shows proportionally the smallest increase in population than all other benchmark areas.

4.6.3 The following table shows future population projections using a different data set. ONS 2010 based Sub-National Population Projections forecast the population through to **2035**.

Table 4-5 Total Population Change in Maldon 2011 – 2035

	2011	2016	2021	2026	2031	2035	Change
Total Population	63,000	65,000	68,000	70,000	72,000	74,000	
Change		+ 2,000	+ 3,000	+ 2,000	+ 2,000	+ 2,000	**+ 11,000**
% Change		+ 3.2	+ 4.6	+ 2.9	+ 2.8	+ 2.8	**+ 17.5**

Source: 2010 based ONS sub-national population projection: Figures are rounded to the nearest 100

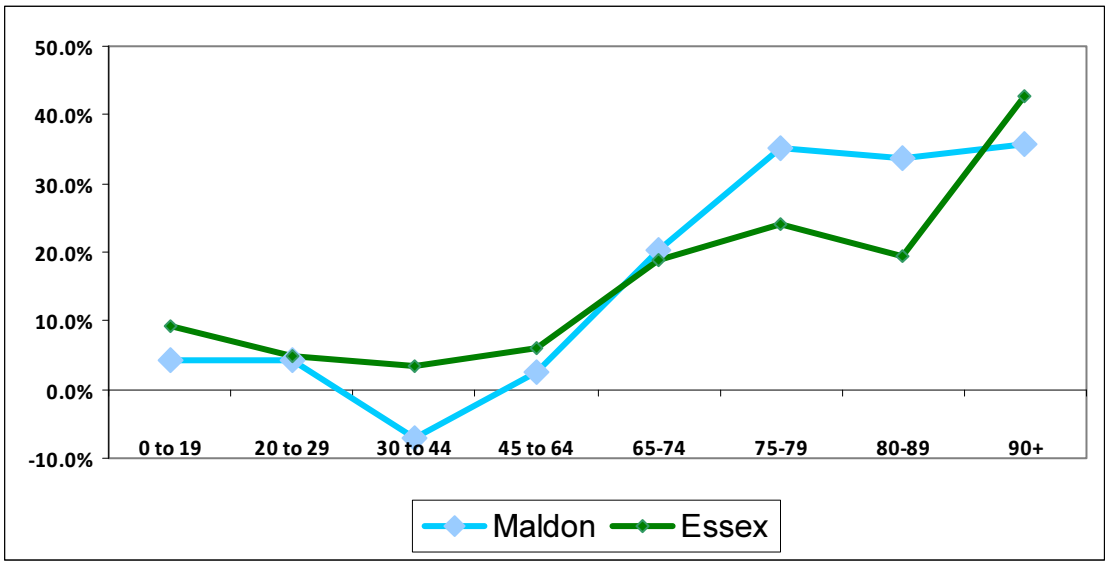
4.6.4 The total population in Maldon according to the 2010 based ONS SNPP is projected to grow by 17.5%, 11,000 more people by **2035**.

4.7 The Population Age Structure Projections to 2011-2021

4.7.1 The graph below shows the population change by age group between 2011 and 2021 using the Interim 2011 ONS based sub-national population projections.

4.7.2 The data shows the population change by age groups for Maldon District and we have also included the data for Essex as a comparison.

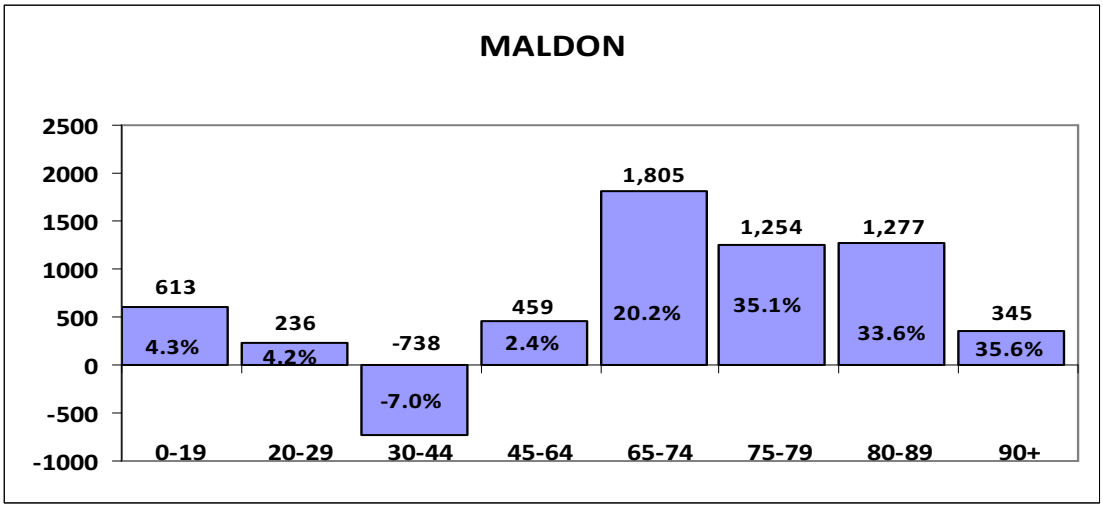
Figure 4-3 Population Change 2011-2021 by Age



Source: Interim 2011 ONS based sub-national population projections

4.7.3 There are increases in population across all age groups apart from in the 30-44 age group. The following graph shows the change in more detail for the District.

Figure 4-4 Population change by age band in Maldon 2011-2021



Source: Interim 2011 ONS based sub-national population projections

4.7.4 The 0-19 age group increases by 4.3% (around 613 people), a fairly low level in comparison to the other benchmark areas.

4.7.5 The 20-29 age range comprises new households forming and will have implications for future affordable housing need both in the short and longer term. Overall this age group increases by 4.2% (around 236 people).

4.7.6 The 30-44 age group, the main economically active and household forming and moving group shows an overall decrease of around 740 people (-7.0%).

4.7.7 The 45-64 age group shows an overall increase by around 460 people between 2011 and 2021 (2.4%).

4.8 Older Population Growth Projections

4.8.1 The most significant feature is the growth of the population is in the over 65 age group.

4.8.2 The largest proportionate growth is in the 90+ age bracket, a 35.6% increase over the 10 year period, the largest increase across all the benchmark areas.

4.8.3 The 65-74 age group increases by 20.2% (1,805 people). The 75-79 age group increases by 35.1% and the 80-89 age group increases by 33.6%.

4.8.4 Given the resource demands often associated with very elderly people, these are very significant figures.

4.8.5 Changes in the population structure will impact on demand for different house types and tenures. Local Development Documents will need to take account of the projected growth in demand in these sectors and the strategic implications of these projections:-

- Growth in the number of individuals in the 45 to 64 age group is most likely to increase the demand for higher quality market housing, whilst the increase in the number of people in the 65+ age group will impact on the demand for market and affordable sheltered and supported accommodation;
- As older people tend to remain in their family home after children have left home or after the loss of a partner there is a growing trend of under-occupation in both sectors of the housing market;
- The increase in older householders (i.e. 80+) will have implications for support services, options for housing with support, extra care housing, long term suitability of accommodation, equity release schemes, adaptations, and other age related care requirements.

4.8.6 We also examined POPPI data (*Projecting Older People Population Information System*) to see what data they had recorded for the over 65's projection through to 2020. The following table shows the full breakdown for Maldon, County, Regional and National projections.

Table 4-6 POPPI data for the over 65's through 2012-2020

Area	2012	2014	2016	2018	2020	Change%
Maldon	13,300	14,500	15,400	16,400	16,800	**26.3**
Essex	270,600	287,900	300,100	311,900	323,300	**19.5**
East	1,079,000	1,142,900	1,192,400	1,238,400	1,284,500	**19.0**
England	9,055,900	9,536,400	9,911,700	10,256,600	10,603,000	**17.1**

Source: POPPI data

4.8.7 The older population in Maldon (65+) according to the data sourced from POPPI will increase by 26.3% between 2012 and 2020. The ONS interim 2011 sub-national population projections showed an increase in the population of those aged 65 as around 27%, based on data between 2011 and 2021.

4.9 Household size and projections

4.9.1 According to the 2011 Census there are 26,000 households in Maldon.

4.9.2 However, there are other data sources available to look at the household size and projections for an area. For this section we examined the Interim 2011 ONS based household projections published in April 2013.

4.9.3 The Interim 2011 ONS data which is available at a national, County and District level shows that over the period **2011 to 2021**, the average number of households in Essex is projected to rise by 11.8%, 583,000 in 2011 to 652,000 in 2021.

4.9.4 In Maldon that figure is 11.5%, an increase of 3,000 households; 26,000 in 2011 to 29,000 in 2021.

4.9.5 The table below outlines the projected change in households for Maldon, Essex and the other authorities on the Essex Consortium from 2011 to 2021.

Table 4-7 Projected Change in Households 2011 – 2021

Area	2011	2013	2016	2019	2021	Change ($N^{os.}$) %
Maldon	26,000	26,000	27,000	28,000	29,000	(+ 3,000) 11.5%
Brentwood	31,000	31,000	32,000	33,000	34,000	(+ 3,000) 9.7%
Braintree	61,000	63,000	65,000	67,000	69,000	(+ 8,000) 13.1%
Chelmsford	70,000	71,000	73,000	75,000	76,000	(+ 6,000) 8.6%
Colchester	72,000	74,000	78,000	82,000	84,000	(+ 12,000) 16.7%
Essex	583,000	596,000	617,000	638,000	652,000	(+ 69,000) 11.8%

Source: Interim 2011 ONS based sub-national household projections

4.9.6 The following table shows the average household size in the District, Essex and the other local authorities in the Essex Consortium. The data used is the interim 2011 ONS based population / household projections.

Table 4-8 Average Household Size 2011

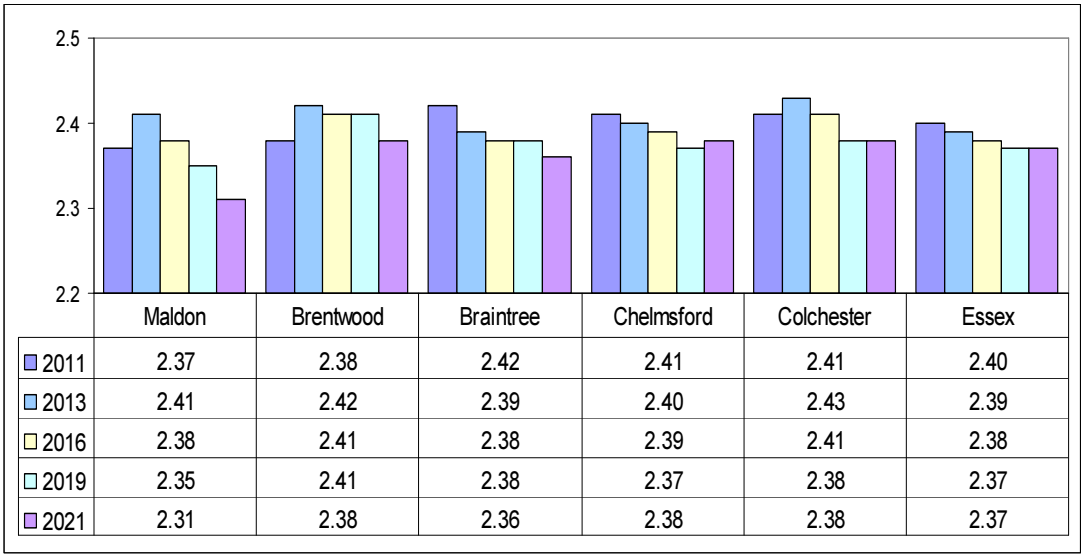
Area	Population	Households	Average Household Size
Maldon	61,720	26,000	2.37
Brentwood	73,841	31,000	2.38
Braintree	147,514	61,000	2.42
Chelmsford	168,491	70,000	2.41
Colchester	173,614	72,000	2.41
Essex	1,396,599	583,000	2.40

Source: Interim 2011 ONS based sub-national household / population projections

4.9.7 The average household size in Maldon according to the latest data available is 2.37, lower than all the other benchmark areas.

4.9.8 The following graph shows the change in household size from 2011 to 2021 in Maldon, Essex and the other Essex Consortium authorities.

Figure 4-5 Household Size (2011-2021)



	Maldon	Brentwood	Braintree	Chelmsford	Colchester	Essex
2011	2.37	2.38	2.42	2.41	2.41	2.40
2013	2.41	2.42	2.39	2.40	2.43	2.39
2016	2.38	2.41	2.38	2.39	2.41	2.38
2019	2.35	2.41	2.38	2.37	2.38	2.37
2021	2.31	2.38	2.36	2.38	2.38	2.37

Source: Interim 2011 ONS based sub-national household / population projections

4.9.9 In Maldon the household size decreases from 2.37 in 2011 to 2.31 in 2021. The data shows an increase in household size in 2013 but then declines steadily through to 2021.

4.9.10 A decline in household size to 2021 can be linked to the:-

- Significant predicted growth in the over 65 population;
- Impact of relationship breakdown;
- Increase in the number of single / couple households.

4.9.11 This pattern of declining average household size combined with a growing population is common to the vast majority of authorities and means there will be a requirement for additional housing units throughout the Country.

4.10 Edge Analytics Demographic Forecasts

4.10.1 The responsibility for establishing the level of future housing provision in their area will in future rest solely with the individual local planning authorities.

4.10.2 A key part of estimating this future provision will be an assessment of the likely future population of each authority's area and the implications for provision of housing, jobs, infrastructure, services and facilities.

4.10.3 Over recent years authorities generally made use of demographic projections commissioned by the former East of England Regional Assembly (EERA) for preparing and monitoring the Regional Spatial Strategy.

4.10.4 In the absence of EERA, the Essex Planning Officers Association (EPOA) considered it important for authorities to gain the best possible understanding of trends in population and household growth for the period 2010 to 2033.

4.10.5 The Edge Analytics Study was commissioned by the Essex Planning Officers Association (EPOA) to replace demographic services provided by the former East of England Regional Assembly (EERA).

4.10.6 Edge Analytics delivered the analysis by using the POPGROUP suite of demographic forecasting models. The POPGROUP models provide a desktop utility for the evaluation of alternative growth scenarios to support local planning.

4.10.7 The scenarios are defined by different parameters, including migration-led, dwelling-led and economic-led approaches to demographic forecasts. The study recommends that Essex Planning Officers Association (EPOA) continues to produce consistent and detailed evidence on local demographic statistics as new data becomes available.

4.10.8 It was not the intention of the Edge Analytics Study to produce a recommended or preferred demographic projection for any area. Rather, the approach was to encourage examination of the demography of each area from different perspectives.

4.10.9 It will be for each local planning authority to determine its use of the projections and other outputs from this project to inform its future spatial policy development plans.

4.10.10 The table below shows the demographic SNPP 2010-R scenario for Maldon District Council of 294 dwellings intended to be used as a starting point to estimate future housing requirements.

Table 4-9 Edge Analytics Demographic Scenarios -

		Change 2010 – 2033				Average per year		
Local Authority	**Demographic Scenarios**	**Population Change**	**Population Change %**	**Households Change**	**Households Change %**	**Net Migration**	**Dwellings**	**Jobs**
Maldon	SNPP 2010 – R	10,444	16.7	6,495	25.2	602	294	54

4.11 SHMA Stock Flow Analysis

4.11.1 The NPPF requirements are for a local planning authority to objectively assess the scale of market demand and affordable housing need and to positively address the need for continuing economic growth in their housing market area.

4.11.2 NPPF Planning Guidance states that neither secondary nor primary data are themselves more or less robust when trying to derive a robust assessment of housing need and demand.

4.11.3 The Strategic Housing Market Assessment carried out by DCA for Maldon District Council therefore examined the nature of future housing need in more detail, particularly to inform property size targets for future delivery across both sectors.

4.11.4 The SHMA analysis has utilised both primary survey data and secondary data from various sources including local authority records to assess market housing demand and affordable need.

4.11.5 The stock flow analysis is not however intended as an alternative basis to the demographic projections as the base from which to determine the OAN figure.

4.11.6 In terms of household survey flow models, the data utilised is both primary household survey which identifies future housing forming and moving intentions not available from any other source and secondary data particularly on social and affordable housing need and social stock re-let supply.

4.11.7 However, elements of the stock flow analysis which are based on future migration moves over a five year period are potentially subject to under-estimation. Future plans and intentions are not always realised and are subject to fluctuations in the economic cycle, the housing market and affordability.

4.11.8 Additionally individual household circumstances can change although these caveats relating to national and local housing market and economic change can equally apply to household and population projections.

4.11.9 The following table highlights the key elements of the stock flow analysis.

Table 4-10 Market and Affordable Shortfall Headline Numbers

		Market sector Shortfall	Affordable Shortfall
Existing demand		684	128
Concealed demand		224	139
In-migration		704	-
Total annual newly arising need		**1,612**	**267**
Plus Backlog rate of 24 (Net current need of 356 x 6.66% = 24)		-	**291**
Less average annual Supply	1,315		137
Less Dissolutions (market only)	108	1,423	-
Total Need		**189**	**154**

Affordable Housing Scenarios

4.11.10 The vast majority of affordable housing requirements are normally met by the turnover of the existing stock and the stock flows analysis suggests three scenarios, addressing the affordable housing backlog over 15 year and 5 year periods respectively and including only net new affordable need, i.e. ignoring the backlog.

4.11.11 These are shown in the table below.

Table 4-11 Affordable Housing Stock Flow Analysis

Tenure	5 years	15 years	Net new need only
Affordable	201	154	130
Market	189	189	189
Total	**390**	**343**	**319**

4.11.12 These alternative scenarios show a range of total housing requirement of **319 to 390** dwellings per annum. The stock flow analysis data can be found in more detail at 11.6 and 14.11.

5 ECONOMIC DRIVERS OF DEMAND

5.1 Key Points

- In 2011, the total number of jobs in Maldon was 22,000 (ONS Jobs Density, 2011).
- Within Maldon District, the largest occupation group in absolute terms are in professional occupations at 20.7%, the highest level across all the benchmark areas.
- Maldon has the largest proportion of its workforce in occupation groups 1 to 3 (managers & senior officials, professional occupations and associate professional & technical occupations) at 43.0% but is lower than the other benchmark areas.
- In 2008, the most important industry sectors within the Maldon economy in absolute employment terms was distribution, hotels and restaurants (23.2%), although a lower level compared to the other benchmark areas.
- At 2011 (ONS mid-year population estimates) there were estimated to be around 38,400 people in Maldon of working age. This equates to 62.2% of the total population.
- In 2012, Maldon had an employment rate of 71.8%, higher than the national level but lower than the other benchmark areas.
- The unemployment rate in 2012 was 5.4%, lower than the other benchmark areas.
- In April 2013 Maldon had a lower level of JSA claimant's rate at 2.3%, compared to Essex (3.0%), the East region (3.0%) and the national figure of 3.7%.
- Maldon has a higher level of retired population than all the other benchmark areas.
- Around 71.7% of Maldon residents travel to work by car, higher than all the other benchmark areas.
- In 2008, 58.1% of Maldon residents also worked in the District compared with 38.9% in 2001.
- The average weekly residence pay in 2012 within Maldon of £655.5 is higher than the other benchmark areas. The average workplace pay is a similar level to the County.
- Both the average and the lowest quartile weekly earnings have increased between 2007 and 2012, 22.2% and 27.8% respectively in Maldon.
- Maldon had the highest level of NVQ 1 and NVQ 2 qualifications compared to the other benchmark areas.

5.2 Introduction

5.2.1 The economic development of an area can be of equal importance in driving change in housing markets, especially due to the effect of migration. This section analyses the recent economic performance in Maldon and how changes have influenced and interacted with demographic changes as analysed in section 4.

5.2.2 It is important to highlight the reciprocal relationship between economic development and the provision of housing. Whilst there is an obvious and established link between economic development and the requirement for new housing, or economic decline and problems of low demand, the type of housing provided within an area can also play a central role in addressing and facilitating economic development and regeneration objectives.

5.2.3 It is a central factor in the need to create a more balanced housing market.

5.2.4 The data for this section has been sourced from:-

- Annual Business Inquiry Employee Analysis 2008;
- ONS Annual Population Survey, 2011 –2012;
- ONS Claimant Count 2012;
- 2001 Census;
- 2011 Census;
- Annual Survey of Hours and Earnings, 2012;
- CORE Local Authority New Lettings / Sales Data, 2011/2012;

5.3 The UK Economy

5.3.1 Local housing markets are sensitive to macro-economic policies. Interest rates, set by the Bank of England, are monitored by Central Government to achieve and maintain stable, low inflation rates. Higher interest rates can reduce the demand for housing by making it more expensive to borrow money, although households may still aspire to buy in the future.

5.3.2 In March 2010, the Bank of England's Monetary Policy Committee voted to maintain the official Bank Rate paid on commercial bank reserves at 0.5%. Interest rates since 2011 / 12 have been at a very low level when compared to those over the last few decades when they averaged over 12%.

5.3.3 Historic rises in interest rates will have affected the affordability of housing and demand for mortgages. Interest rates can also affect employment levels by increasing the cost of investment.

5.3.4 After a long period of economic growth and low levels of unemployment, this assessment has been conducted during a period of major economic uncertainty, particularly in the finance and housing markets. The financial crisis in the mortgage markets has created a major fall in the availability of mortgages and has caused the fastest fall in the volume of property sales and new development for over 60 years.

5.3.5 This has had a significant impact on land values and unemployment in the building industry, the supply chain of manufacturing companies and estate agency sectors. There is a difficulty in predicting how far the economic decline will go and how long the housing market will remain severely depressed, as forecasts and data on activity change virtually every month.

5.3.6 In the short term this could have a severe impact on the delivery of a wide range of market housing. Experience of the last recession suggests that developers will build only first time buyer units, more affordable housing and possibly only build to pre-sales.

5.3.7 However mortgage availability and terms have forced new development towards larger family units.

5.4 Labour Demand

5.4.1 Labour demand consists of the jobs and vacancies available within an area.

5.4.2 In 2011, the total number of jobs in Maldon was 22,000 (ONS Jobs Density, 2011). This includes employees, self employed, government supported trainees and HM forces.

5.4.3 The ONS Annual Business Inquiry employee analysis (2008) revealed that there were 19,400 total employee jobs in Maldon (excluding self-employed, government supported trainees and HM forces). 13,500 jobs were full-time and 5,900 were part-time.

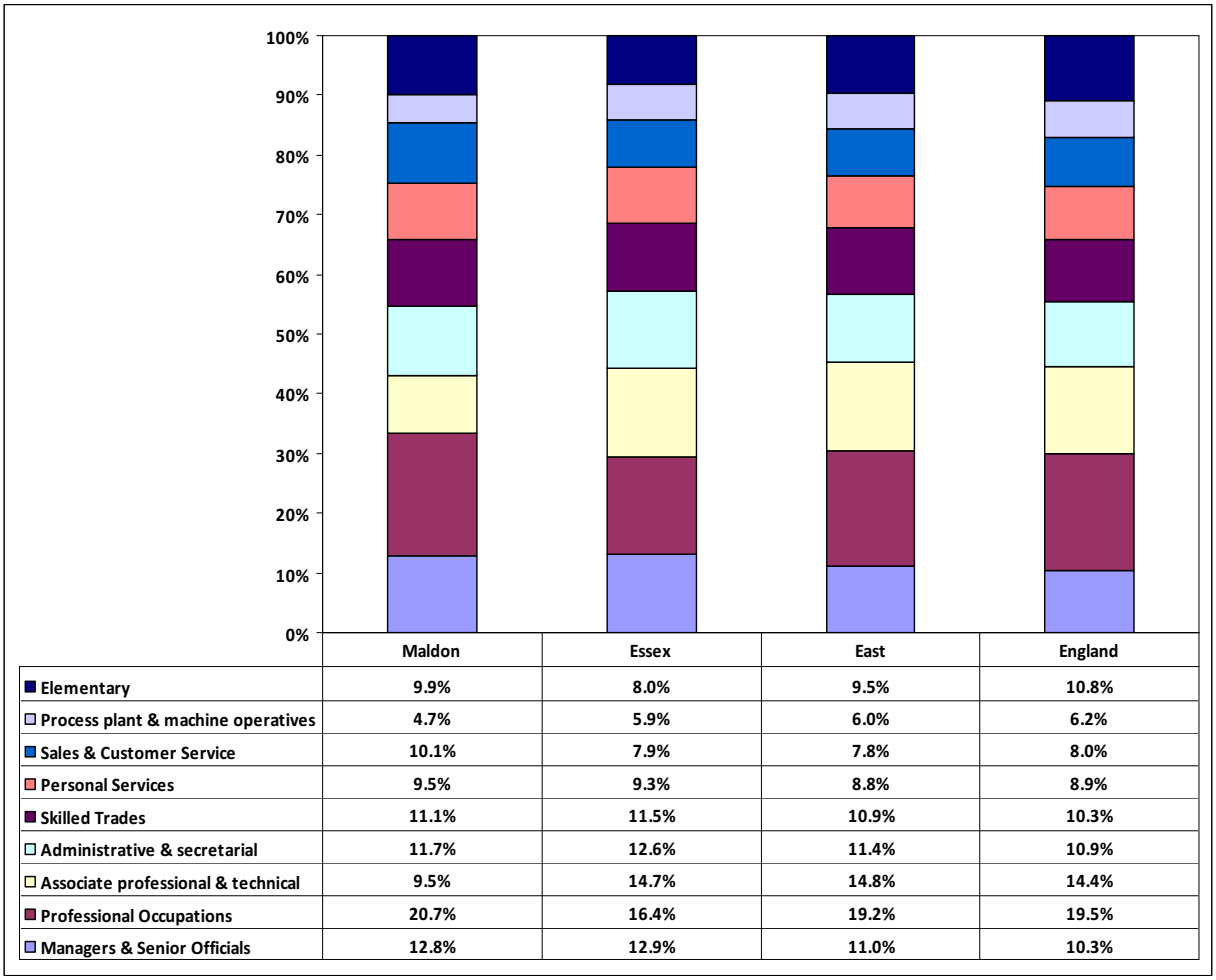
5.4.4 The occupational structure of a population can be used to assess the competitiveness of an economy.

5.4.5 Figure 5-1 below outlines the split by occupation of those who live in Maldon and are in work, based on the Standard Occupational Classification System from the 2012 Annual Population Survey. The occupational structure of the workforce is linked with the types of industry prevalent within the economy.

5.4.6 Within Maldon, the largest occupation group in absolute terms are in professional occupations at 20.7%, the highest level across all the benchmark areas.

5.4.7 The next largest group in the District is managers and senior officials (12.8%), followed by administrative and secretarial at 11.7%.

Figure 5-1 Occupational Structure - 2012

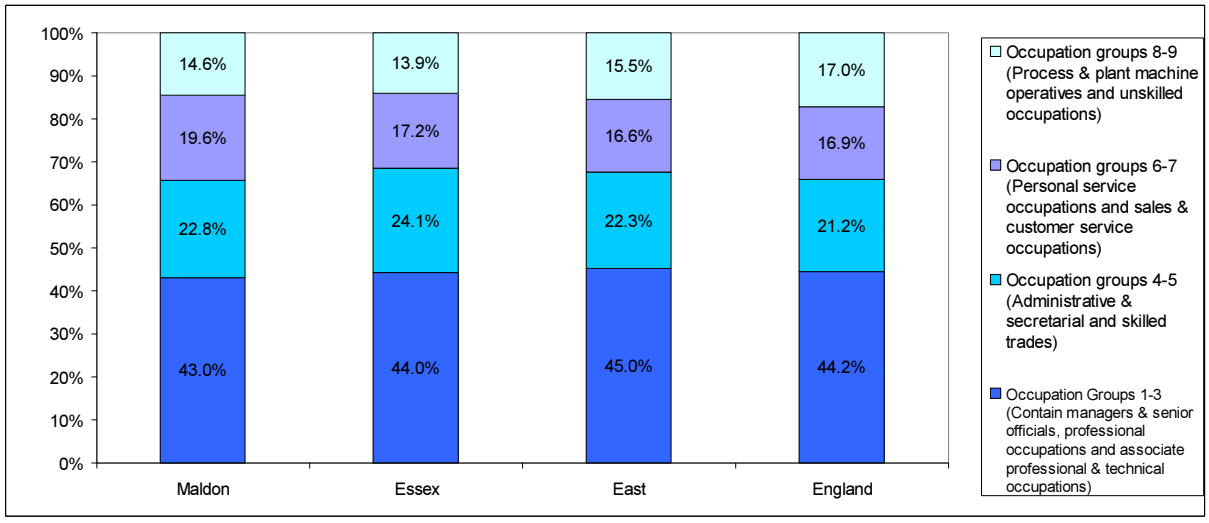


	Maldon	Essex	East	England
Elementary	9.9%	8.0%	9.5%	10.8%
Process plant & machine operatives	4.7%	5.9%	6.0%	6.2%
Sales & Customer Service	10.1%	7.9%	7.8%	8.0%
Personal Services	9.5%	9.3%	8.8%	8.9%
Skilled Trades	11.1%	11.5%	10.9%	10.3%
Administrative & secretarial	11.7%	12.6%	11.4%	10.9%
Associate professional & technical	9.5%	14.7%	14.8%	14.4%
Professional Occupations	20.7%	16.4%	19.2%	19.5%
Managers & Senior Officials	12.8%	12.9%	11.0%	10.3%

Source: Annual Population Survey January 2012 – December 2012

5.4.8 Figure 5-2 below details the proportions of workforce employed across the nine occupation groups.

Figure 5-2 Levels of Population by Occupation Group (2012)

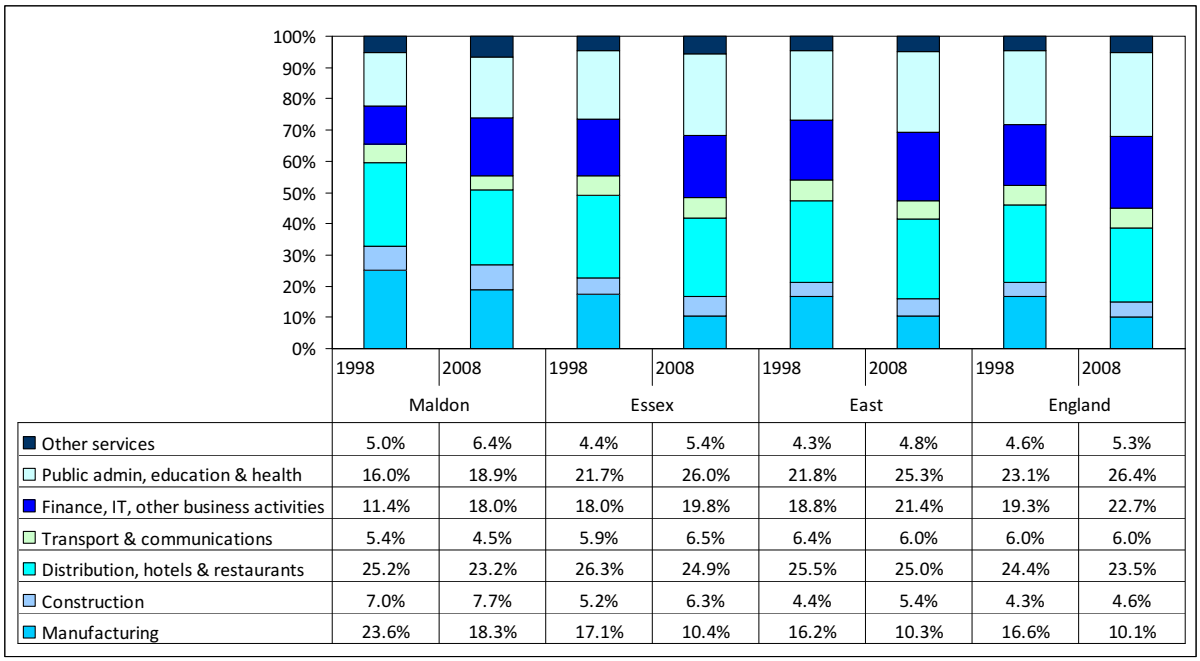


Source: Annual Population Survey January 2012 – December 2012

5.4.9 Maldon has the largest proportion of its workforce in occupation groups 1 to 3 (managers & senior officials, professional occupations and associate professional & technical occupations) at 43.0% and this combined group is lower than all the other benchmark areas.

5.4.10 The breakdown of employment in Maldon and the benchmark areas by broad sector, within the 10 year period from 1998 to 2008 is shown below.

Figure 5-3 ABI Employment by Industry Sector, 1998 – 2008



	Maldon 1998	Maldon 2008	Essex 1998	Essex 2008	East 1998	East 2008	England 1998	England 2008
Other services	5.0%	6.4%	4.4%	5.4%	4.3%	4.8%	4.6%	5.3%
Public admin, education & health	16.0%	18.9%	21.7%	26.0%	21.8%	25.3%	23.1%	26.4%
Finance, IT, other business activities	11.4%	18.0%	18.0%	19.8%	18.8%	21.4%	19.3%	22.7%
Transport & communications	5.4%	4.5%	5.9%	6.5%	6.4%	6.0%	6.0%	6.0%
Distribution, hotels & restaurants	25.2%	23.2%	26.3%	24.9%	25.5%	25.0%	24.4%	23.5%
Construction	7.0%	7.7%	5.2%	6.3%	4.4%	5.4%	4.3%	4.6%
Manufacturing	23.6%	18.3%	17.1%	10.4%	16.2%	10.3%	16.6%	10.1%

Source: Annual Business Inquiry Employee Analysis, 2008

5.4.11 In 2008, the most important industry sectors within the Maldon economy in absolute employment terms was distribution, hotels and restaurants (23.2%), although a lower level compared to the other benchmark areas.

5.4.12 Maldon has experienced a decline in the manufacturing industry sector of 5.3% between 1998 and 2008, a lower decline than that seen in Essex (6.7%) the East (5.9%) and nationally (6.5%).

5.5 Labour Supply

5.5.1 It is important to understand the extent to which the working age population is engaged with the labour market. The ONS defines the working age population as 16-64.

5.5.2 Labour supply consists of people who are employed as well as people defined as unemployed or economically inactive, who can be considered to be a potential labour supply. Information in this section relates to the characteristics of people living in an area.

5.5.3 At 2011 (ONS mid-year population estimates) there were estimated to be around 38,400 people in Maldon of working age. This equates to 62.2% of the total population.

5.5.4 Data from the ONS Annual Population Survey (January 2012-December 2012) provides an indication of the number of people in employment (either as an employee or self employed). It also provides an insight into the level of unemployment within an area.

Table 5-1 Employment & Unemployment Rates, 2012 %

	Employment Rate*	Unemployment Rate**
Maldon	71.8	5.4
Essex	73.9	7.0
East	74.6	6.6
England	70.9	7.8

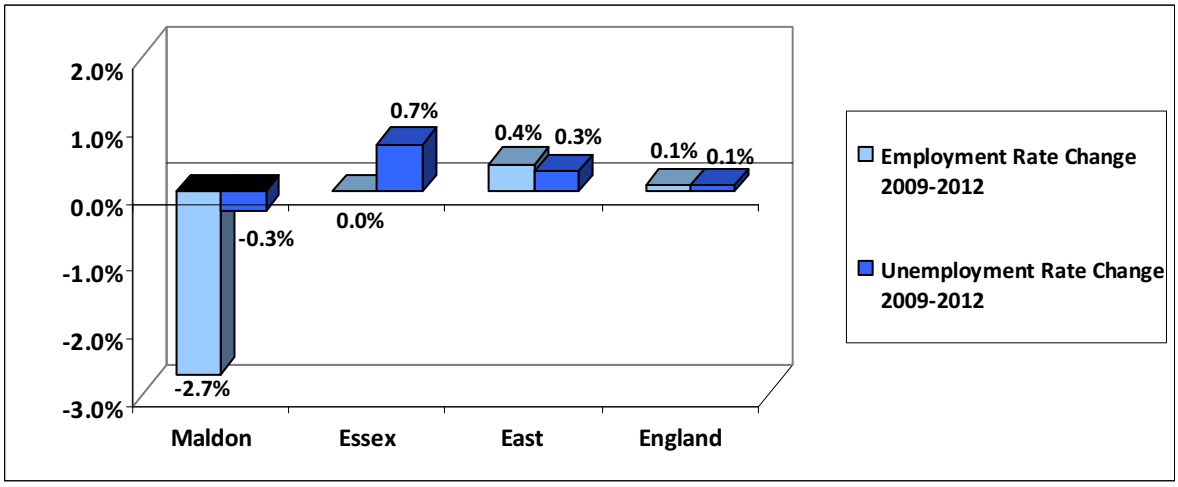
Source: ONS Annual Population Survey (January 2012-December 2012)
* People who are either a paid employee or self employed and of working age (16-64). Expressed as a percentage of all people in this group
** People without a job that are available to start work
Note: Figures do not add up to 100% due to the exclusion of people unable to work due to reasons such as incapacity

5.5.5 More up to date data from the Labour Market Statistics Release, January 2013 show the national unemployment rate for September to November 2012 was 7.7 per cent of the economically active population, down 0.1 from June to August 2012. There were 2.49 million unemployed people, down 37,000 from June to August 2012.

5.5.6 In 2012, Maldon had an employment rate of 71.8%, higher than the national average but lower than the other benchmark areas. The unemployment rate at 5.4% was lower than all the other benchmark areas.

5.5.7 The figure below shows the differences in employment and unemployment rates from ONS data in January 2009-December 2009 compared with the most up to date data January 2012 - December 2012.

Figure 5-4 Employment & Unemployment Rate changes, 2009-2012 %



Source: ONS Annual Population Survey 2009-2012

5.5.8 Maldon shows the biggest change in employment rates over the 4 year period with a 2.7% decrease. The other benchmark areas either remained the same or showed an increase in numbers.

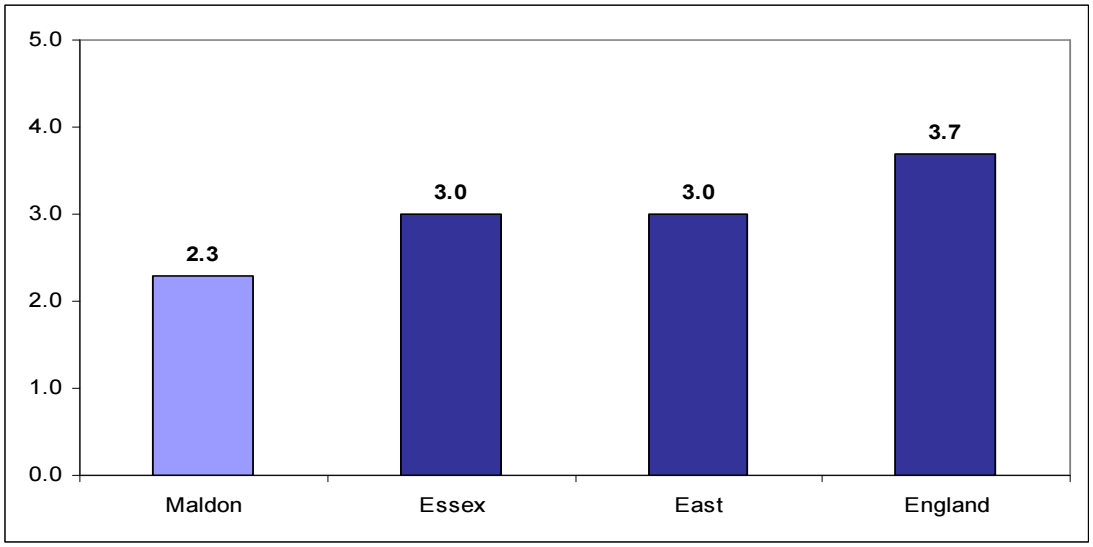
5.5.9 In terms of unemployment in Maldon there has been a 0.3% decrease from 2009 to 2012, compared with an increase in unemployment all the other benchmark areas.

5.5.10 An alternative measure of unemployment is to review the proportion of people claiming Job Seekers Allowance (JSA) (previously known as Unemployment Benefit).

5.5.11 JSA is payable to people under pensionable age who are available for and actively seeking work. Due to restrictions in claiming JSA, this figure is likely to understate the true level of unemployment, as some unemployed people seeking work choose not to claim benefits.

5.5.12 Figure 5-5 shows the proportion of working age residents in Maldon and the wider benchmark areas claiming Job Seekers Allowance as at April 2013. Maldon had a lower level of JSA claimant's rate at 2.3%, compared to Essex (3.0%), the East region (3.0%) and the national figure of 3.7%.

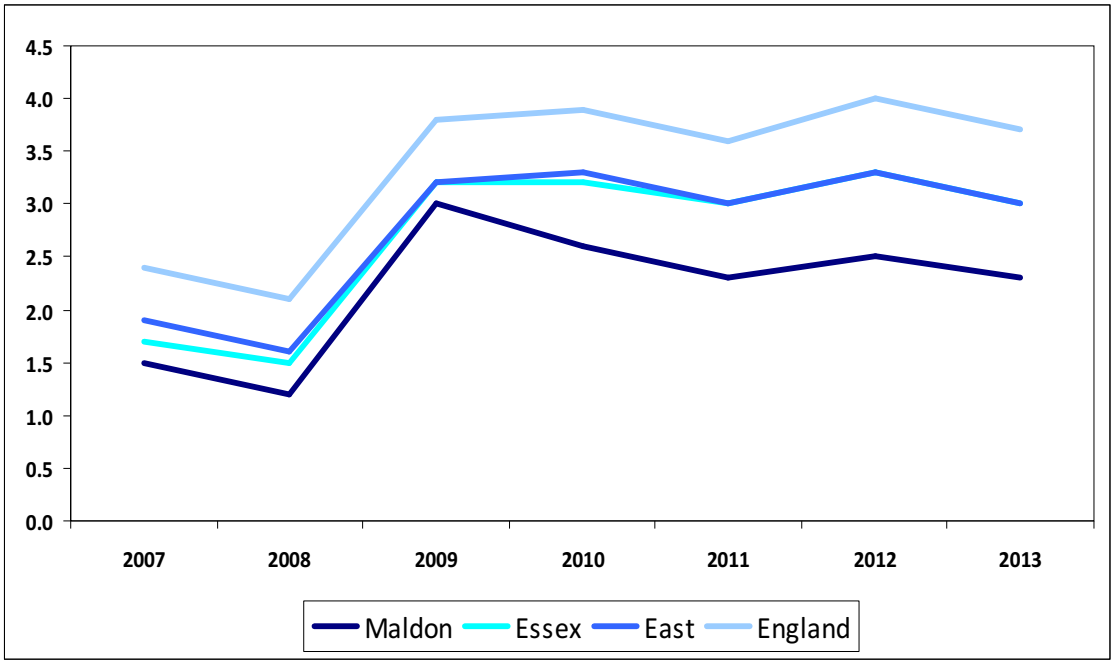
Figure 5-5 JSA Claimant %- April 2013



Source: ONS Claimant Count, April 2013

5.5.13 Figure 5-6 below outlines the rate of JSA claimants in the six year period from 2007 to 2013, for Maldon and the benchmark areas, and shows how the claimant rate (as a proportion of working age population) has changed over the period.

Figure 5-6 JSA Claimant Rate, 2007-2013



Source: Department for Work and Pensions (DWP) benefit claimants, April 2007-April 2013)

5.5.14 The data shows that the level of claimants in Maldon changed from 1.5% in April 2007 to 2.3% in April 2013, a 0.8% increase overall. Between 2008 and 2009 the claimant level increased by 1.8% but then remained steady through to 2013.

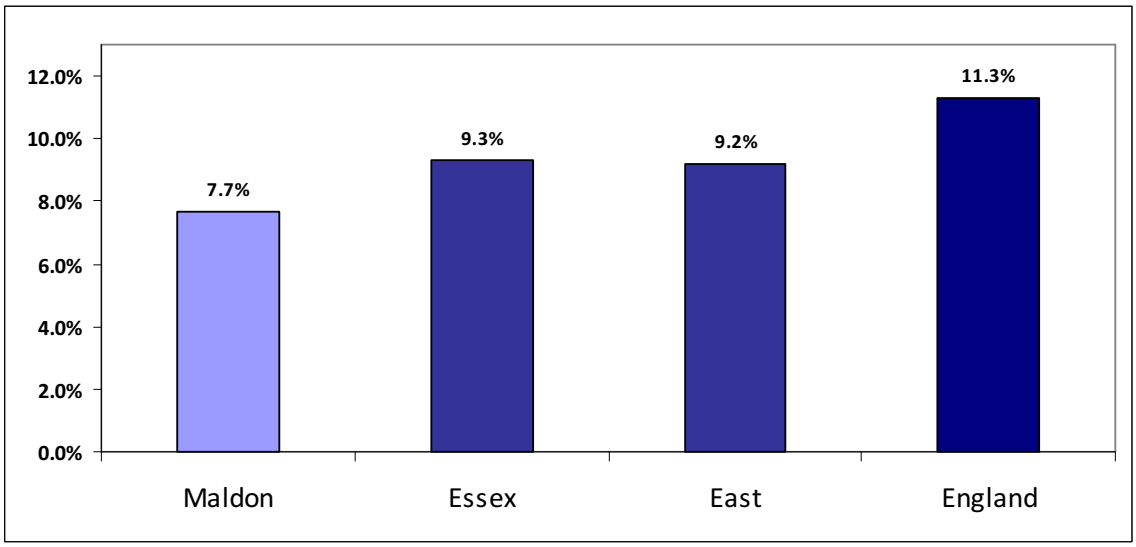
5.5.15 In Essex the levels were fairly consistent between 2007 and 2008 then they started to climb in 2009 and have remained fairly consistent through to 2013. The East region follows a very similar pattern to that of the County.

5.5.16 The national levels show a consistent level from 2007 through to 2009 where they increased by 1.4% to 3.8%. The levels have remained fairly stable since then.

5.5.17 The DWP also collect data on the proportion of working age people claiming key out of work benefits (consisting of job seekers allowance, incapacity benefits, lone parents and others on income related benefits).

5.5.18 Maldon has an out of work benefit claimant level of 7.7%, lower than all the other benchmark areas.

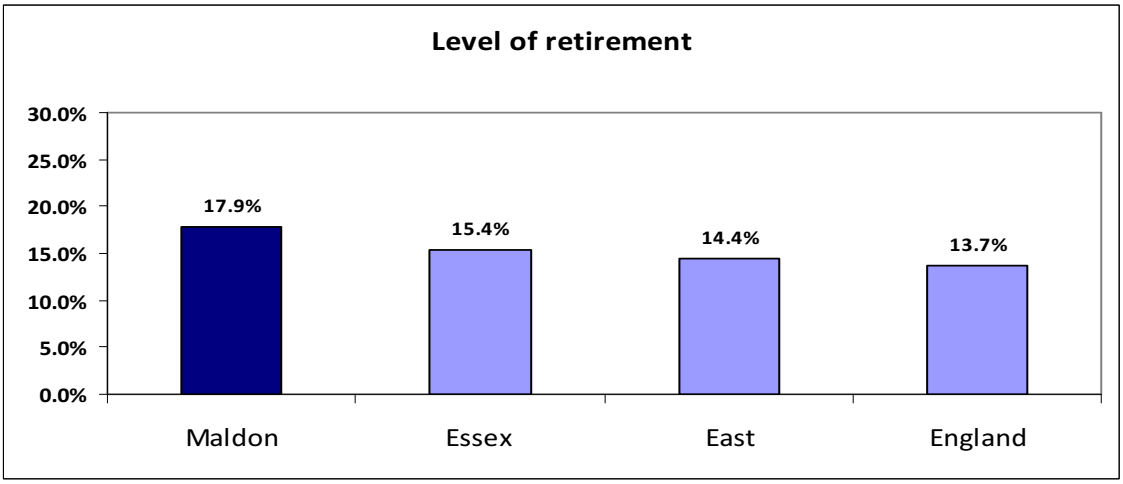
Figure 5-7 Key Out of Work Benefit Claimants (%), November 2012



Source: Department for Work and Pensions (DWP) benefit claimants, (November 2012)

5.5.19 Looking at the evidence below Maldon has a higher level of retired population than all the other benchmark areas, according to the 2011 Census.

Figure 5-8 Level of Retired Population 2011 (%)



Source: Crown Copyright © Census 2011

5.5.20 High levels of retirement can impact on the economy of an area with lower levels of economically active households. High levels of retirement also indicates an elderly population who will in the future require suitable accommodation to meet their needs and housing may need to be purpose built or adapted for households with elderly residents.

5.6 Commuters

5.6.1 The SHMA Practice Guidance "*Identifying Sub-regional Housing Market Areas" Advice Note (*Annex to Strategic Housing Market Assessments Practice Guidance) states that it is important when analysing the dynamics of the housing market to assess travel to work patterns.

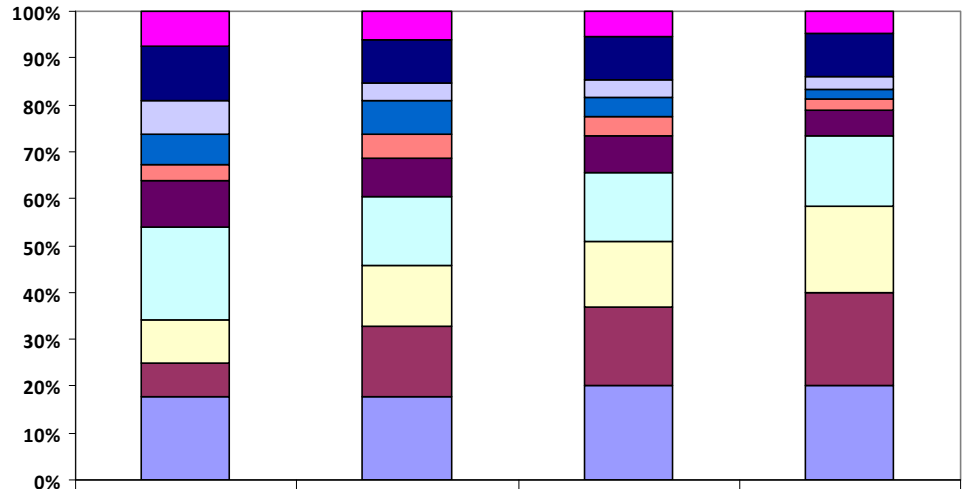
5.6.2 Travel to work data can provide information about commuting flow and the spatial structure of the labour market which will influence property price and location. It can also provide information about areas within which people move without changing other aspects of their lives.

5.6.3 The data below further examines commuting behaviour by assessing commuting distance and mode of transport.

5.6.4 Figure 5-9 below presents a breakdown of workers by the distance they commute to their workplace. 53.9% of households in Maldon commute less than 20km to work. This compares with 60.7% of people commuting less than 20 km in Essex, 65.5% in the East region and 73.5% nationally.

5.6.5 11.7% of households in Maldon work at or from home, a higher level than all the other benchmark areas.

Figure 5-9 Commuting Distances of Residents, 2001



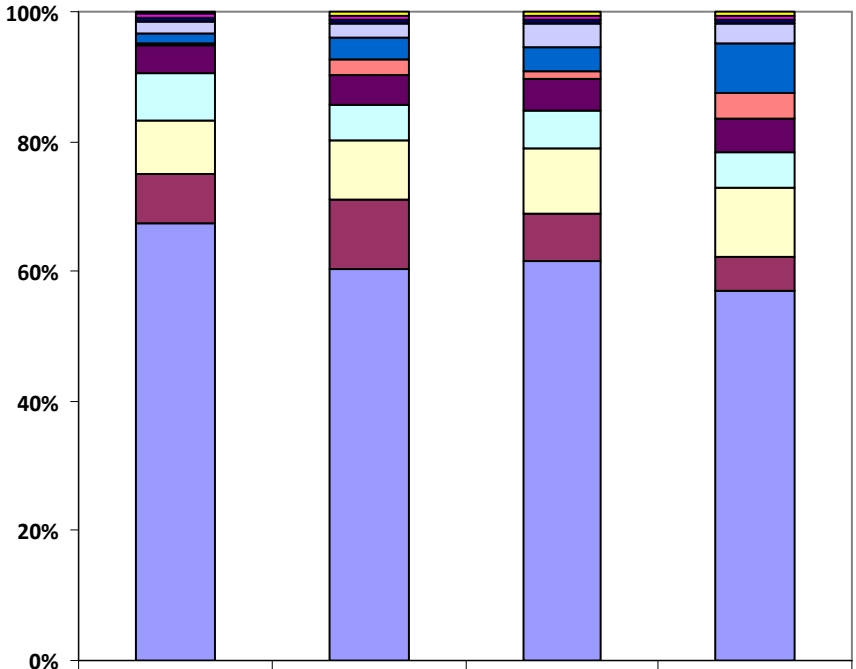
	Maldon	Essex	East	England
Other	7.5	6.0	5.4	4.7
Working at or from home	11.7	9.2	9.4	9.2
60km and over	7.0	4.1	3.5	2.7
40km to less than 60km	6.6	7.0	4.2	2.2
30km to less than 40km	3.4	5.2	4.2	2.4
20km to less than 30km	9.9	7.9	7.8	5.3
10km to less than 20km	19.8	15.0	14.7	15.2
5km to less than 10km	9.3	12.8	13.7	18.2
2km to less than 5km	7.0	15.1	17.0	20.1
Less than 2km	17.8	17.8	20.1	20.0

Source: Crown Copyright © Census 2001 (The 2011 census data on commuting distance is not yet available)

5.6.6 When looking at commuters' mode of transport across Maldon, the data revealed that 72.6% of commuters are road users, i.e. travel to work by car or van, either driving or as a passenger, taxi or motorcycle, higher than all the other benchmark areas.

5.6.7 7.4% of commuters work mainly from home, a higher level than all the other benchmark areas.

Figure 5-10 Commuters Mode of Transport



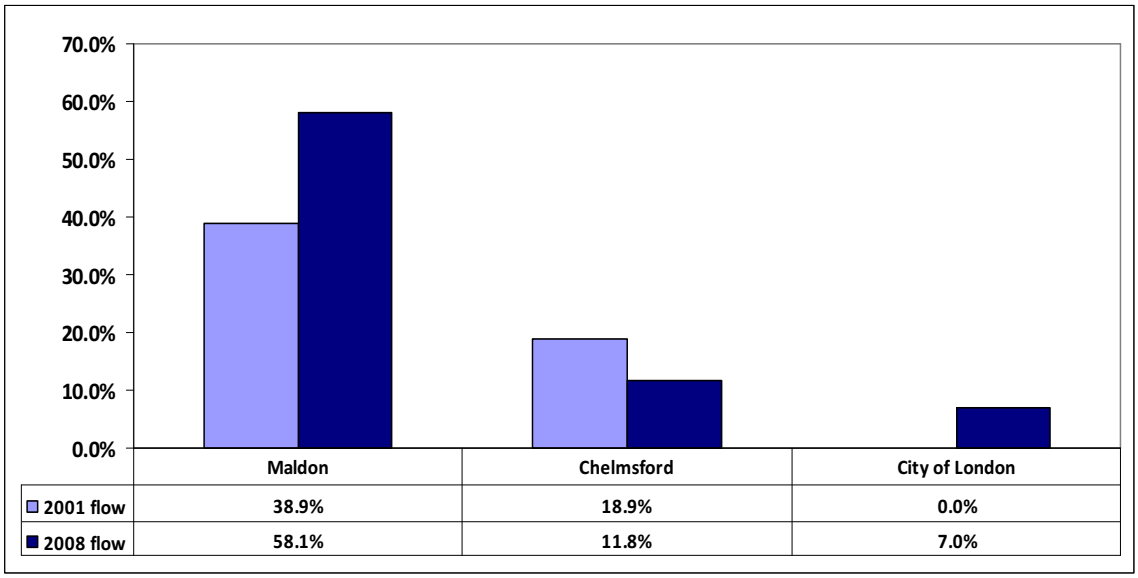
	Maldon	Essex	East	England
Taxi or minicab	0.3	0.6	0.5	0.5
Other	0.6	0.6	0.6	0.6
Motor cycle, scooter or moped	0.6	0.7	0.8	0.8
Bicycle	1.8	2.1	3.5	3
Bus, minibus, coach	1.6	3.3	3.7	7.5
Underground, metro, light rail, tram	0.2	2.4	1.2	4.2
Passenger in a car or van	4.3	4.7	5	5
Work mainly at or from home	7.4	5.4	5.7	5.4
On foot	8.1	9.2	10.1	10.7
Train	7.7	10.6	7.2	5.3
Driving a car or van	67.4	60.6	61.7	57.0

Source: Crown Copyright © Census 2011

5.6.8 The following graphs show more up to date data on commuting flows from the Office of National Statistics website utilising Annual Population Survey data (Jan- Dec 2008) against the Local Labour Force Survey 2001 data.

5.6.9 The graph shows the top three local authority flows for work location for Maldon residents.

Figure 5-11 Place of Work for Maldon Residents 2001 and 2008



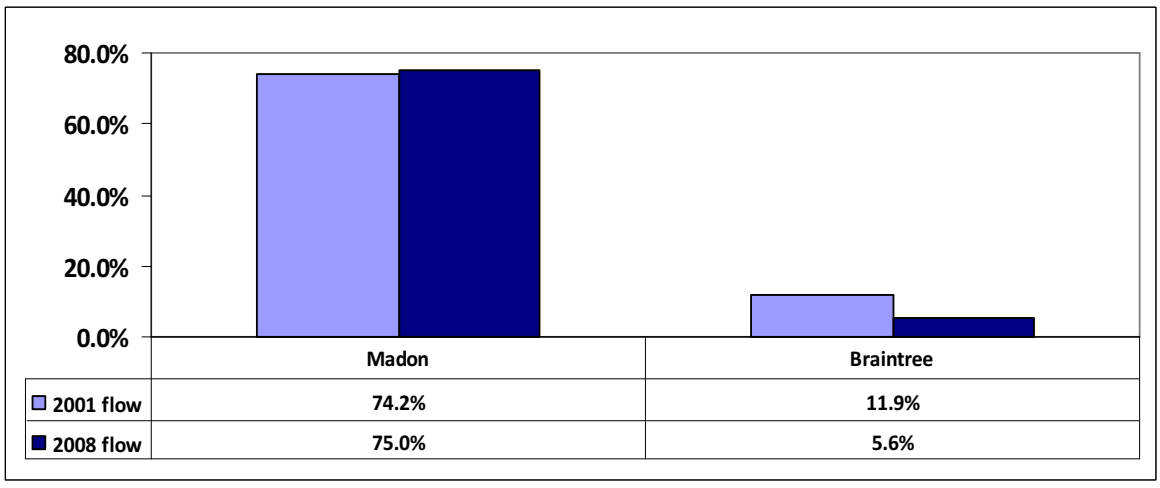
	Maldon	Chelmsford	City of London
2001 flow	38.9%	18.9%	0.0%
2008 flow	58.1%	11.8%	7.0%

Source: ONS / APS 2008-LLF 2001

5.6.10 The 2008 data shows that 58.1% of Maldon residents also work in the District compared with 38.9% in 2001. In 2008, 7.0% worked in the City of London but in 2001 there was no significant data for residents from Maldon working in the City and as only the top three areas are reported there is no data.

5.6.11 The next graph shows details on the place of residence for those who work in Maldon.

Figure 5-12 Place of Residence for Maldon workers



	Madon	Braintree
2001 flow	74.2%	11.9%
2008 flow	75.0%	5.6%

Source: ONS / APS 2008-LLF 2001

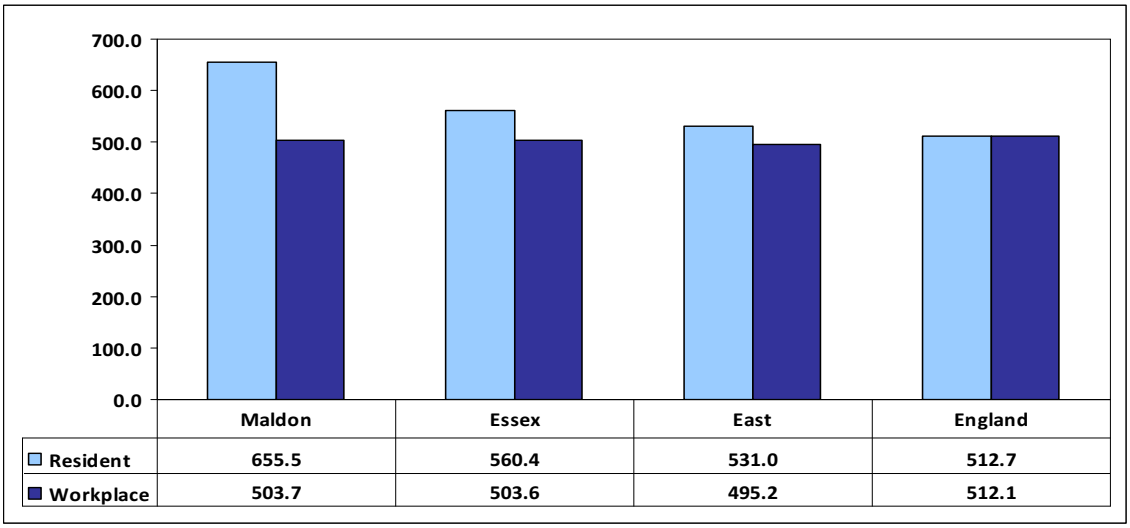
5.6.12 The main place of residence for those working in Maldon is Maldon at 75.0%. This figure has slightly increased since 2001 by 0.8%. 5.6% live in Braintree District, although this has decreased by 6.3% since 2001.

5.7 Income

5.7.1 Income, and particularly household income, is one of the fundamental determinants of the ability of households to access home ownership or the market rented sector.

5.7.2 Figure 5-13 shows the average gross weekly pay by workplace (people who work in the area) and residence (people who live in the area) from the 2012 Annual Survey of Hours and Earnings (ASHE). ASHE provides information about the levels, distribution and make-up of earnings and hours worked for full-time employees in all industries and occupations.

Figure 5-13 Average Gross Weekly Pay, 2012

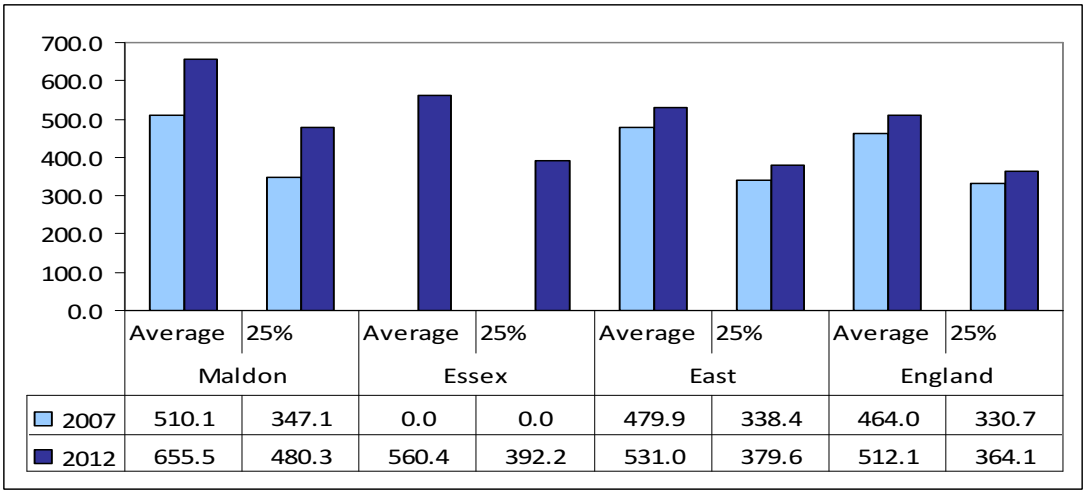


	Maldon	Essex	East	England
Resident	655.5	560.4	531.0	512.7
Workplace	503.7	503.6	495.2	512.1

Source: Annual Survey of Hours and Earnings (2012)

5.7.3 The average residence pay within Maldon of £655.5 is by far the highest when compared to the other benchmark areas. The average workplace pay of £503.7 is a very similar level to the County. The fact that the wages of those living in Maldon are higher for those working outside the District, suggests that a proportion of the local population need to commute out of the area to find higher paid work.

Figure 5-14 Average and Lower Quartile Earnings 2007-2012 per week



	Average	25%	Average	25%	Average	25%	Average	25%
	Maldon		Essex		East		England	
2007	510.1	347.1	0.0	0.0	479.9	338.4	464.0	330.7
2012	655.5	480.3	560.4	392.2	531.0	379.6	512.1	364.1

Source: Annual Survey of Hours and Earnings (2007/2012)

5.7.4 Figure 5-14 compares the average weekly residence earnings over a five year period from 2007 to 2012, to the lowest quartile weekly earnings (i.e. the bottom 25%). Both the average and the lowest quartile weekly earnings have increased between 2007 and 2012, in Maldon, the East region and nationally. There was no corresponding data in 2007 for Essex.

5.7.5 CORE (COntinuous REcording) is a national information source funded by the Department for Communities and Local Government that provides an invaluable source of information about new lets, sales and tenants. As of April 2009 TNS Global are responsible for managing CORE.

5.7.6 The CORE data held on lettings to new tenants in Maldon District Council for the year 2011 / 12 highlights the mean and median combined household incomes of tenant (or tenant and partner).

5.7.7 The median weekly income for new tenants in Maldon was £198.20, lower than the mean income of £222.25.

5.8 Skills and Educational Attainment

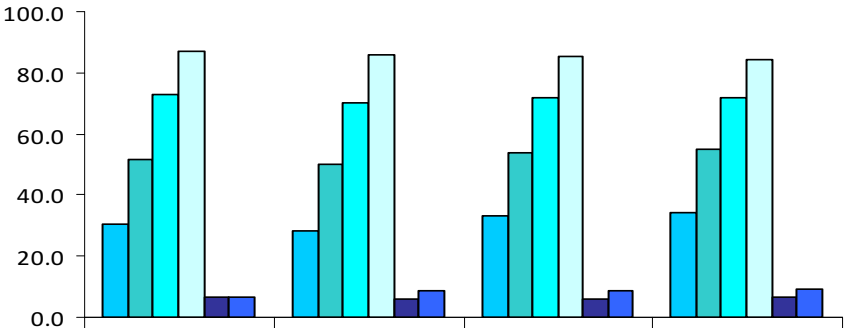
5.8.1 Central to the long term growth and productivity of an economy is the level of workforce skills.

5.8.2 In 2012 the number of people of working age in Maldon with no qualifications was 6.6%, lower than all the other benchmark areas.

5.8.3 Maldon had the highest level of NVQ 1 and NVQ 2 qualifications compared to the other benchmark areas.

5.8.4 Figure 5-15 presents the latest qualifications data for the working age population compared to the benchmark areas.

Figure 5-15 Educational Attainment (NVQ) (Jan 2012- Dec 2012)



	Maldon	Essex	East	England
NVQ 4 and Above	30.5	28.1	32.9	34.2
NVQ 3 and Above	51.4	49.8	53.7	54.9
NVQ 2 and Above	72.9	70.3	72.0	71.8
NVQ 1 and Above	87.1	85.7	85.5	84.2
Other Qualifications	6.3	5.8	6.1	6.3
No Qualifications	6.6	8.5	8.5	9.5

Source: Annual Population Survey (Jan 2012-Dec 2012) NVQ: National Vocational Qualification
NVQ 1: Entry level or Pre-GCSE / NVQ2: GCSE or equivalent / NVQ 3: A-level or equivalent / NVQ 4: Degree or equivalent

5.9 Income and Housing Data from the 2013 survey

5.9.1 The 2000 Good Practice Guidance (page 62) presents a conflict in that having said it is important for surveys to gather income data it then suggests *'it is difficult to estimate the incomes of future concealed households'.*

5.9.2 New households at this point may have circumstances which change quickly. It suggests therefore that the incomes of households who recently formed should be examined, although even this is not without difficulty.

5.9.3 Particularly in areas where there are shortages of affordable housing and with high house prices, households who accessed the market are only those with adequate income or financial support from parents or family.

5.9.4 As the guide states (page 25) 'these are likely to be more reliable, although even here care is needed. Some potential households may not have been able to form owing to lack of suitable, affordable accommodation.'

5.9.5 The incomes in this section are based on the total annual **household** gross income, i.e. head of household and their partner.

5.10 Existing Household Savings

5.10.1 The following group of tables relate to savings, equity and income of existing households, beginning with a question on savings held which was answered by around 84.0% of existing households (22,715 implied).

Table 5-2 Household Savings (existing households)

Question 16a

Savings	%	Cum %
No Savings	25.8	25.8
Under £5,000	19.3	45.1
£5,000 - £10,000	12.3	57.4
£10,001 - £20,000	9.8	67.2
£20,001 - £30,000	5.9	73.1
£30,001 - £40,000	3.2	76.3
£40,000 - £50,000	3.7	80.0
Above £50,000	20.0	100.0

Source: DCA Maldon 2013 Housing Needs Survey

5.10.2 The data shows that 45.1% had less than £5,000 in savings. 26.9% had savings in excess of £30,000.

5.11 Equity

5.11.1 The next table relates to the level of equity ownership in their home and was answered by 82.7% of owner occupier respondents.

Table 5-3 Level of Equity in Present Accommodation

Question 16b

Level of Equity	%	Cum %
Negative Equity	2.6	2.6
Below - £25,000	5.7	8.3
£25,001 - £50,000	6.2	14.5
£50,001 - £75,000	5.9	20.4
£75,001 - £100,000	6.7	27.1
£100,001 - £150,000	12.7	39.8
£150,001 - £200,000	16.6	56.4
Above £200,000	43.6	100.0

Source: DCA Maldon 2013 Housing Needs Survey

5.11.2 60.2% of respondents indicated equity ownership of over £150,000. Only 2.6% of owner occupiers were in negative equity.

5.12 Existing Household Incomes

Table 5-4 Gross Annual Income of all Existing Households

Question 16c

Annual income	All Existing Households	
	%	Cum %
None	4.5	4.5
Below £10,000	9.8	14.3
£10,000 - £15,000	10.7	25.0
£15,001 - £20,000	11.0	36.0
£20,001 - £25,000	8.0	44.0
£25,001 - £30,000	8.6	52.6
£30,001 - £40,000	13.5	66.1
£40,001 - £50,000	9.0	75.1
£50,001 - £60,000	6.6	81.7
Above £60,000	18.3	100.0

Note: Excluding benefits / allowances Source: DCA Maldon 2013 Housing Needs Survey

5.12.1 The response rate to the income question from existing households was 77.0% (20,801 implied).

5.12.2 This gives a very good indication of the income levels in the district. The data shows that 14.3% of households had incomes below £10,000. The total proportion earning below the national average of £24,400 per annum (*assessed by the ONS Economic & Labour Market Review 2012, based on April 2012, the latest data available*) was 43.0%. 18.3% of households stated that they earned over £60,000.

5.12.3 Around 25.0% of existing households were in receipt of financial support (6,749 implied cases), a considerably lower level than found in recent DCA surveys (around 26%). The results from those responding to a multiple-choice question are set out in Table 5-5 below. On average, each respondent indicated around two forms of financial support.

Table 5-5 Benefits claimed by those receiving welfare payments

Question 16d

Support	Responses %	Households %	N^os. Implied (all choices)
Council Tax Benefit	23.1	45.7	3,084
Housing Benefit / LHA	20.5	40.7	2,746
Disability Allowance	17.2	34.1	2,301
Pension Credits	14.1	27.9	1,886
Working Family Tax Credit	9.4	18.6	1,255
Job Seekers Allowance / ESA	5.9	11.6	784
Other	6.5	12.9	869
Income Support	3.3	6.6	449
Total	**100.0**		**13,374**

Source: DCA Maldon 2013 Housing Needs Survey

5.12.4 The main form of financial support received amongst the respondents was Council Tax Benefit at 45.7%. 40.7% of households receiving benefits were in receipt of Housing Benefit / LHA and 34.1% were in receipt of Disability Allowance.

5.12.5 27.9% of households responding were in receipt of Pension Credits and 18.6% were in receipt of Working Family Tax Credit.

5.13 Concealed Households

5.13.1 A concealed household is someone living within a household wanting to move to their own accommodation and form a separate household (e.g. adult children living with their parents).

5.14 Concealed Households Savings Levels

5.14.1 The level of savings held by concealed household is outlined in the table below.

Table 5-6 Concealed Household Savings

Question 40b

Savings	%	Cum %
Under £1,000	48.4	48.4
£1,000 - £5,000	27.0	75.4
£ 5,001 - £10,000	8.5	83.9
£10,001 - £20,000	1.0	84.9
£20,001 - £30,000	6.7	91.6
£30,001 - £40,000	1.9	93.5
Over £40,000	6.5	100.0

Source: DCA Maldon 2013 Housing Needs Survey

5.14.2 97.8% of concealed households moving responded to a question asking about the level of savings available to meet deposit, stamp duty and legal costs for those intending to buy on their new home.

5.14.3 Only 1.0% have savings between £10,000 and £20,000, 15.1% of concealed household had savings over £20,000. 83.9% have less than £10,000 in savings and unless significant support is available from parents they will be limited to the rental sector.

5.15 Concealed Household Incomes

5.15.1 A response to the income question was received from around 96% of concealed households moving within the District. The proportion below the £10,000 income band was 18.3%.

Table 5-7 Gross Annual Income of Concealed Households Moving within the District

Question 40d

Annual Income	Response		
	%	Cum %	N^os. Implied
None	10.0	10.0	157
Below £10,000	8.3	18.3	130
£10,001 - £15,000	16.9	35.2	265
£15,001 - £20,000	23.0	58.2	362
£20,001 - £25,000	19.4	77.6	304
£25,001 - £30,000	6.0	83.6	94
£30,001 - £40,000	4.3	87.9	67
£40,001 - £50,000	2.0	89.9	30
£50,001 - £60,000	7.1	97.0	113
Above £60,000	3.0	100.0	47

Source: DCA Maldon 2013 Housing Needs Survey

5.15.2 75.3% of concealed households earned below the national average level of £24,400. Low incomes, coupled with a low level of savings will hinder access to the market for concealed households.

5.15.3 Concealed households were asked if they will receive help with a deposit from their parents or relatives; 14.3% said there was no need for help. Of those intending to buy who need help, 48.7% said there was no help available to them. 14.7% said they would get help in the form of a gift and 22.3% by means of a loan.

5.16 Incomes of Recently Formed Households

Table 5-8 Gross Annual Income of Recently Formed Households

Question 16c x 6a

Annual Income	New households formed – 2010 - 2013		
	%	Cum %	N^{os}. implied
None	6.2	6.2	45
Below £10,000	2.4	8.6	17
£10,001 - £15,000	0.0	8.6	0
£15,001 - £20,000	7.8	16.4	57
£20,001 - £25,000	3.9	20.3	28
£25,001 - £30,000	21.6	41.9	156
£30,001 - £40,000	21.0	62.9	151
£40,001 - £50,000	7.1	70.0	51
£50,001 - £60,000	10.8	80.8	78
Above £60,000	19.2	100.0	139

Source: DCA Maldon 2013 Housing Needs Survey

5.16.1 79.7% of households who have formed their first home in the past three years have incomes above £25,000. 6.2% of recently formed households earned less than £10,000, compared with 8.6% of concealed households earning below £10,000.

5.17 Rents and Mortgage Costs (Concealed Households)

5.17.1 The following table shows the levels of rent / mortgage new forming households would be willing to pay per month.

Table 5-9 Rent / mortgage able to be paid for accommodation

Question 40a

Rent / Mortgage	%	Cum %
Under £80pw / £350pcm	9.8	9.8
£81 - £115pw / £351 - £500pcm	32.4	42.2
£116 - £130pw / £501 - £560pcm	22.0	64.2
£131 - £150pw / £561 - £650pcm	18.3	82.5
£151 - £200pw / £651 - £860pcm	14.7	97.2
£201 - £250pw / £861 - £1080pcm	2.8	100.0

Source: DCA Maldon 2013 Housing Needs Survey

5.17.2 42.2% of concealed households were willing to pay no more than £500 pcm and 82.5% no more than £650 per calendar month.

5.17.3 Only 9.7% of concealed households said they would be likely to claim Housing Benefit.

6 THE ACTIVE MARKET

6.1 Key Findings

- Hometrack predicted average UK house prices to fall by a further 3% in 2012 and remain flat into 2013, rising by 2% in 2014.
- The Land Registry data for the District showed an overall decrease over the five years from 2007-2012 of 5.1%. All property types have seen a fall in prices. Detached properties show an decrease of 9.4% and flats have the greatest decrease at 23.1%.
- The average house price in the District in Quarter 1 2013 was £246,988, ranging from £105,342 for a flat / maisonette to £359,721 for a detached property.
- The number of sales in the District has decreased by 59.4% over a five year period (2007-2012) compared to 49.8% in Essex.
- Entry level stock in the District is considered to be flats; as good levels of flat sales were evident. Property prices start at £82,000 for a 1 bedroom flat in the Rural South.
- The private rented sector entry level rents start from £400 per month for a 1 bedroom flat and £550 per month for a 2 bedroom flat.

6.2 Introduction

6.2.1 This section provides an analysis of indicators of housing market activity to provide an understanding about changes in demand over time and to identify any pressure points within the District.

6.2.2 Sources of data utilised are:-

- HM Land Registry Data 2007 – 2012 annual;
- HM Land Registry Data 2013 Quarterly;
- The Bank of England Industry Wide Figures;
- The Council of Mortgage Lenders (CML);
- 2013 DCA Estate Agency Survey data;
- The Greater Haven Gateway Housing Market Trends Report January 2013.

6.2.3 Since 2007, the UK market has seen a crisis in economic terms starting with insecurity in the financial markets following the sub-prime mortgage crisis beginning in the American market. This led to a fall in house prices throughout the UK which has left recent purchasers, particularly first-time buyers and those on 100% mortgages with negative equity.

6.2.4 The information below sets the context for the key issue of the affordability of housing in the area, and in particular the analysis can be related to the problems of low income evaluated through the 2013 household postal survey.

6.3 The Current National Market Outlook

6.3.1 The latest monthly National Housing Survey published in May 2013 by Hometrack shows House prices grew by 0.4% in May, the highest increase in a single month since May 2007 (0.6%).

6.3.2 The drive in house prices is coming almost exclusively from London and the South East where prices grew at an above average rate (0.9% and 0.5% respectively). Elsewhere housing market conditions are improving gradually with prices trending slowly upwards, averaging just 0.1% over May 2013.

6.3.3 Nationally the trend in prices is upwards with demand rising ahead of supply - albeit at a lesser extent than in London and the South East. Prices remained static in four regions (North East, North West, Wales and Yorkshire & Humberside) and grew in a further four (East Anglia, East Midlands, South West and West Midlands).

6.4 National Housing Supply and Turnover

6.4.1 The number of sales agreed is outstripping the number of new properties coming to the market. Nationally, new supply grew by 2.8% in May while sales agreed were up 8.2%.

6.4.2 In an effort to secure instructions, a growing proportion of property is likely to come to the market at unrealistically high prices. This will lead to fewer sales and a period of price re-alignment.

6.4.3 The time on the market has reduced in the past few months and currently stands at 8.8 weeks, compared to 9.7 weeks in December 2012.

6.4.4 The proportion of the asking price achieved at national level has remained largely unchanged over the year tracking in the range of 92% - 93%. The level is around 93.9% as at May 2013. In the Greater Haven Gateway Housing Market Trends Quarterly Report dated January 2013 the proportion of the asking price achieved in Maldon as at November 2012 was 94.3%.

6.5 Current National Prices

6.5.1 Average prices in the UK moved upwards by 0.4% over the year (May 2011-May 2012), this is the highest monthly increase since May 2010. While the growth in buyer numbers is following a similar pattern to recent years, it is a lack of housing for sale that is acting as the primary driver of price rises.

6.5.2 In May 2013 around 28.5% of postcodes registered a price increase in prices over the month, up from 23.9% in March 2013; whereas 4.4% registered a decrease in price over the month.

6.5.3 New buyer registrations in May 2013 show a decrease with the number of new buyers falling by 1.8% overall between March and May 2013.

6.5.4 There was a 3.9% decrease in the number of sales agreed in May compared with March 2013.

6.6 The UK Mortgage Market

6.6.1 The mortgage market has traded in a very narrow range for the last couple of years. During the summer months this year there were some signs of an underlying improvement in volumes of lending but the onset of the Euro crisis and disappointing UK economic growth figures have dampened any prospect of recovery.

6.6.2 House prices and transactions are expected to fall further in 2013. Assuming the economic picture improves by early 2013 this should allow some firming up in prices but actual volumes of sales are expected to remain low as lenders continue to focus on quality of the asset rather than volume growth in lending.

6.6.3 Gross mortgage lending is still forecast to decline to £132bn in 2012 before rising gradually back to more normal level by 2015/2016.

6.6.4 The Council of Mortgage Lenders' (CML) members are banks, building societies and other lenders who together undertake around 94% of all residential mortgage lending in the UK. They produce statistics research and public commentary on the market and the issues facing lenders.

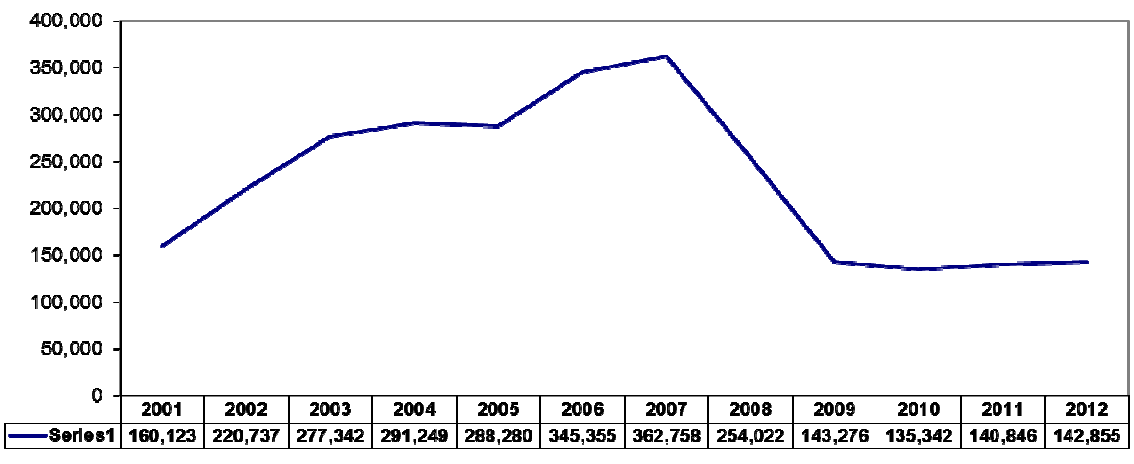
6.6.5 The CML forecasts for 2013-14 state "Activity levels in 2012 have been better than we expected, with better than expected mortgage credit availability and a relatively strong end to 2011 which persisted into the early months of 2012.

6.6.6 The Funding for Lending Scheme (FLS) is likely to be a key factor in influencing short-term market developments. The FLS appears to be making an early positive contribution to mortgage pricing and credit availability and the view is it will improve lending activity through 2013.

6.6.7 Whilst the central forecast is for a gentle underlying improvement in activity over the next two years, there are also key market risks which are predominantly on the downside. The biggest concern continues to be that of a disorderly break-up of the Eurozone, although the possibility of this seems to have reduced somewhat over the past year.

6.6.8 The figure below shows the difference in gross mortgage lending over the past 11 years.

Figure 6-1 Gross Mortgage Lending



	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Series1	160,123	220,737	277,342	291,249	288,280	345,355	362,758	254,022	143,276	135,342	140,846	142,855

Source: CML Research, Bank of England

6.6.9 Current constraints are an issue not just for first time buyers but also for existing recent buyers and those without a large equity cushion. Funding constraints apply across the whole market.

6.6.10 The following table shows the details for house purchase loans and re-mortgage loans from February 2012 to February 2013.

Table 6-1 Loans for house purchase and re-mortgage February 2012 – February 2013

	Number of house purchase loans	Value of house purchase loans £m	Number of re-mortgage loans	Value of re-mortgage loans £m
February 2013	**37,900**	**5,500**	**19,500**	**2,600**
Change from January 2013	- 0.8%	- 3.5%	- 13.3%	- 13.3%
Change from February 2012	4.7%	1.9%	- 30.9%	- 27.8%

Source: CML February 2013 (data released 15 April 2013)

6.6.11 The number of house purchase loans fell in February for the third consecutive month, but overall lending is 4.7% stronger than a year ago. The number of re-mortgage loans decreased by 27.8% between February 2012 and February 2013, falling by 13.3% from the previous month (January 2013).

6.6.12 The latest data on loans specifically to first-time buyers (FTB) is outlined below.

Table 6-2 Loans to first-time buyers February 2012 – February 2013

	Number of loans	Value of loans £m	Average loan to value	Average income multiple	Proportion of income spent on interest payments	Proportion of income spent on capital and interest payments
February 2013	**16,400**	**2,000**	**80%**	**3.19**	12.5%	**19.5%**
Change from January 2013	3.1%	--	80%	3.20	12.8%	19.8%
Change from February 2012	17.1%	17.6%	80%	3.26	12.5%	19.5%

Source: CML February 2013 (data released 15 April 2013)

6.6.13 There were 16,400 loans advanced to first-time buyers in February 2013, a rise of 18% from February 2012, an increase of 3.1% from the previous month (January 2013). Data shows FTB accounted for 43% of all house purchase loans in February, an increase for the sixth consecutive month.

6.6.14 Housing is now technically at its most affordable than it has been for the last 9 years. Mortgage payments at 27% of earnings are now the lowest since December 1999 and half the unsustainable peak of 48% in July 2007. However this ignores the major change in deposit requirements particularly from first time buyers (FTB's).

6.6.15 The typical first time buyer in February 2013 had a deposit of 20% and they borrowed 3.19 times their income.

6.6.16 Some lenders are offering a 90% mortgage which have high arrangement fees in excess of £700, some as high as £1,500. The reality is the lower the deposit, the higher the interest rate.

6.6.17 Nationally the number of FTB's has fallen from 181,500 in the first 6 months of 2007 to 86,000 in the first half of 2011. The average FTB deposit in the first six months of 2011 was £27,719; this was more than double the average of £12,874 in 2001.

6.6.18 The average age of an FTB is 29. The CML estimate that 84% of FTBs under 30 had help with their deposit in 2010 compared with 38% in 2005. However for those without financial support from family CML data estimates that the average age has risen from 28 to 31 over the same period.

6.6.19 According to a new report commissioned by the Halifax more First Time Buyers are put off from applying for a mortgage through fear of rejection. 64% of non-homeowners believe they have no prospects whatsoever of buying a home therefore creating a generation of renters.

6.6.20 The report revealed wide spread pessimism about lenders and the mortgage application process with 84% of FTB's being put off by a belief that banks do not want to lend to them and find excuses to turn them down. 92% see it hard for FTB's to get a mortgage, with 60% seeing it as very hard or virtually impossible.

6.7 Average House Prices

6.7.1 The table below shows latest data on average house prices in Maldon, the surrounding authorities and the County, during the 1st quarter of 2013 from Land Registry.

6.7.2 The average property price in Maldon is high in comparison to the surrounding authorities and the County and England. This average is driven by higher prices of detached houses than the surrounding areas.

6.7.3 The highest average price across all areas is in Brentwood (£320,716), followed by Chelmsford (£253,262). The lowest average price is in Colchester (£204,075).

6.7.4 The average price of a flat in Maldon is £105,342, lower than the majority of the surrounding authorities and the County. The cheapest average price of a flat is in Braintree (£103,298) followed by Maldon (£105,342) and Colchester (£108,884).

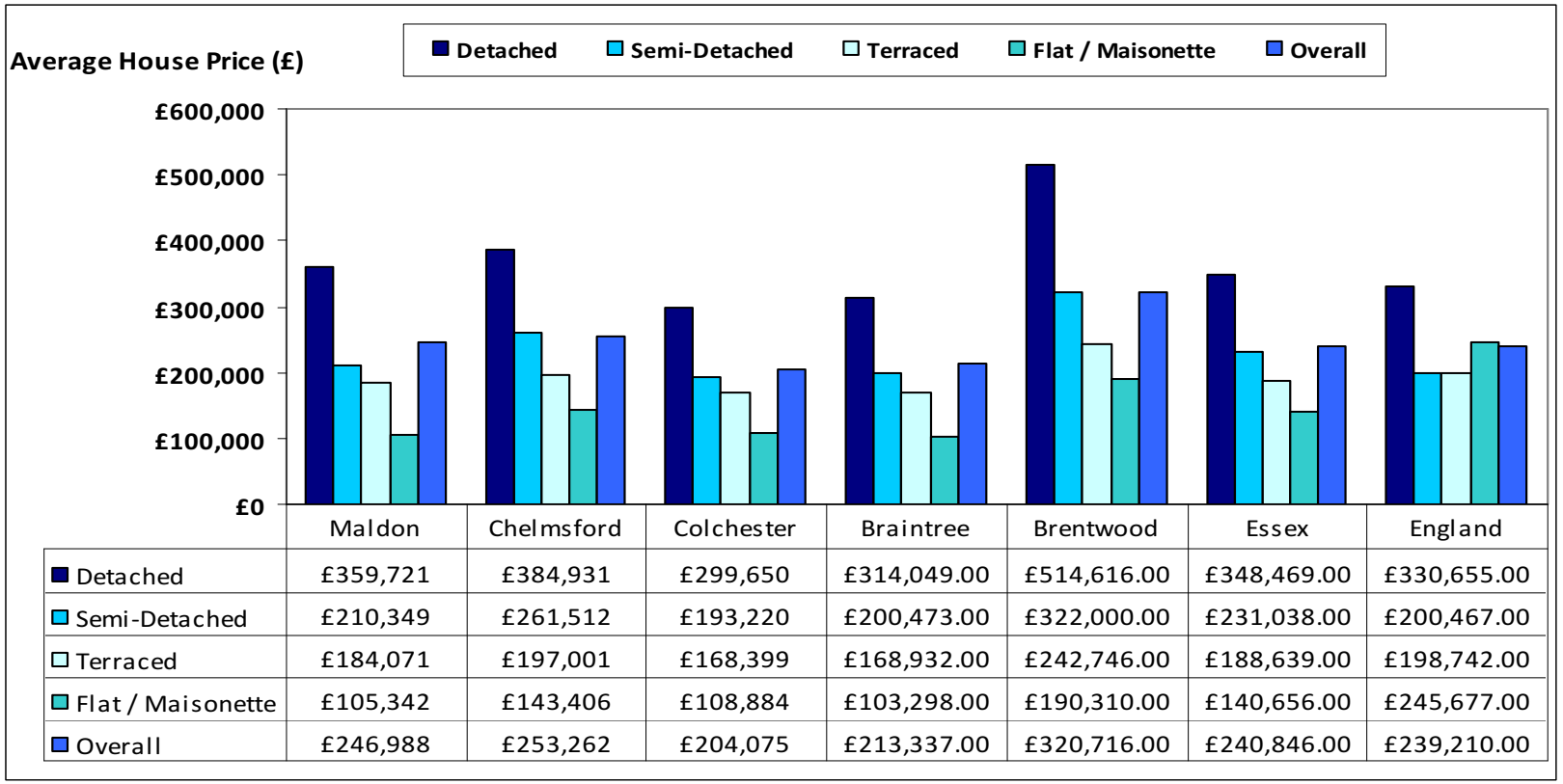
6.7.5 The average price of a terraced property is cheapest in Colchester (£168,399) followed by Braintree (£168,932) and Maldon (£184,071). The highest average price of a terraced house is in Brentwood (£242,746).

6.7.6 The differences in average prices of properties, particularly in the entry level stock of flats and terraced houses is assumed to have an effect on in-migration to Maldon from the surrounding areas, where entry level properties are more expensive, particularly from concealed households looking for cheaper housing.

6.7.7 However, there is low stock of flats in Maldon and because of its rural nature in-migration to Maldon would more than likely be for terraced properties and not flats.

6.7.8 The latest data on average house prices during the 1st quarter of 2013 from Land Registry is summarised in Figure 6-2 below.

Figure 6-2 Average House Prices by Type, Q1 2013

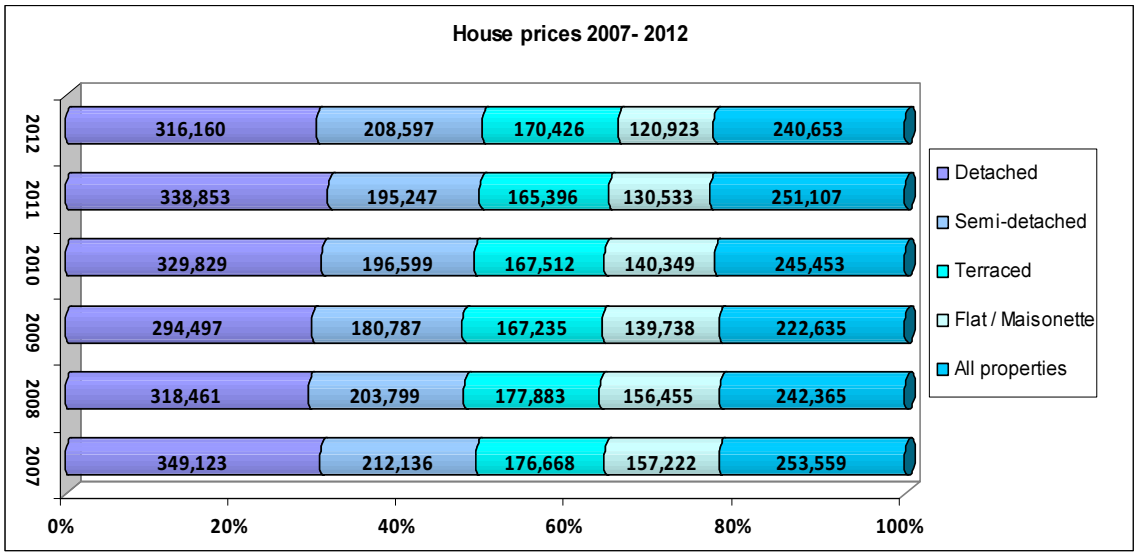


	Maldon	Chelmsford	Colchester	Braintree	Brentwood	Essex	England
Detached	£359,721	£384,931	£299,650	£314,049.00	£514,616.00	£348,469.00	£330,655.00
Semi-Detached	£210,349	£261,512	£193,220	£200,473.00	£322,000.00	£231,038.00	£200,467.00
Terraced	£184,071	£197,001	£168,399	£168,932.00	£242,746.00	£188,639.00	£198,742.00
Flat / Maisonette	£105,342	£143,406	£108,884	£103,298.00	£190,310.00	£140,656.00	£245,677.00
Overall	£246,988	£253,262	£204,075	£213,337.00	£320,716.00	£240,846.00	£239,210.00

Source: Land Registry Residential Property Price Report, Quarter 1 2013, © Crown Copyright

6.7.9 Figure 6-3 below examines average house prices for Maldon as recorded by the Land Registry annually from 2007 to 2012. The data is broken down by property type.

Figure 6-3 2007 -2012 Average Property Price by Type



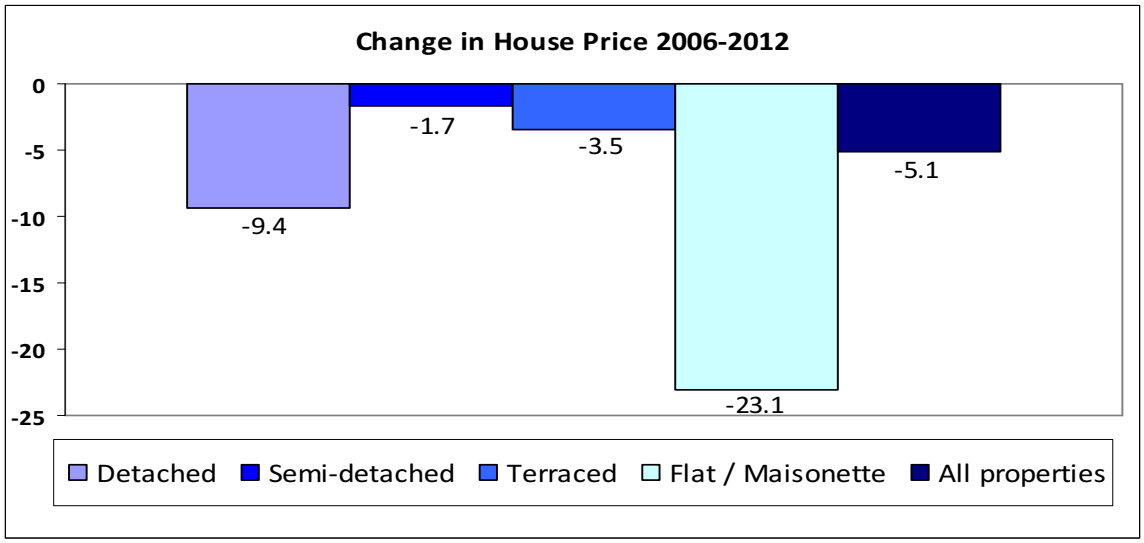
Source: Land Registry Residential Property Price Report 2007 to 2012, © Crown Copyright

6.7.10 Over the five year period 2007 to 2012, the average property price in Maldon has decreased by around 5.1%.

6.7.11 All property types have seen a fall in prices. Detached properties show a fall of 9.4% and semi-detached properties, a 1.7% decrease.

6.7.12 The largest decrease seen is for flats / maisonette, 23.1% over the five year period. This is not surprising due to property prices being at their peak in 2006 and the gradual fall in property prices since the recession in 2007 and also the decrease in First Time Buyers.

Figure 6-4 Change in House Prices between 2007 and 2012

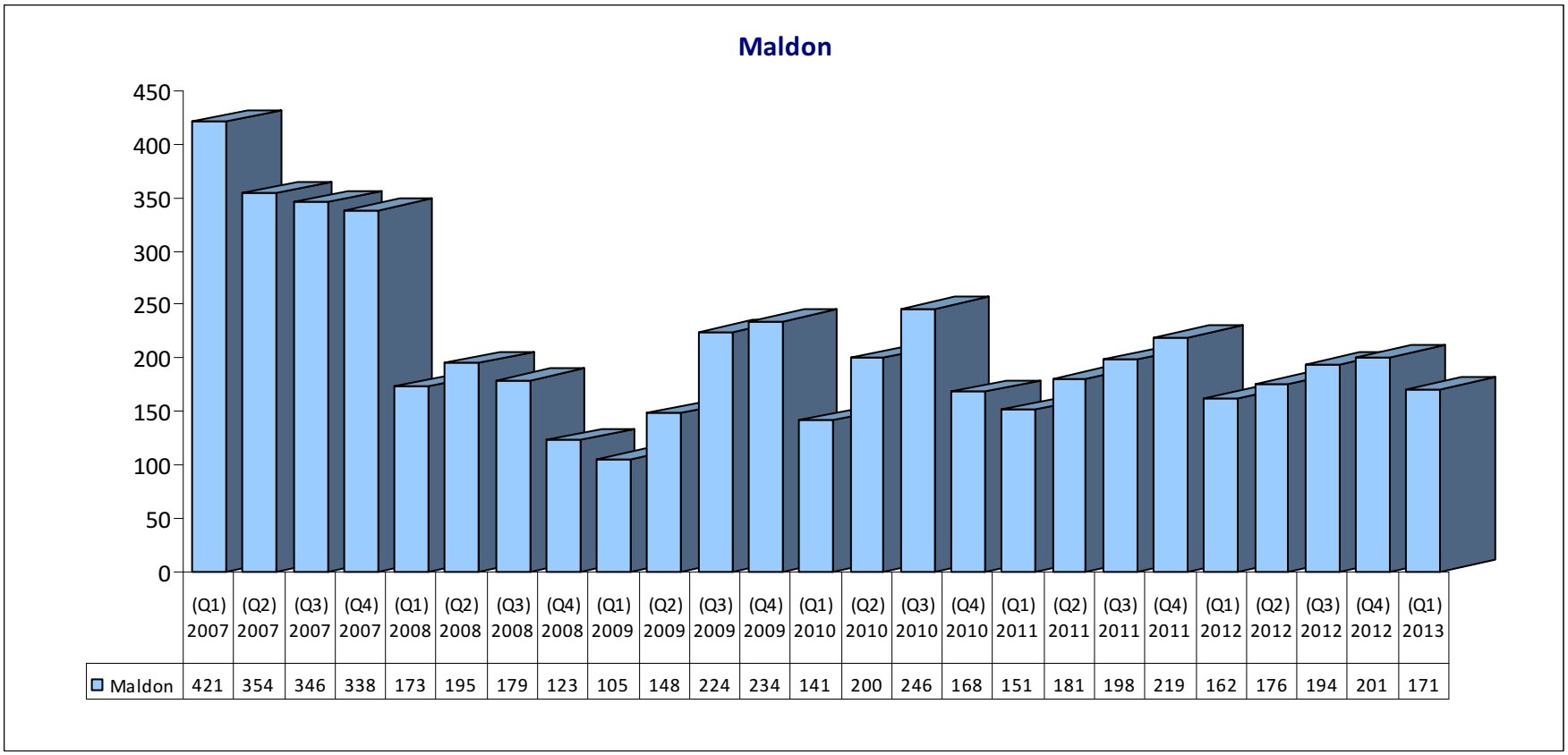


Source: Land Registry Residential Property Price Report 2007 to 2012, © Crown Copyright

6.8 Volume of Sales

6.8.1 The graphs below show the volume of sales of new and existing homes annually between 2007 and 2012 for Maldon and Essex as a comparison. Overall volumes of sales have decreased over the five year period. Sales levels in Maldon fell by 59.4% from 2007 and by 49.8% in Essex.

Figure 6-5 Volume of Sales (Maldon) 2007-2013

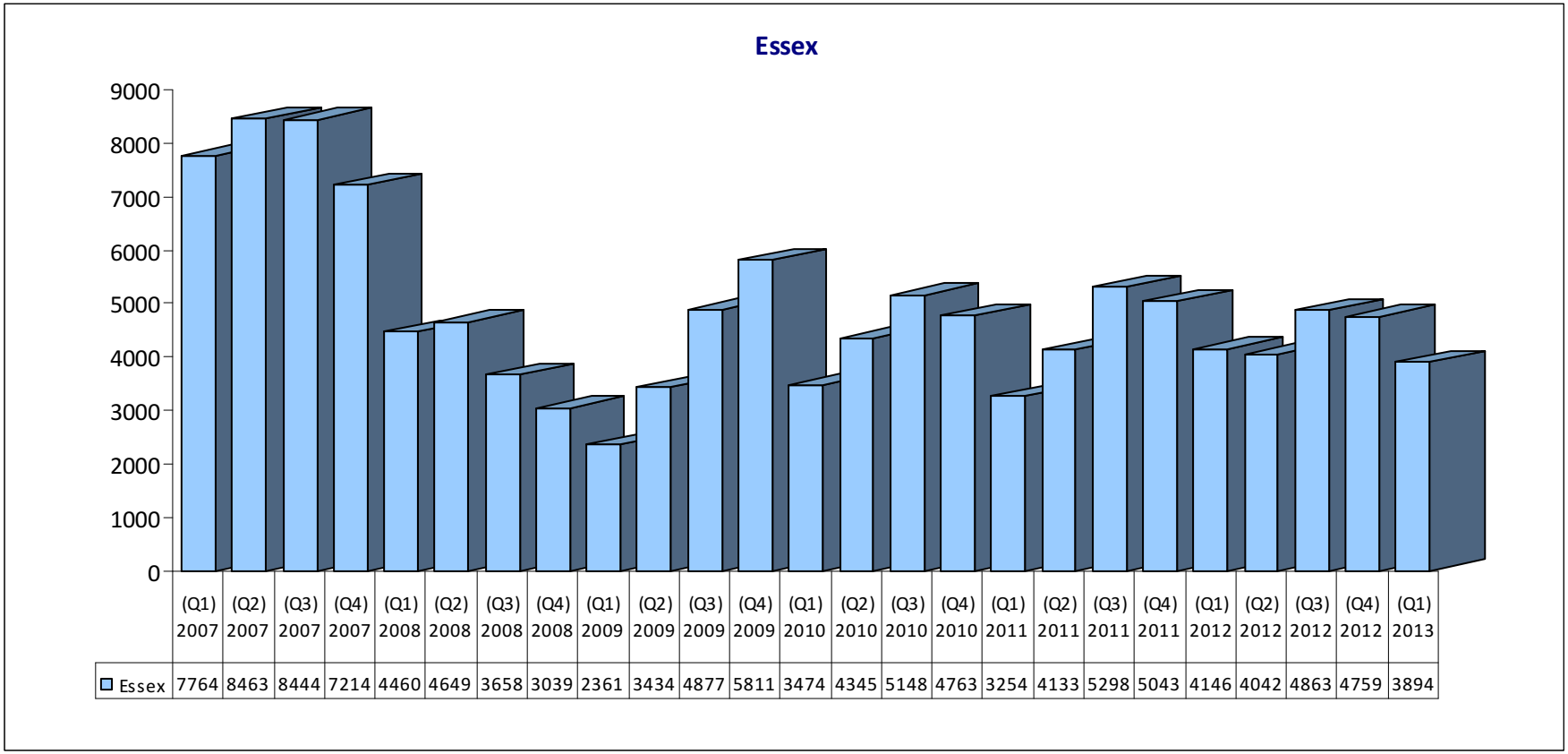


	(Q1) 2007	(Q2) 2007	(Q3) 2007	(Q4) 2007	(Q1) 2008	(Q2) 2008	(Q3) 2008	(Q4) 2008	(Q1) 2009	(Q2) 2009	(Q3) 2009	(Q4) 2009	(Q1) 2010	(Q2) 2010	(Q3) 2010	(Q4) 2010	(Q1) 2011	(Q2) 2011	(Q3) 2011	(Q4) 2011	(Q1) 2012	(Q2) 2012	(Q3) 2012	(Q4) 2012	(Q1) 2013
Maldon	421	354	346	338	173	195	179	123	105	148	224	234	141	200	246	168	151	181	198	219	162	176	194	201	171

Source: Land Registry Residential Property Price Report, 2007 to 2012, © Crown Copyright

6.8.2 The data shows that the volume of sales per annum in both the District and the County fluctuated between 2007 and 2013. Sales reached their lowest levels by the end of 2008 into Q1 2009 and whilst they have fluctuated since, very dependent upon the classic popular moving seasons, they are staying at fairly consistent levels.

Figure 6-6 Volume of Sales (Essex) 2007-2013

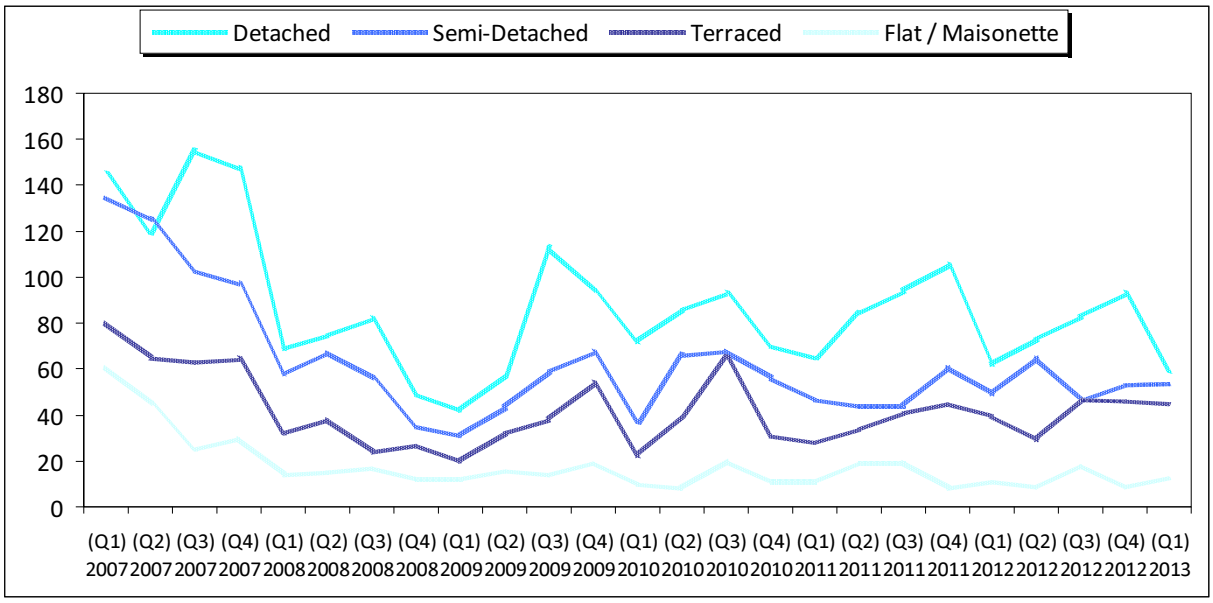


	(Q1) 2007	(Q2) 2007	(Q3) 2007	(Q4) 2007	(Q1) 2008	(Q2) 2008	(Q3) 2008	(Q4) 2008	(Q1) 2009	(Q2) 2009	(Q3) 2009	(Q4) 2009	(Q1) 2010	(Q2) 2010	(Q3) 2010	(Q4) 2010	(Q1) 2011	(Q2) 2011	(Q3) 2011	(Q4) 2011	(Q1) 2012	(Q2) 2012	(Q3) 2012	(Q4) 2012	(Q1) 2013
Essex	7764	8463	8444	7214	4460	4649	3658	3039	2361	3434	4877	5811	3474	4345	5148	4763	3254	4133	5298	5043	4146	4042	4863	4759	3894

Source: Land Registry Residential Property Price Report, 2007 to 2012, © Crown Copyright

6.8.3 The graph below shows the sales transactions in Maldon by property type for the period 2007 – 2013.

Figure 6-7 Maldon Sales by Type (2007-2013)



Source: Land Registry Residential Property Price Report 2007 to 2013, © Crown Copyright

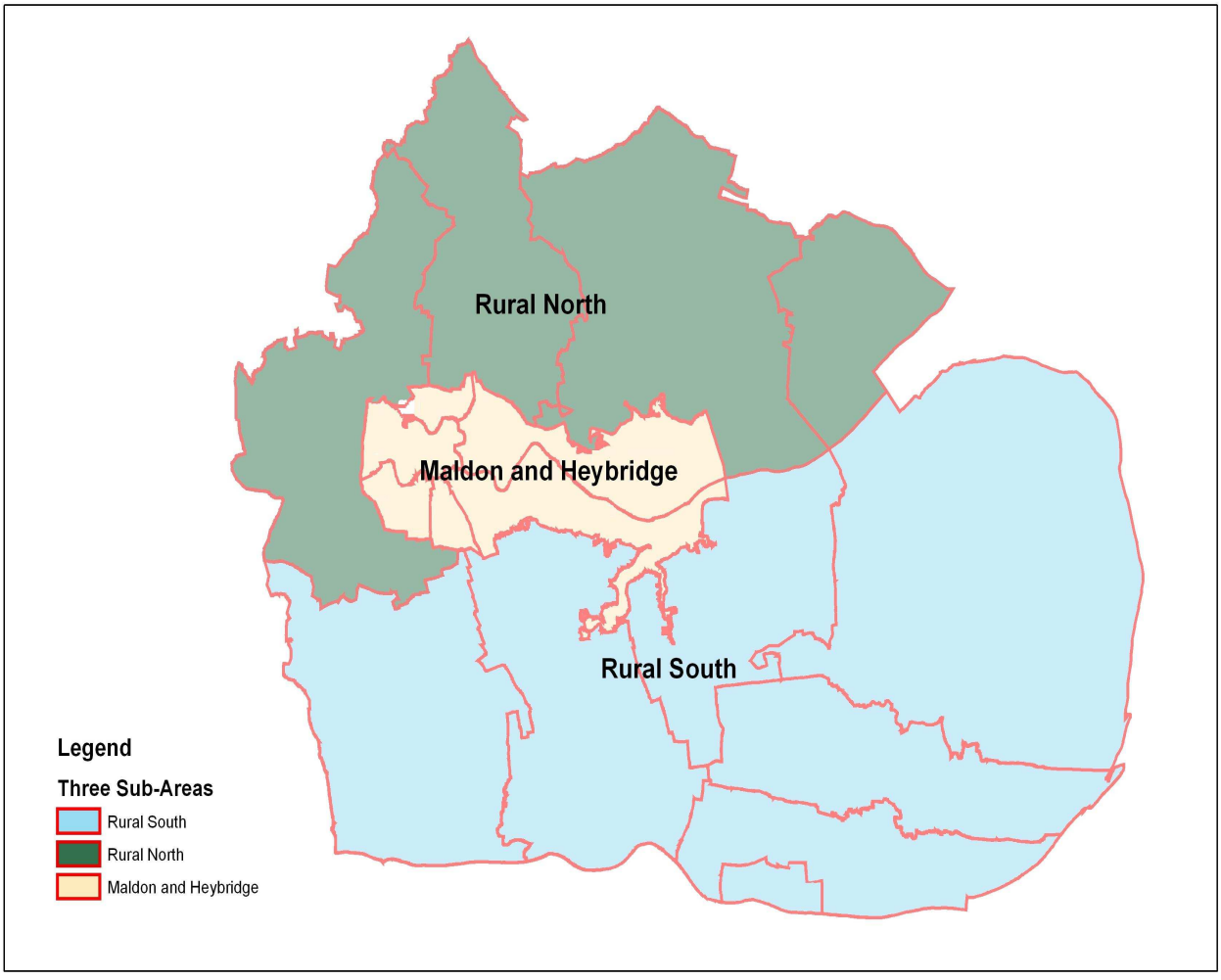
6.8.4 The largest decrease in terms of property type over the five year period was flats at 78.6% followed by semi-detached properties at 60.0%. Detached houses have reduced in sales volumes by 59.3% and terraced houses by 43.8%.

6.9 Maldon Market Sub-Area Breakdown

6.9.1 The District has been divided into three sub-areas to analyse house prices and rental costs locally in the areas outlined below.

Sub-Areas	Wards contained within
Maldon & Heybridge	Maldon / Heybridge
Rural South	Burnham-on-Crouch, Southminster, Althorne, Mayland, Purleigh, Tillingham
Rural North	Great Totham, Tollesbury, Tolleshunt D'Arcy, Wickham Bishops & Woodham

Figure 6-8 Map of Maldon District



6.10 Entry Sales Levels

6.10.1 Entry to the market is clearly dependent on availability, a factor which is particularly critical for low income households who can only enter the market in any numbers where there is an adequate supply of affordable homes.

6.10.2 First-time buyers as new entrants to the housing market do not purchase houses at average prices as they do not have average incomes. Although average prices are useful for comparisons in general they are not the purchase levels used in assessing the ability of households to enter local markets.

6.10.3 In broad terms new purchasers of either flats or terraced properties buy in the lowest quartile of prices i.e. the bottom 25%.

6.10.4 An internet search of the local estate agents was undertaken to ascertain the cost of the cheapest units available i.e. the lowest quartile stock costs in the 3 sub-areas and sample size.

6.10.5 The entry level stock in the District is considered to be flats as they are the cheapest units with an adequate level of supply for sale to concealed households.

Table 6-3 Entry Sales Levels (£) in Maldon– May 2013

	1 Bed Flat	2 Bed Flat	2 Bed Terraced	3 Bed Terraced	2 Bed Semi-Detached	3 Bed Semi-Detached
Maldon & Heybridge	100,000	158,000	150,000	179,995	167,500	189,995
Rural South	82,000	100,000	157,500	170,000	167,500	176,995
Rural North	nd	129,995	159,950	170,000*	172,500*	189,995
District-Wide	**95,000**	**129,995**	**157,500**	**179,000**	**167,500**	**185,000**

Source: DCA Housing Market Survey May 2013
* Caution Low Sample
nd No data found

6.10.6 Although the average price of flats in Maldon according to the Land Registry survey is £105,342, entry sales levels vary across the District with the lowest entry prices, starting at around £82,000 for a 1-bed flat in the Rural South, rising to £158,000 for a 2-bed flat in Maldon and Heybridge.

6.10.7 2 bedroom terraced properties start at £150,000 in Maldon & Heybridge rising to £159,950 in Rural North. 3 bedroom terraced properties start at £170,000 in the Rural sub-areas (although based on a low sample) rising to £179,995 in Maldon & Heybridge.

6.10.8 2 bedroom semi-detached properties start from around £167,500 in Maldon & Heybridge and Rural South rising to £172,500 (although based on a low sample) in the Rural North sub-area. 3-bedroom semi-detached properties start at £176,995 in Rural South rising to £189,995 in Rural North and Maldon & Heybridge.

6.11 Purchase Single Income Thresholds

6.11.1 The cheapest entry levels (lowest quartile) of the smallest units were assessed to enable threshold income levels to be calculated. These are based on 95% mortgage availability and a 3.5 x gross income lending ratio for single earner households. These levels are recommended in the 2007 Strategic Housing Market Assessments – Practice Guidance (page 42).

6.11.2 However, in the current climate in reality there are few lenders that will grant a 95% mortgage with the majority requiring around 20% deposit. 77.6% of concealed households earn less than £25,000 and 84.9% have less than £20,000 in savings. They are unlikely to gain a mortgage and if they secured a mortgage they are likely to need help from parents / relatives to pay a deposit.

6.11.3 Table 6-4 below outlines the income ranges needed to enter the market in the 3 sub-areas for a single income households. The table also shows the proportion of concealed households who are unable to afford each property size in each sub-area.

Table 6-4 Single Income Thresholds (£)

Area	Income Thresholds (£) /(%) who cannot afford					
	1 bed Flat	(%) cannot afford	2 bed Flat	(%) cannot afford	2 bed Terraced	(%) cannot afford
Maldon & Heybridge	27,100	80.1	42,900	88.5	40,700	88.0
Rural South	22,400	67.3	27,100	80.1	42,800	88.5
Rural North	No data	-	35,300	85.9	43,400	88.6

Source: DCA House Price Survey May 2013

6.11.4 The cheapest entry level property requires an income of £22,400 in the Rural South sub-area.

6.11.5 67.3% of concealed households forming earn below this amount to access as a single income household. The ability of concealed households to access the market within the District is clearly very limited.

6.12 Intermediate Housing Costs

6.12.1 The Intermediate Housing definition in NPPF is "homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing."

6.12.2 Generally new intermediate housing units are bought almost equally by people moving from private rented accommodation and new forming households with incomes inadequate to buy outright. As house prices have reduced, albeit marginally it is important to assess whether households could gain access to the housing they require with minimum levels of subsidy compared to that of social rent.

6.12.3 This is also important in relation to the provision of a more balanced housing market. We have therefore attempted to analyse the cost of provision of intermediate housing in the area in an attempt to assess the proportion of households who may be able to be assisted by new provision of this type.

6.12.4 Shared-ownership gives residents the chance to buy a percentage share of a new build property, and you rent the remaining share from a housing association. This makes home ownership more affordable as it reduces the amount required for a deposit, and you only pay the mortgage on the share you own.

6.12.5 In England, Shared Ownership is a Help to Buy scheme, with the exception of London, in which it is a FIRST STEPS scheme. Help to Buy is the brand for the government funded initiative of affordable home ownership schemes designed to help people who cannot afford to buy a home that suits the needs of their household.

6.12.6 Over the years several scheme names have been used (i.e. Homebuy - part buy/part rent) but the current Help to Buy schemes are 'Equity Loans' and 'Shared Ownership'.

6.12.7 The Homes and Communities Agency (HCA) have appointed 15 Local Help to Buy Agents providing coverage across England. The Local Help to Buy Agent is there to guide you through the options available via Help to Buy and explain the eligibility and affordability criteria.

6.12.8 In London, the Help to Buy Agent is called FIRST STEPS and is managed in partnership between the Greater London Authority and online property portal Share to buy.

6.13 Eligibility for Shared Ownership

6.13.1 Shared ownership housing schemes are government funded, and as such there are specific criteria and eligibility rules which govern who can purchase these homes. The scheme is open to all those that meet the eligibility criteria under the National Planning Policy Framework (NPPF) and can afford to purchase a shared ownership home.

6.13.2 To be eligible to purchase a Help to Buy shared ownership home you must meet the following criteria:-

- Your household income must be under £60,000 per year (in London £66,000 for 1 to 2 bedroom and £80,000 for a 3+ bedroom property);
- You must also be able to demonstrate that you do not have adverse credit history and can afford to sustain the costs involved in buying or renting a home;
- You must show that you are not in mortgage or rent arrears, or in breach of your current tenancy agreement at the time of application;
- You must not already own a home in the UK or abroad.

6.13.3 There is high demand for Help to Buy - shared ownership options which means that applicants must be prioritised. Priority is given in the following order:-

1) Existing social tenants and serving military personnel;
2) Local authorities are able to choose priority applicant groups for affordable home ownership i.e., where the product is designed to be an affordable housing option by taking into account local income levels and according to the specific needs of their locality;
3) Other first time buyers who fit all other qualifying criteria detailed above.

6.13.4 However, housing providers do not often receive enough applications from social housing tenants and military personnel to fill their available developments and purchasers are more likely to come from priorities 2 and 3.

6.13.5 There are also shared ownership schemes targeted at specific groups, such as shared ownership for disabled people and those over 55 years old. However, these are few and far between with only 2 available properties found under the OPSO (shared ownership for older people) scheme in the whole of Essex.

6.13.6 The following tables utilises data from the 'Share to Buy' and Rightmove websites.

6.13.7 Two new build shared ownership properties for sale were found in Maldon and were a 2 bedroom and a 3 bedroom property. The income needed for the 2 bedroom property was £31,350. For the 3 bedroom property an income of £37,550 was needed. Taking the minimum of a 5% deposit £3,000 and £3,500 would be needed.

6.13.8 The cost of the legal fees would be on top of these deposit payments.

6.14 Shared Equity Schemes

6.14.1 Shared equity is not 'shared ownership' as they buyer owns 100% of the property and does therefore not pay rent, but receives an equity loan as a Government incentive to help first time buyers.

6.14.2 Under these schemes the buyer has to find a mortgage of 75% or 80% of the full market value. For the first 5 years, equity loan will be interest free. After five years a charge is payable typically 1.75% per annum on the outstanding equity loan. This fee will rise on an annual basis by the Retail Price Index (RPI) plus 1%.

6.14.3 There were no properties for sale in Maldon under the FirstBuy or Shared Equity schemes although there were some in the adjacent areas. All these properties are new build and the service charge has not been calculated.

6.14.4 The table below shows examples of Shared Ownership costs, incomes required and concealed households able to afford. Examples were found in all five Essex authorities, the majority in Chelmsford.

Table 6-5 Shared Ownership Costs, Incomes Required and Concealed Households able to afford

Area	Property Type	Full Sale Price	Share Price	Monthly Cost*						
				Rent	Mortgage	Service / Estate Charge	Total Monthly Cost	5% Deposit	Income Required	Concealed Households able to afford (%)
Brentwood	2 Bed Terrace House - Resale	£180,000	£90,0000 – 50%	£205	£577	£13	£795	£4,500	£28,900	24.7
Braintree	2 Bed Terrace House - Resale	£185,000	£55,500 – 30%	£332	£324	£17	£673	£2,775	£24,500	30.7
Braintree	2 Bed Terrace House -Resale	£175,000	£87,500 – 50%	£197	£562	£45	£804	£4,375	£29,250	17.7
Chelmsford	1 Bed Apartment - Resale	£120,000	£90,000 – 75%	£69	£577	£144	£790	£4,500	£28,700	19.7
Chelmsford	1 Bed House - Resale	£130,000	£65,000 – 50%	£111	£417	£20	£548	£3,250	£19,950	62.1
Chelmsford	2 Bed Apartment - Resale	£205,000	£67,650 – 33%	£257	£434	£150	£841	£3,382	£30,600	16.3
Chelmsford	1 Bed Apartment - Resale	£120,000	£90,000 – 75%	£69	£577	-nd-	£646 Excl SC	£4,500	£23,500 Excl SC	33.6
Chelmsford	2 Bed Apartment - Resale	£220,000	£110,000 – 50%	£397	£706	£150	£1,253	£5,500	£45,550	4.0
Chelmsford	1 Bed Apartment – New	£120,000	£90,000 – 75%	£69	£577	£145	£791	£4,500	£28,750	19.8
Colchester	1 Bed Apartment – Resale	£135,000	£94,500 – 70%	£93	£606	£110	£726	£4,725	£26,400	22.6
Colchester	1 Bed Apartment – Resale	£122,850	£85,995 – 70%	£84	£552	£90	£637	£4,300	£23,170	28.4
Colchester	2 Bed Apartment - Resale	£125,000	£50,000 – 40%	£220	£321	£96	£637	£2,500	£23,170	28.4
Colchester	1 Bed Apartment – Resale	£78,500	£39,250 – 50%	£69	£252	£115	£436	£1,962	£15,850	41.4
Colchester	1 Bed Apartment – Resale	£93,333	£70,000 – 75%	£53	£449	£34	£536	£3,500	£19,500	41.3
Maldon	2 Bed House – New	£240,000	£60,000 – 25%	£420	£384	£58	£862	£3,000	£31,350	15.8
Maldon	3 Bed House – New	£280,000	£70,0000 – 25%	£525	£449	£59	£1,033	£3,500	£37,550	13.2

Note: Income required based on monthly housing costs not exceeding 33% of gross income and a 5% deposit. Monthly costs based on 6.5% mortgage rate over 25 years. New S/O based on 2.75% rent. % of Concealed Households able to afford each property based on the incomes in the DCA Housing Survey 2013.

6.14.5 The table below shows examples of FirstBuy and Shared Equity costs, incomes required and percentage of concealed households able to afford these costs. Examples were found in four of the Essex authorities, there were no properties found in Maldon.

Table 6-6 FirstBuy / Shared Equity, Incomes Required and % of Households Wishing to Buy Able to Afford

Area	Property Type	Full Sale Price	Share Price	Monthly Cost*					
				Mortgage	Service / Estate Charge (SC)	Monthly Cost Excl SC	5% Deposit	Income Required Excl SC	Concealed Households able to afford (%)
Brentwood	2 Bed Apartment	£236,000	£188,800 – 80%	£1,211	-nd-	£1,211	£9,440	£44,050	10.3
Brentwood	2 Bed Apartment x 3	£225,500	£169,125 – 75%	£1,085	-nd-	£1,085	£8,456	£39,450	13.3
Brentwood	2 Bed Apartment	£222,500	£166,875 – 75%	£1,070	-nd-	£1,070	£8,344	£38,900	13.8
Braintree	3 Bed Terrace House	£220,000	£176,000 – 80%	£1,129	-nd-	£1,129	£8,800	£41,090	0.0
Braintree	2 Bed Apartment	£145,000	£116,000 – 80%	£744	-nd-	£744	£5,800	£27,090	23.9
Chelmsford	2 Bed Apartment	£179,500	£143,600 – 80%	£921	-nd-	£921	£7,180	£33,500	13.2
Colchester	3 Bed Terrace House	£199,995	£159,996 – 80%	£1,026	-nd-	£1,026	£8,000	£37,300	12.3
Colchester	3 Bed Semi-Detached	£225,000	£180,000 – 80%	£1,155	-nd-	£1,155	£9,000	£42,000	8.7
Colchester	2 Bed Apartment	£133,950	£107,160 - 80%	£651	-nd-	£651	£5,358	£23,675	27.2
Colchester	2 Bed Apartment	£130,995	£104,796 – 80%	£672	-nd-	£672	£5,240	£24,440	25.4
Colchester	3 Bed Terrace House	£189,995	£151,996 – 80%	£975	-nd-	£975	£7600	£35,450	14.4
Colchester	3 Bed Terrace House	£182,995	£146,396 – 80%	£939	-nd-	£939	£7320	£34,150	15.1
Colchester	3 Bed House	£250,000	£200,000 – 80%	£1283	-nd-	£1,283	£10,000	£46,655	9.9
Colchester	3 Bed House	£235,000	£188,000 – 80%	£1,206	-nd-	£1,206	£9,400	£43,855	7.6
Colchester	3 Bed Terrace House	£194,995	£155,996 – 80%	£1,001	-nd-	£1,001	£7,800	£36,400	4.2

Note: Income required based on monthly housing costs not exceeding 33% of gross income. Minimum deposit of 5% has been calculated. Monthly costs based on 6.5% mortgage rate over 25 years. % of Households wishing to purchase and able to afford each property based on the incomes in the DCA Housing Survey 2013.

6.15 The Private Rented Sector

6.15.1 DCA undertook a survey of the main estate / letting agents in each area to gather data on the entry rent levels for each sub-area, set out below. The total sample was around 110 properties, currently available on the market. Some property types had low levels of supply and the data should be treated with caution.

Table 6-7 Average and Entry Rent Levels, May 2013 (£ p/m)

Property Type	Maldon / Heybridge		Rural South		Rural North		District-wide	
	Average	**Entry**	Average	**Entry**	Average	**Entry**	Average	**Entry**
1-Bed Flat	523*	**450***	473	**450**	534	**433**	491	**445**
2-Bed Flat	695*	**695***	629	**575**	718	**590**	670	**590**
2-Bed Terraced	703*	**650***	659	**650**	764	**650**	698	**650**
3-Bed Terraced	817*	**800***	838*	**800***	750*	**750***	856	**750**
2-Bed Semi-detached	-nd-	**-nd**	794*	**650***	775*	**700***	789	**725**
3-Bed Semi-detached	-nd-	**-nd-**	792	**750**	772*	**725***	783	**750**

* Low level of data

Source: DCA House Price Survey May 2013

6.15.2 Entry rental costs (the lowest quartile averages) in the private rented sector vary by location within the District.

6.15.3 The private rented sector entry level rents start from £433 per month in Rural North, rising to £450 per month in Rural South and Maldon and Heybridge for a one bedroom flat, the smallest unit. A 2-bedroom flat ranges from £575 per month in Rural South rising to £695 in Maldon and Heybridge sub-area (although based on a low sample).

6.15.4 In the case of 2-bedroom terraced houses, entry rent levels range from £650 per month. 3-bedroom terraced rents start from £750 month in the Rural North sub-area, rising to £800 in Rural South and Maldon and Heybridge.

6.15.5 A 2-bedroom semi-detached home starts from £650 per month in Rural South and rises to £700 in Rural North. 3 bedroom semi-detached properties start from around £725 in Rural North and rise to £750 per month in Rural South.

6.16 Rental Income Thresholds

6.16.1 The cheapest rental prices of the smallest units in the District were assessed in order to calculate the rental income threshold levels. These are based on rent at 25% of gross income (equivalent to 30% of net income). The table below shows the income levels needed to access the private rented market in each sub-area.

Table 6-8 Rental Income Thresholds – May 2013

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terraced
Maldon / Heybridge	21,600	33,400*	32,400*
Rural South	20,400	26,400	31,200
Rural North	19,200*	28,300*	26,400*

Source: DCA House Price Survey May 2013
NB Figures rounded to nearest hundred.
*low sample

6.16.2 The cheapest rental property in the District was in Rural South (although based on a low sample) Maldon & Heybridge requires an income of £21,600 for a 1 bedroom flat.

6.16.3 Depending on the household's personal circumstances they may be classed as in need by the Local Authority and placed on the housing register. Therefore there is a possibility that some of the market rent shortfall could be met through Affordable Rent.

6.16.4 Affordable Rent is bought or managed by Registered Providers who rent them at lower rental cost than private landlords. This is usually 80% of the market rental value and is examined further in section 6.17 below.

6.17 Affordable Rents

6.17.1 The Coalition Government introduced Affordable Rents up to 80% of market value for new social rented stock. This decision is to encourage Registered Providers to be less reliant on grant aid for new build schemes and self-finance the schemes by charging a greater amount of rent.

6.17.2 The requirement for property size in the intermediate housing market is mainly one and two bedroom units to meet the needs of concealed households, unable to access the market sector as a FTB.

6.17.3 However, the decision to introduce Affordable Rents at up to 80% of market value for new social rented stock has had an impact on discounted market rent as an intermediate housing option.

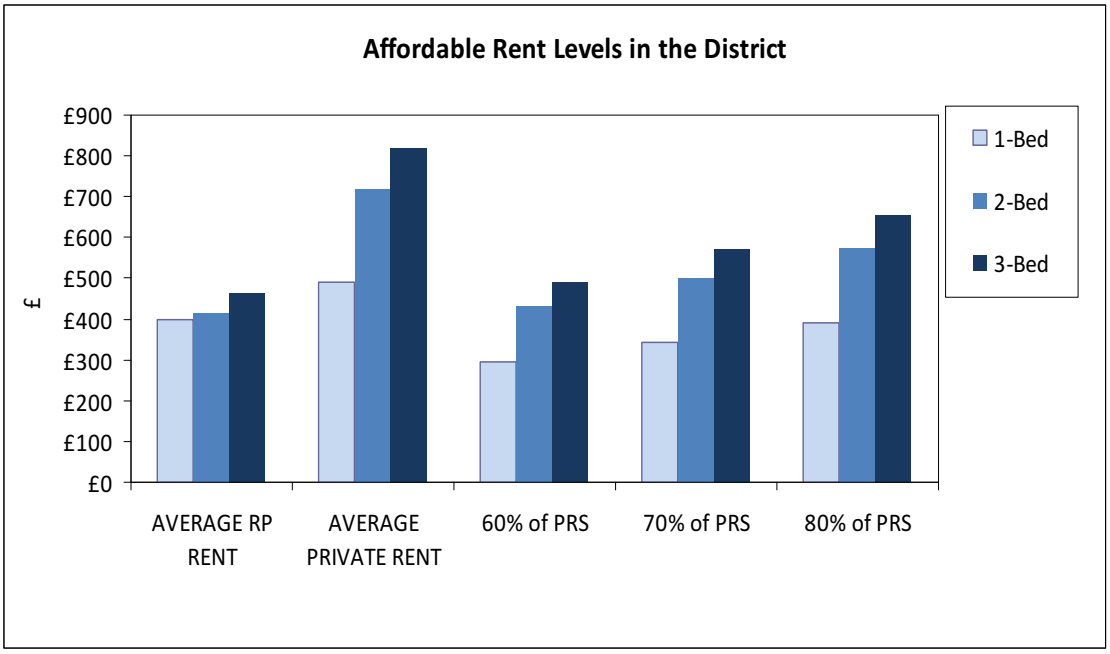
6.17.4 The table and graph below shows that there is a large enough margin to introduce Affordable Rents for in the District, but only at the 70% and 80% levels. The 60% levels are below RP rents for 1 and 2 bedrooms and marginal for 3 bedroom units. For example, the average 'headroom' between the 80% level and the Council rent level is only £13 pcm for 1 bedroom and £76 pcm for 2 and £191 for 3 bedrooms.

6.17.5 Also one other thing to bear in mind is the service charge for affordable rents which is usually between £5 and £15 per week. These extra charges when added to the average social rent could mean that the affordable rent levels could infact exceed the private rent levels in some areas.

Table 6-9 Average Social Rent up to 80% of Average Private Sector Rent

District - Wide	Average RP Rent (pcm)	Average Private Rent (pcm)	60% of PRS	70% of PRS	80% of PRS	Headroom at 80%
1-Bed	£397	£480	£288	£336	£384	£13
2-Bed	£415	£424	£254	£297	£339	£76
3-Bed	£466	£821	£492	£575	£657	£191

Figure 6-9 Affordable Rent Levels in the District



Source: Council Data, CORE Data and DCA House Price Search May 2013

6.18 Local Housing Allowance for Single People

6.18.1 The Local Housing Allowance (LHA) is a way of calculating Housing Benefit for people who live in **privately rented accommodation**. LHA is a flat rate allowance based on the size of the household (not the size of the property) and the area in which a person lives.

6.18.2 Previously a single person aged under 25 years, who does not have a dependant or a non-dependant person living with them, will be entitled to the standard rate of Local Housing Allowance for a room in shared accommodation.

6.18.3 From January 2012 the shared room rate restriction has applied to single people aged under 35 years. Exemptions, for example for those in receipt of severe disability premium and living in certain types of supported accommodation, have continued to apply.

6.18.4 However when considering housing needs, the SHMA Practice Guidance 2007 states that we must include anyone over the age of 25 years sharing facilities. Therefore until new guidance is published anyone over the age of 25 years will be included in the calculation for future housing need.

Table 6-10 Shared Accommodation Maximum Local Housing Allowance / Lower Quartile PRS Monthly Rents at May 2013

Area	Number of PRS Shared Properties Found	Shared	
		LHA	PRS Rent
Brentwood	4	£282	£400
Braintree	5	£325	£350
Chelmsford	19	£325	£425
Colchester	36	£275	£350
Maldon	16	£325	£380
Outer NE London)	26	£310	£377

Source: DCA house price search 2013/ www.voa.gov.uk

6.18.5 There are not a large number of shared accommodation properties available.

6.18.6 The Council and Registered Housing Providers should investigate how many single person households may be affected by these changes and offer them housing options and benefit advice.

6.19 Affordability for Local Householders

6.19.1 Earlier in this section we highlighted the costs of various types and tenures of properties, including social rent, intermediate rent, average private rent costs and average house prices.

6.19.2 We have also detailed the incomes of newly forming and existing households in section 5.

6.19.3 We have brought these findings together to create a tenure cost analysis by dwelling size and the results can be found in the table below.

Table 6-11 Tenure Cost Analysis

	Tenure				
	Social Rent	**Intermediate**	**Private Rent**	**Owner Occupation**	**New Build**
1 bedroom	£397	-nd-	£445	£575	-nd-
2 bedroom	£415	£555	£590	£905	-nd-
3 bedrooms	£466	-nd-	£750	£1,059	-nd-

Source: Social Rent – Data provided by Maldon District Council
Intermediate – 'Sharetobuy' and 'Helptobuy' websites (lowest monthly cost used)
Private Rent – DCA house price survey (Average level rents used)
Owner Occupation – DCA house price survey (Average costs used) based on 10% deposit
-nd- no data available for this type / size

6.19.4 At the time of the search there were no new build properties found and only a small selection of intermediate properties.

6.19.5 In section 5, Table 5-9 shows the monthly amount new forming households are able / willing to pay in rent or mortgage costs for their new home.

6.19.6 42.2% of new forming households are able and willing to pay no more than £500 per month. Therefore based on the tenure cost analysis in the table above, the only option available to these households would be social rent or a 1 bedroom property in the private rented sector.

7 WELFARE REFORMS

7.1 Introduction

7.1.1 The Government is implementing a number of changes to the benefit system. The Welfare Reform Act of 2012 introduces a range of changes that will have an impact on the private rented sector, housing associations and their tenants.

7.1.2 The majority of the changes will only affect those residents of working age, although retired households where one person is of working age may be affected when universal credit is introduced.

7.1.3 A number of the changes have already been implemented in the private rented sector such as:-

- A cap on the amount of local housing allowance paid depending on the size of the house;
- Under-occupancy criteria;
- Single under-35 year olds only eligible for shared accommodation housing benefit.

7.1.4 The main changes are now affecting the social rented sector, including the size criteria for social housing and the household benefit cap. These were introduced in April 2013 and the new Universal Credit is due to be phased in between April 2013 and 2017.

7.1.5 The primary component of the Welfare Reform Act is the introduction of Universal Credit in April 2013 in certain areas which will result in a single benefit payment being made directly to social housing tenants.

7.1.6 It will also introduce size criteria (often referred to as the bedroom tax) for the calculation of housing benefit in the social rented sector as well as caps on total benefits introduced in 2013.

7.1.7 These reforms are likely to have financial impacts on housing associations and tenants and, in turn, will lead to the adoption of coping strategies with important consequences.

7.1.8 In April 2013 the Government introduced a weekly limit on the total amount of benefit that most people aged 16 to 64 can get. This is called a 'benefit cap'. Local councils introduced this between 15 April and 30 September 2013.

7.1.9 The benefit cap was introduced on 15 April 2013 to the following 4 council areas:-

- Bromley
- Croydon
- Enfield
- Haringey

7.1.10 The benefit cap should have been introduced in all other council areas between 15 July and 30 September 2013.

7.1.11 The cap will apply to the total amount that the people get from the following benefits:-

- Bereavement Allowance;
- Carer's Allowance;
- Child Benefit;
- Child Tax Credit;
- Employment and Support Allowance (unless it includes the support component);
- Guardian's Allowance;
- Housing Benefit;
- Incapacity Benefit;
- Income Support;
- Jobseeker's Allowance;
- Maternity Allowance;
- Severe Disablement Allowance;
- Widowed Parent's Allowance (or Widowed Mother's Allowance or Widows Pension that started before 9 April 2001).

7.1.12 The level of the cap will be:-

- £500 a week for couples (with or without children living with them);
- £500 a week for single parents whose children live with them;
- £350 a week for single adults who don't have children, or whose children don't live with them.

7.1.13 The cap will not affect anyone whose household qualifies for Working Tax Credit or gets any of the following benefits:-

- Disability Living Allowance;
- Personal Independence Payment;
- Attendance Allowance;
- Industrial Injuries Benefits (and equivalent payments as part of a war disablement pension or the Armed Forces Compensation Scheme);
- Employment and Support Allowance, if you get the support component;
- War Widow's or War Widower's Pension.

7.1.14 Local authorities and Registered Providers should ensure that residents receive the necessary advice and assistance in dealing with the changes to their benefits. This may include:-

- Housing option advice; and
- Benefit advice.

7.2 NHF Research[2]

7.2.1 In 2012 Ipsos MORI and the University of Cambridge carried out a national survey on the Impact of Welfare Reform on Housing Associations on behalf of The National Housing Federation (NHF).

7.2.2 A summary of the findings for each Region was produced. In the South East, 56 Housing Associations took part in the survey and we have listed the findings below in the next two pages.

Anticipated impact of welfare reform

- 76% of Associations operating in the South East say they will be affected either a great deal or a fair amount by introduction of direct payments to tenants (compared to 81% overall).
- 52% say they will be significantly affected by the size criteria and 25% by the household benefit cap (compared to 61% and 27% respectively overall).
- Associations operating exclusively in the South East on average anticipate a 45% increase in rent arrears following introduction of welfare reforms.
- 15% think it is likely that increased debt arising from the welfare reforms will make it harder to meet loan covenants (compared to 22% overall).
- 65% of South East Associations think their tenants know hardly anything or nothing at all about the benefit changes (compared to 57% overall).

Potential impacts of the introduction of the size criteria

- 81% of Associations operating in the South East consider increased difficulty in rent collection likely following introduction of the size criteria (compared to 90% overall).
- 81% say a rise in the level of arrears is likely and 72% expect a fall in total rental income following introduction of the size criteria (compared to 90% and 82% respectively overall).
- 65% say a change in allocations policy relating to working age households on housing benefit is likely and 51% think a policy change is likely for those not on housing benefit.
- 6% of Associations operating in the South East and involved in the Affordable Homes Programme believe that the introduction of the size criteria will make it a great deal harder to meet their delivery commitments (compared to 5% overall). 24% think it will not affect them at all.
- 31% of South East Associations have reported an increase in requests for a transfer from under-occupying households in the last six months (compared to 43% overall).

[2] Ipsos MORI and the University of Cambridge **'Impact of welfare reform on housing associations – 2012 Baseline report'** For the National Housing Federation January 2013

Potential impacts of the household benefit cap

- 59% of Associations operating in the South East consider increased difficulty in rent collection likely following introduction of the household benefit cap (compared to 63% overall).
- 45% expect a fall in total rental income following introduction of the household benefit cap (compared to 49% overall).
- 26% say a change in allocations policy (e.g. to prioritize those affected by the cap for internal transfers) is likely (compared to 35% overall)
- 7% of South East Associations involved in the Affordable Homes Programme believe that the introduction of the household benefit cap will make it a great deal harder to meet their delivery commitments (compared to 4% overall). 14% think it will not affect them at all.

Potential impacts of direct payment of benefit to tenants

- 81% of Associations operating in the South East think they will have to provide more resources for things like money advice and arrears management following introduction of direct payments to tenants (compared to 92% overall).
- 80% think increased difficulty in rent collection is likely and 79% say a rise in the level of arrears is likely following introduction of direct payments to tenants (compared to 90% and 89% respectively overall).
- 72% expect a fall in total rental income following introduction of direct payments to tenants (compared to 78% overall).
- 6% of South East Associations involved in the Affordable Homes Programme believe that the introduction of direct payment to tenants will make it a great deal harder to meet their delivery commitments (compared to 10% overall). 10% think it will not affect them at all.
- Associations operating in the South East on average estimate that 21% of their tenants are on housing benefit and do not have access to a bank account and direct debit facility (compared to 30% overall).

What Housing Associations are doing to prepare

- 98% of Associations operating in the South East have begun to look at the risks and opportunities of welfare reform (compared to 95% overall), 70% have started to take action.
- Associations operating in the South East are, on average, planning to spend c£27,435 each in 2013 to prepare for welfare reforms (compared to a regionalized overall average of c£32,575).The highest amount spent in preparation by South East Associations is £290,700.
- Anticipated additional average spend in the year to April 2014 is c£52,875 each (compared to a regionalized overall average of £54,630).The highest amount of additional spend anticipated by South East Associations is c£742,800.

- 81% of Associations operating in the South East are providing (or planning to) additional money advice and 57% are undertaking (or planning to) customer analysis to identify and target under-occupiers with help (compared to 76% and 66% respectively overall).

7.3 Housing Benefit and Under-Occupancy

7.3.1 From April 2013 the Government introduced a new 'size criteria' (bedroom tax) for tenants renting the social sector. As a result, any working age household deemed to be under-occupying their property will see a reduction in their housing benefit.

7.3.2 The new size criteria will only apply to working age households in any social sector housing. It does not apply to pensioner households who are specifically excluded from this legislation or those living in private rented accommodation as they are covered under new Local Housing Allowance (LHA) regulations.

7.3.3 From April 2013, the number of bedrooms a working age household is deemed to require will be based on the following criteria for a 1 bedroom property:-

- A couple;
- Adult aged 16+

7.3.4 The number of bedrooms a working age household is deemed to require will be based on the following criteria for a 2 bedroom property:-

- One child;
- Two children aged 0-16 years of the same sex;
- Any 2 children under the age of 10.

7.3.5 There will be discretionary help for disabled tenants who require an extra bedroom for an overnight carer and for those households with foster children. For any household deemed to have more bedrooms than they require their housing benefit will be reduced by:-

- 14% for 1 'extra' bedroom;
- 25% for 2 or more 'extra' bedrooms.

7.3.6 Information received from Maldon Housing Benefit database suggests that a total of 231 households have been affected by the size criteria, 183 under occupying by one bedroom and 48 under-occupying more than two bedrooms.

7.3.7 The table below shows the breakdown between social rents owned by Moat Homes, and those owned by other Registered Providers.

Table 7-1 Number of Social Housing Residents Affected by the HB Size Criteria

Moat	Households	Average weekly difference in eligible rent
by 14%	113	£15.22
by 25%	36	£27.67
Other RPs	**Households**	**Average weekly difference in eligible rent**
by 14%	70	£15.44
by 25%	12	£27.52

7.3.8 There is a number of Moat Housing (stock transfer registered provider) and other Registered Providers tenants affected by the changes in Housing Benefit payments. Registered Providers Officers should ensure that they contact the affected residents and offer housing options and benefit advice.

7.4 Housing Benefit Changes

7.4.1 The amount of housing benefit paid for a private rented property is usually based on the LHA in the area, household income and personal circumstances.

7.4.2 From the 15th April 2013 the maximum amount of housing benefit that can be received is:-

Table 7-2 Maximum Housing Benefit Payable

Property	Weekly amount
1 bedroom (or shared accommodation)	Up to £250
2 bedrooms	Up to £290
3 bedrooms	Up to £340
4 bedrooms	Up to £400

7.4.3 Data from the Council's Housing Benefit database suggests that 7 Moat Housing tenants and 5 Registered Provider tenants will be affected by the benefit cap, which has been in place in Maldon since October 2013.

7.4.4 Council officers should contact the affected households to discuss their housing options.

7.4.5 Table 7-3 shows the maximum Local Housing Allowance payable in April 2013 for Maldon and surrounding local authority areas.

7.4.6 The allowance varies quite considerably from area to area. The table below shows the lower quartile private sector rent for the same areas.

7.4.7 In Maldon the local housing allowance will meet the full amount of private sector rent unlike a number surrounding LA areas.

Table 7-3 Maximum Local Housing Allowance / Lower Quartile PRS Monthly Rents at May 2013 (rounded)

Area	Shared		1 Bedroom		2 Bedrooms		3-Bedrooms	
	LHA	PRS Rent	LHA	PRS Rent	LHA	PRS Rent	LHA	PRS Rent
Brentwood	£282	£400	£550	£675	£685	£825	£801	£1,000
Braintree	£325	£350	£525	£450	£450	£575	£575	£695
Chelmsford	£325	£425	£525	£550	£650	£675	£792	£795
Colchester	£275	£350	£445	£495	£562	£615	£700	£700
Maldon	£325	no data	£525	£425	£650	£550	£792	£700
Outer NE London	£310	£377	£664	£700	£819	£897	£1,000	£995

7.4.8 Maldon is one of the cheaper authorities in the Region and is more affordable than surrounding local authorities. The LHA in Maldon seems to be able to cover the cost of private rent and may attract residents from surrounding areas.

7.4.9 Migration from neighbouring areas cannot be assumed and until this is assessed in more detail it is difficult to predict the affect on need for additional private rented properties in Maldon.

7.4.10 It is impossible to predict how the changes will affect Maldon or any other Local Authority, as cost is not the major factor which drives housing markets.

7.4.11 There is speculation that residents affected by the housing benefit changes will move to areas that offer cheaper housing however this cannot be quantified.

7.4.12 Once the changes have been in place for a year it will more likely that some information may be available on the pattern of migration.

7.4.13 Social housing providers will need to take these new regulations into account when allocating housing as well as when deciding on property sizes on new developments.

7.4.14 Under-occupancy of large family homes is already being prioritised by many housing providers.

7.4.15 The changes will heighten the **need to address under-occupancy** to ensure that residents on low incomes do not fall into arrears due to reduced housing benefit being paid towards their rent.

7.5 Department of Works and Pensions Research[3]

7.5.1 The Government released in May 2013 the interim findings of research they have been carrying out on the impact of the changes to LHA and those living in the PRS.

7.5.2 The research has been carried out in 19 case study areas since April 2011 and ended in June 2013 and included 1,910 face to face interviews. Here are some of the findings from the research:

- Key factors associated with moving home were often, as might be expected, related to life stage.
- Relatively few claimants gave finance-related reasons for the move from their previous accommodation and hardly any mentioned cuts in benefit.
- Over a third of respondents who had moved while claiming the LHA had faced difficulties finding accommodation. For those who reported that they had faced difficulties, the two main problems were: encountering landlords who were unwilling to let to HB claimants (53 per cent); and finding that rents were generally unaffordable (32 per cent).
- Just over two-thirds of claimants had a 'shortfall' in the sense that their LHA was less than their rent. New claimants (79 per cent) were more likely to have a shortfall than existing claimants (65 per cent). However, shortfalls were less prevalent in London (56 per cent of respondents) than elsewhere (71 per cent).

[3] Monitoring the impact of changes to the Local Housing Allowance system of housing benefit: Summary of early findings by Christina Beatty, Ian Cole, Peter Kemp, Ben Marshall, Ryan Powell and Ian Wilson
A report of research carried out by the Centre for Regional Economic and Social Research, Sheffield Hallam University, Ipsos MORI and the Institute of Social Policy, University of Oxford on behalf of the Department for Work and Pensions

- Respondents whose LHA was less than their rent had taken a range of actions in the previous year to make up the shortfall. The most commonly cited actions were to economise on essential (42 per cent) or non-essential (36 per cent) items in their household budget. Three out of ten claimants had drawn on their other benefits (such as JSA). And over a third had borrowed money from family of friends to make up the shortfall.
- Shortfalls appeared to have affected some claimants' work behaviour. For example, over a quarter of claimants with a shortfall said they had looked for a job to make up the difference and about one in ten had looked for a better paid job to help make up the shortfall.
- However, only three per cent of claimants said they had moved home in order to make up the shortfall between their rent and the LHA.
- The actions taken by new and existing claimants were broadly similar, but London claimants were more likely to have taken employment-related actions than those living elsewhere in Britain.
- More than two-fifths of claimants reported that they found it difficult to afford the rent charged for their current accommodation. Claimants in London (45 per cent) were more likely than those in other parts of the country (41 per cent) to say this; and far fewer of claimants in London said that it was easy to afford (21 per cent compared with 40 per cent elsewhere). Forty-seven per cent of new claimants, compared with 43 per cent of existing claimants, said that it was difficult for them to afford their rent payments.
- Nine out of ten claimants were up to date with the rent and one in ten was in arrears. There were no statistically significant differences in levels of rent arrears between new and existing claimants or between those living in London and those living elsewhere. Claimants who had a shortfall (13 per cent) between the rent and their LHA were significantly more likely to be in arrears than those who did not have a shortfall (seven per cent).
- When asked to name the single most important reason for being behind with the rent, a wide range of factors were mentioned, including income shocks such as job loss (nine per cent) and a change in income (13 per cent). Other respondents mentioned on-going financial causes of their arrears in their current accommodation, which related either to their income or to their rent. For example, one in six said that the single most important reason for their arrears was that they were not paid enough.
- In London, just over a fifth of claimants in arrears cited low pay as the main reason for their arrears, whereas elsewhere one in six did so. Four per cent said that their rent had always been too high for them. The proportion of London claimants who cited high rents was more than five times higher than for claimants living in other parts of Britain (12 per cent compared with two per cent respectively).

- Only two per cent of claimants reported that the single most important reason why they were behind with the rent in their current accommodation was a cut in their HB. However, seven per cent said that the HB they were awarded was less than they had expected it to be. Claimants living in the London case study areas (12 per cent) were twice as likely as those living in other parts of the country (six per cent) to report this factor as the most important reason for their arrears. The differences between new and existing claimants were not statistically significant.
- By far the most common response to the arrears by landlords (or their agents) was to ask for the money to be paid back gradually over time (48 per cent). Meanwhile, 14 per cent of claimants in arrears said the landlord has asked for the money to be repaid immediately.
- Fifteen per cent of claimants in arrears reported that their landlord (or the agent) had served them, or had threatened to serve them, with a notice to quit. A further eight per cent said their landlord had verbally asked them to leave. In addition, four per cent of claimants reported that the landlord had told them they would not renew the tenancy when the lease came to an end because of the arrears.
- Only one per cent of claimants who were behind with their rent reported that their landlord had agreed to lower the rent as a result of the arrears. The low incidence of this response is perhaps not surprising given that rents in the PRS were generally increasing faster than inflation or earnings growth at the time of the survey.

8 CURRENT HOUSING IN MALDON

8.1 Key Findings

- Survey data revealed that 61.1% of the property type profile is made up of detached and semi-detached houses and the average number of bedrooms by property across the District is 3.0.
- 70.7% of properties in the market sector are 3 bedrooms or more, compared to 32.0% of properties in the social sector.
- The overall over-occupation level of 1.7% (481 implied households), is lower than the average UK level indicated by the Survey of English Housing 2010/11 at 3.0%.
- The highest level of over-occupation is in the RP rented accommodation at 6.0%.
- The overall under-occupation figure of 46.7% was higher than the average found in recent DCA surveys (around 40%). Under-occupation was highest in the owner occupied sector, particularly those with no mortgage.
- In the social rented sector the levels are lower but suggest around 390 properties are under-occupied by two spare bedrooms.
- 88.7% of respondents said their home was adequate for their needs; 11.3% considered their home inadequate for their needs.
- The lowest adequacy by tenure was found in the private rented sector at 80.4%.
- The main reason for inadequacy was that the property was too small (45.1% of households).

8.2 Type Profile

8.2.1 This section sets the scene for later examination of the housing market and outlines current housing circumstances of households in Maldon.

8.2.2 The current supply of housing by tenure and property types will have to be taken into account when assessing the future need for houses and affordability in the area.

8.2.3 Table 8-1 below indicates the type of accommodation occupied by existing households responding to the question.

Table 8-1 Type of Accommodation 2013

Question 2

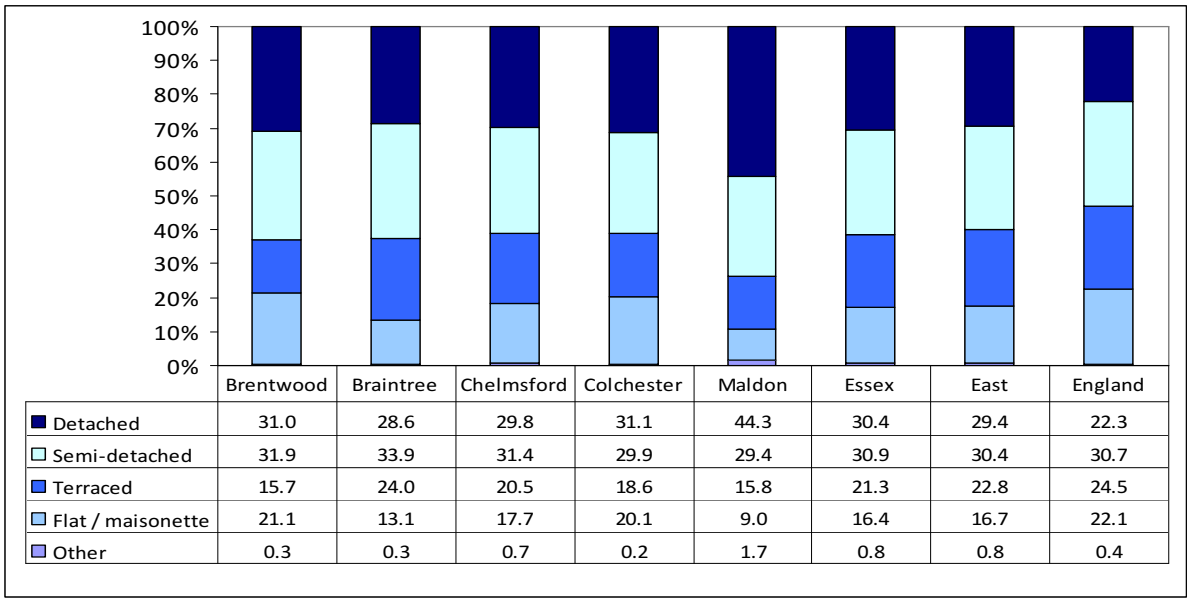
Type	2013 Survey %	N[os.] implied	2011 Census %
Detached House	35.7	9,593	44.3
Detached Bungalow	9.5	2,577	
Semi-detached House	25.6	6,914	29.4
Semi-detached Bungalow	5.5	1,489	
Terraced House	14.3	3,857	15.8
Terraced Bungalow	1.4	376	
Flat	7.1	1,928	9.0
Bedsit/Studio/Room Only	0.2	67	
Houseboat/Caravan/Mobile Home	0.7	195	1.7
Total	**100.0**	**26,996**	

Source: Crown Copyright © Census 2011
Source: DCA Maldon 2013 Housing Needs Survey

8.2.4 61.3% of households in Maldon live in a detached or semi-detached house (35.7% / 25.6%) and 14.3% live in a terraced house. The level of flats in the District at 7.1% is considerably lower than the national average level of 20%.

8.2.5 The following graph shows the type profile in the 2011 Census.

Figure 8-1 Type of Accommodation 2011



	Brentwood	Braintree	Chelmsford	Colchester	Maldon	Essex	East	England
Detached	31.0	28.6	29.8	31.1	44.3	30.4	29.4	22.3
Semi-detached	31.9	33.9	31.4	29.9	29.4	30.9	30.4	30.7
Terraced	15.7	24.0	20.5	18.6	15.8	21.3	22.8	24.5
Flat / maisonette	21.1	13.1	17.7	20.1	9.0	16.4	16.7	22.1
Other	0.3	0.3	0.7	0.2	1.7	0.8	0.8	0.4

Source: Crown Copyright © Census 2011

8.2.6 Maldon has the highest level of detached properties at 44.3% compared to all other benchmark areas. The proportion of flats is significantly lower at 9.0% than all the other benchmark areas.

8.3 Tenure Profile

8.3.1 This section examines the tenure profile in Maldon, from the 2011 Census data and the 2013 housing survey data which uses the current social stock level.

8.3.2 The table below shows the tenure profile of existing households in the District from the 2013 housing needs survey data.

Table 8-2 Tenure Profile 2013

Question 1

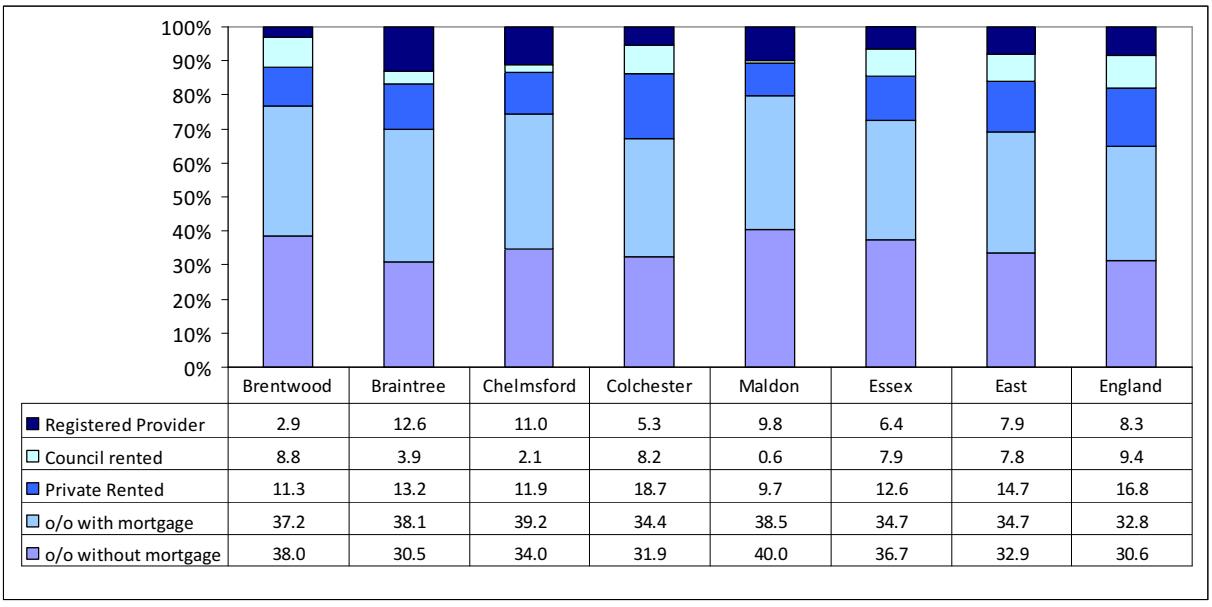
Tenure	2013 Survey %	N$^{os.}$ implied	2011 Census
Owner Occupied with Mortgage	38.4	10,374	38.5
Owner Occupied no Mortgage	39.7	10,724	40.0
Private rented	9.8	2,385	9.7
RP rented	11.0	2,973	10.3
Shared Ownership	0.2	60	0.4
Tied to employ / living rent free	0.9	509	1.1
Total	**100.0**	**27,025**	**100.0**

Source: DCA Maldon 2013 Housing Needs Survey and Crown Copyright © Census 2011

8.3.3 Owner occupation accounts for 78.1% of the District, slightly higher than the 2011 Census data where 78.5% were owner occupiers.

8.3.4 11.2% were in Social Rented accommodation and 9.8% were in private rented accommodation. The following graph shows the tenure profile as was in the 2011 Census.

Figure 8-2 Tenure Profile 2011



	Brentwood	Braintree	Chelmsford	Colchester	Maldon	Essex	East	England
Registered Provider	2.9	12.6	11.0	5.3	9.8	6.4	7.9	8.3
Council rented	8.8	3.9	2.1	8.2	0.6	7.9	7.8	9.4
Private Rented	11.3	13.2	11.9	18.7	9.7	12.6	14.7	16.8
o/o with mortgage	37.2	38.1	39.2	34.4	38.5	34.7	34.7	32.8
o/o without mortgage	38.0	30.5	34.0	31.9	40.0	36.7	32.9	30.6

Source: Crown Copyright © Census 2011

8.3.5 The 2011 Census recorded a level of owner-occupation of 78.5% in Maldon, higher than in Essex (71.4%) and nationally at 63.4%.

8.3.6 The 2011 Census recorded that Maldon has lower levels of social stock (10.3%), compared to Essex (14.3%) and the East Region (15.7%).

8.3.7 The level of private rented accommodation was 9.7% in Maldon, lower than the region at (14.7%) and national benchmarks (16.8%).

8.3.8 The following table shows the results from a cross tabulation of property type by tenure.

Table 8-3 Property Type by Tenure (%)

Question 2 by Question 1

Tenure Type	Detached House	Semi-Detached House	Terraced House	Bungalow	Flat	Bedsit/ Studio/ Room Only	Houseboat/ Caravan/ Mobile Home	Total
Owner Occupied with Mortgage	47.5	26.9	13.7	10.4	1.5	0.0	0.0	**100.0**
Owner Occupied no Mortgage	41.3	23.6	11.1	20.6	1.8	0.0	1.6	**100.0**
Private rented	7.5	29.2	27.5	13.8	22.0	0.0	0.0	**100.0**
RP rented	2.2	26.5	16.5	21.9	31.9	1.0	0.0	**100.0**
Shared ownership	0.0	41.7	41.7	16.6	0.0	0.0	0.0	**100.0**
Tied to your employment	0.0	30.2	0.0	30.2	39.6	0.0	0.0	**100.0**

* Low volume of data
Source: DCA Maldon 2013 Housing Needs Survey

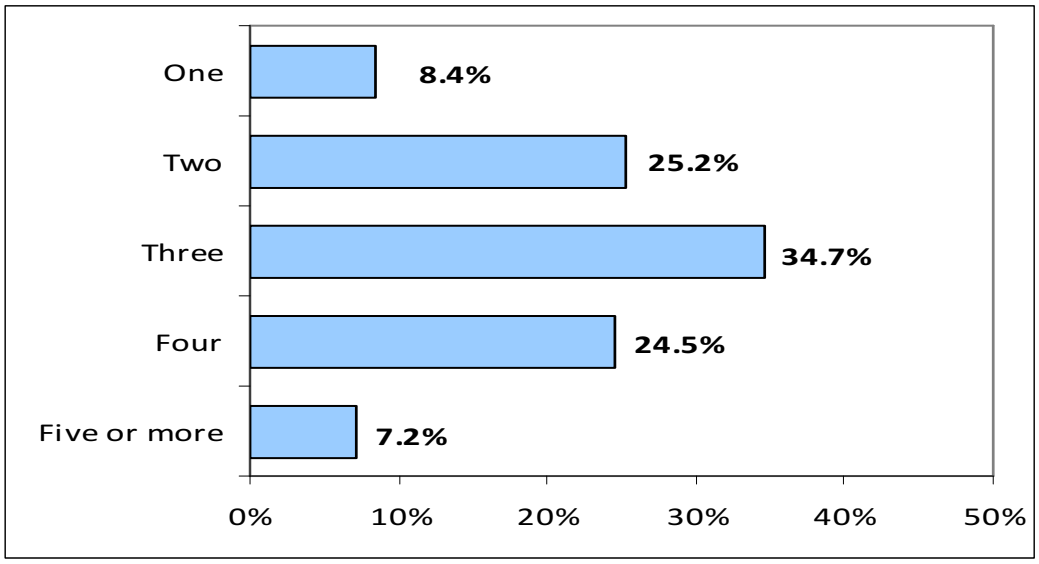
8.3.9 A cross-tabulation relating property type to form of tenure was run which covers all stock currently occupied in the District, including general needs and sheltered accommodation.

8.3.10 The data shows that detached and semi-detached properties account for around 70% of the owner occupied sector, higher than the 63% recorded nationally in the English Housing Survey 2009-10. The highest proportions of social rented stock in the District are flats. In the private rented sector it is semi-detached houses and terraced houses.

8.3.11 The figure below shows the proportion of properties by the number of bedrooms in the District.

Figure 8-3 Number of Bedrooms 2013

Question 3



Source: DCA Maldon 2013 Housing Needs Survey

8.3.12 The average number of bedrooms across the stock was 3.0 which is slightly higher than the average found in other recent DCA surveys (2.8).

8.3.13 The following table shows the breakdown for the number of bedrooms by sub-area for social stock only.

8.3.14 The majority of stock (36.1%) is two bedroom accommodation followed by one bedroom units at 31.9%. The largest concentration of social stock is in the Maldon / Heybridge sub area.

Table 8-4 Number of bedrooms per sub-area (Social Stock)

Type	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Maldon / Heybridge	503	503	523	30
Rural South	396	396	198	33
Rural North	70	196	162	23
Total	969	1,095	884	86

Source: DCA Maldon 2013 Housing Needs Survey

8.3.15 The breakdown of size by number of bedrooms in percentage terms between the ownership and rental sectors was assessed with the following results.

Table 8-5 Number of Bedrooms by Tenure

Question 3 by Question 1

Tenure	Bedsit	One	Two	Three	Four	Five+	Total
Owner Occupied (with mortgage)	0.0	2.0	17.0	35.5	34.4	11.1	**100.0**
Owner Occupied (no mortgage)	0.0	2.8	25.4	38.8	26.3	6.7	**100.0**
Private rented	0.0	25.3	46.3	22.4	3.2	2.8	**100.0**
RP rented	0.0	32.6	36.5	28.0	2.9	0.0	**100.0**
Shared ownership*	0.0	0.0	16.7	83.3	0.0	0.0	**100.0**
Tied to your employment*	0.0	39.6	0.0	30.2	30.2	0.0	**100.0**
Living rent free*	0.0	40.7	49.3	10.0	0.0	0.0	**100.0**

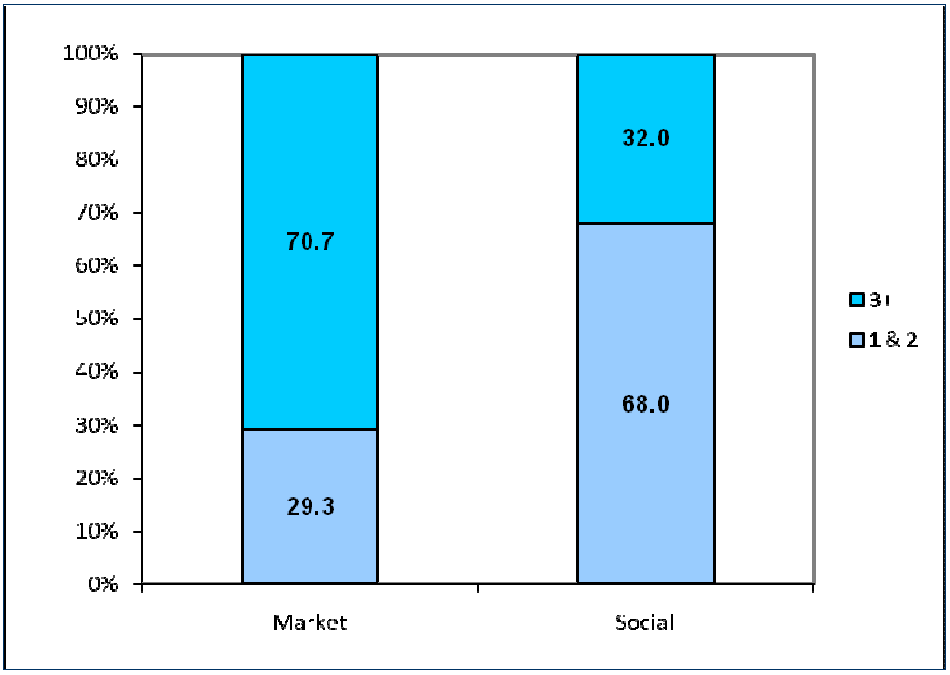
* Low volume of data
Source: DCA Maldon 2013 Housing Needs Survey

8.3.16 The proportion of small units, 1 and 2-bedroom properties, is high in the social rented sector at 69.1% of social rented stock.

8.3.17 Larger units are more predominant in the owner occupied tenure at around 68.0% and around 24% one and two bedroom properties.

8.3.18 The private rented stock had a higher proportion of smaller units than in social housing with 71.6% small units and 28.4% larger properties.

Figure 8-4 Market and Social Stock by Number of Bedrooms



Source: DCA Maldon 2013 Housing Needs Survey

8.4 Property Condition and Facilities

8.4.1 As well as the number of properties in Maldon, overall supply is influenced by property condition and investment in maintenance. A residential property is only fit for purpose if it addresses the requirements of those that live in it by meeting minimum quality standards.

8.4.2 It is Government policy that everyone should have the opportunity of living in a "decent home". The Decent Homes Standard contains four broad criteria that a property should have. These are outlined below:-

A - be above the legal minimum standard for housing;

B - be in a reasonable state of repair;

C - have reasonably modern facilities (such as kitchens and bathrooms) and services;

D - provide a reasonable degree of thermal comfort (effective insulation and efficient heating).

8.4.3 If a dwelling fails any one of these criteria it is considered to be 'non decent'.

8.4.4 Whilst the changes under the revised definition and guidance for the decent homes standard apply, there has been a change in criterion A of the standard from April 2006. Prior to this change criterion A used the Housing Fitness Standard as the measure of whether a dwelling meets the minimum legal standard.

8.4.5 From April 2006 the new Housing Health and Safety Rating System (HHSRS) under Part 1 of the Housing Act 2004 replaced the existing statutory fitness standard and set new standards for acceptable accommodation.

8.4.6 The new system assesses "hazards" within dwellings and categorises them into Category 1 and Category 2 hazards. Local Authorities have a duty to take action to deal with Category one Hazards. The HHSRS also applies to the Decent Homes Standard – if there is a Category 1 Hazard at the property it will fail Criterion A of the standard.

8.4.7 Mandatory duties to deal with Category 1 Hazards include improvement notices, prohibition orders, hazard awareness notices, emergency remedial action, emergency prohibition orders, demolition orders or slum clearance declarations.

8.4.8 Since the new Housing Health and Safety Rating System replaced the Fitness Standard, the proportion of dwellings with a Category 1 Hazard has become the more significant figure utilised when assessing stock condition.

8.4.9 Maldon District Council had a house condition survey carried out in 2010 which highlighted that the level of non-decent homes were around 37.8%.

8.4.10 The following table shows the results for the question on households heating / energy saving facilities in their home.

Table 8-6 Energy Facilities by Type

Question 7a by question 2

	Detached	Semi Detached	Terraced	Bungalows	Flat	Bedsit / Studio / Room Only	Houseboat/ Caravan/ Mobile Home	All Types
Central Heating (All rooms)	39.4	25.3	13.8	26.0	4.5	0.3	0.5	86.0
Central Heating (Partial)	15.4	38.8	16.0	18.9	8.7	0.0	2.2	6.6
Double Glazing (All rooms)	37.2	25.2	14.2	16.5	6.4	0.3	0.3	77.7
Double Glazing (Partial)	27.6	26.3	16.6	19.9	7.4	0.0	2.1	10.1
Cavity Wall Insulation	43.4	22.1	11.1	19.6	3.4	0.0	0.5	48.3
Loft Insulation	38.8	26.0	14.7	18.0	2.3	0.3	0.0	77.4
Water pipes insulated	45.6	22.1	9.7	20.0	1.6	0.3	0.7	44.9
Room Heaters	20.4	21.4	11.6	21.6	23.3	0.0	1.6	12.8

Source: 2013 Maldon Housing Needs Survey Data

8.4.11 The proportion of households with some form of central heating was 92.6%.

8.4.12 Cross tabulation of energy facilities by type revealed the lowest level of central heating (all rooms) was in bedsit / studio / room only accommodation.

8.4.13 87.8% of households had some form of double glazing, the highest level was found in detached accommodation.

Table 8-7 Main source of heating

Question 7b

	%	$N^{os.}$ Implied
Gas	58.1	15,585
Electric	13.9	3,731
Oil	24.7	6,640
Wood Burner / Open Fire	1.9	505
Other	1.4	381
Total	100.0	26,842

Source: 2013 Maldon Housing Needs Survey Data

8.4.14 The main source of heating was Gas at 58.1%. Respondents were also asked how much money they spent on their home fuel bills. Payments were quite well spread, however the main spend appeared to be between £1,001 and £1,200 per annum.

Table 8-8 Total Annual spend on Fuel Bills

Question 7c

	%	Nos. Implied
Less than £800	12.5	3,189
£801 - £1,000	17.6	4,502
£1,001 - £1,200	21.1	5,406
£1,201 - £1,400	18.6	4,773
£1,401 - £1,600	11.6	2,968
Above £1,600	18.6	4,770
Total	**100.0**	**25,608**

Source: 2013 Maldon Housing Needs Survey Data

8.5 Adequacy of Present Dwelling / Improvement Required

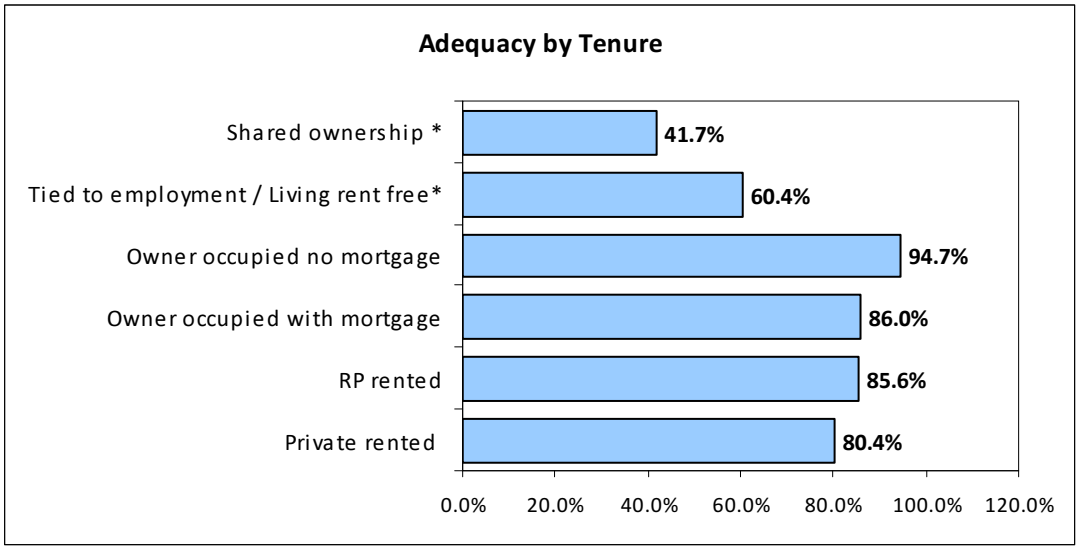
8.5.1 88.7% of respondents indicated that their accommodation was adequate for their needs. A similar level in the region of 89% has been a typical result in recent DCA surveys.

8.5.2 11.3% of households in Maldon (2,799 implied) stated that their accommodation was inadequate. The Guidance test of inadequacy causing a housing need is based on those households in this situation actually needing to move to another dwelling. Some households may technically need to move but decide not to do so.

8.5.3 Some variation was evident in adequacy by tenure. The satisfaction level of 85.6% for registered providers was slightly higher than the average found for socially rented accommodation in recent DCA surveys (around 82%).

Figure 8-5 Adequacy by Tenure

Question 8a by Question 1



Source: DCA Maldon 2013 Housing Needs Survey * Low volume of data

8.5.4 The lowest level of adequacy amongst the four main tenures was seen in the private rented sector at 80.4%, an expected level for a sector with usually the highest levels of disrepair.

8.5.5 The next question in relation to inadequacy was the reason why respondents felt their home was inadequate. This is a multiple choice question and respondents made an average of 2.2 choices each.

Table 8-9 Reason For Inadequacy

Question 8b

Reasons (in Situ)	% responses	% households	N^os. implied (all choices)
Needs improvements / repairs	18.7	40.7	1,358
Too costly to heat	15.4	33.5	1,119
No heating	1.7	3.8	126
Reasons (Require a move)	**% responses**	**% households**	**N^os. implied (all choices)**
Too small	20.6	45.1	1,507
Insufficient number of bedrooms	14.6	31.9	1,065
Housing affecting health of any household member	4.0	8.7	209
Rent / Mortgage too expensive	4.7	10.3	344
Garden too small	6.0	13.1	436
Too large	6.2	13.4	448
Suffering harassment	2.8	6.1	203
Garden too big	4.3	9.3	310
Short-term Tenancy	1.0	2.1	71
Overall Total			**7,277**

Source: DCA Maldon 2013 Housing Needs Survey

8.5.6 35.8% of responses identified an 'in house' solution relating to repairs, improvements and heating. 40.7% of households (1,358 implied) selected the need for improvement or repairs as one of their choices.

8.5.7 64.2% of responses indicated a solution requiring a move. The largest single issue in this group was that the home was too small, referred to by 45.1% of households as one of their choices, implying 1,507 cases.

8.5.8 14.6% said they had an insufficient number of bedrooms and 6.2% said that the property was too large.

8.5.9 These households were tested on whether they are actually over-occupied by the national bedroom standard and the data showed there were around 480 households in this situation, considerably lower than the level who stated that their home was too small.

8.5.10 This suggests that around 1,027 households (1,507 households that said their accommodation was too small, minus 480 implied households calculated as being over-crowded) may well be expecting additional children or perhaps have an elderly parent coming to live with them which would make their house too small in their view, but equally it could be a desire for more space in general.

8.5.11 Although some of them could become over-occupied they have been eliminated from the calculations of those needing to move for this reason in the CLG model later in the report.

8.5.12 Overall 2,042 households (54.9%) said that a move was necessary to resolve any inadequacy and of those households 43.2% (1,006) indicated that they could afford a home of suitable size in the District.

8.5.13 The largest proportion of households who said that a move was necessary to resolve any inadequacy are owner occupiers (paying mortgage) (41.3%) followed by owner occupiers with no mortgage at 26.3%.

8.6 Under and Over-Occupation

8.6.1 A broad assessment of 'under-occupation' and 'over-occupation' was conducted based on a detailed analysis of the family composition data. The number of bedrooms required in each household was established allowing for age and gender of occupants as defined by the 'bedroom standard'.

8.6.2 In the case of over-occupation any dwelling without sufficient bedrooms to meet that requirement has been categorised as over-occupied. In the case of under-occupation, any dwelling with more than one 'spare' bedroom above requirement has been categorised as under-occupied. This is perhaps better described as "two or more spare bedrooms".

8.6.3 The assessment of under and over-occupation by tenure revealed some disparity between tenure types as indicated below.

Table 8-10 Under / Over-Occupation by Tenure

Question 15a by Question 3 & Question 1

Tenure	% under occupied	% over- occupied
Owner occupied with mortgage	48.3	1.7
Owner occupied no mortgage	63.0	0.4
Private rented	17.5	3.6
RP rented	11.4	6.0
Shared ownership (part rent part buy)	83.3	0.0
Tied to your employment	30.2	0.0
Living rent free	10.0	0.0
All stock	**46.7**	**1.7**

Source: DCA Maldon 2013 Housing Needs Survey

Over-Occupation

8.6.4 The overall over-occupation level of 1.7% (481 implied households), is lower than the UK level indicated by the Survey of English Housing 2010/11 (SEH) at 3.0%.

8.6.5 The highest levels of over-occupation are in the social rented sector, 6.0% but lower than the average in the Survey of English Housing 2010/11 for the social sector at 7.3%.

Under-Occupation

8.6.6 The overall under-occupation figure of 46.7% was higher than the average found in recent DCA surveys (around 40%). This is a factor of the population demographics and the property size profile in the District, which has above national levels of detached and semi-detached properties.

8.6.7 Under-occupation within the owner occupied no mortgage sector, which will include a higher proportion of elderly households, was at 63.0% higher than the level of around 61.0% found in recent DCA surveys. However, the level in the owner occupied with mortgage sector is still high at around 48.3%.

8.6.8 The under-occupation level in the RP rented (11.4%) is lower in comparison to the all tenure average and the owner occupied forms of tenure.

8.6.9 The Housing Survey data estimated that there are around **390** social rented properties which are under-occupied by two or more bedrooms.

8.6.10 Tackling under-occupation of family houses to make best use of the existing stock would make a positive contribution to addressing the over-occupation in the stock and meeting need for family units through better re-let supply. In practice it is recognised that this is difficult to achieve.

8.7 Shared Housing and Communal Establishments

8.7.1 Shared housing and communal establishments are an important type of accommodation for people vulnerable to homelessness as well as for students. The most reliable data is from the Census.

8.7.2 In 2011, 532 residents in Maldon lived in 52 communal establishments. The three major types of medical and care establishments are nursing homes, residential care homes and other medical and care establishments.

8.7.3 The numbers of communal establishments and residents in each of the benchmark areas are shown in Table 8-11.

Table 8-11 Communal Establishments by Area

Area	No. of Communal Establishments	No. of Residents in Communal Establishments
Brentwood	46	812
Braintree	124	1,621
Colchester	193	5,994
Chelmsford	195	2,128
Maldon	52	532
Essex	1,193	18,147
East Region	5,682	98,360
England	54,596	952,525

Source: Crown Copyright © Census 2011

9 MIGRATION

9.1 Key Findings

- 2,401 implied households had in-migrated to Maldon over the last three years from outside the District, 12.8% elsewhere in Essex.
- The main reason for the move within the District in the last three years was needed more space at 23.8%.
- 16.2% of in-migrating households moved into the District to form their first household.
- Over the next 5 years 36.1% of existing households and 42.6% of concealed households are expected to move out of the District.
- In the case of both existing and concealed households the main single interest was in moving to "elsewhere in the UK".
- The main reason for both existing and concealed households moving out of the District was employment / access to work.
- The main net in-migration was from elsewhere in Essex at +429, followed by Greater London at +276. The highest level of net out-migration was to elsewhere in the UK at –72.
- Over the past 5 years there has been a net in-migration of +772 households into the District.

9.2 Introduction

9.2.1 This section looks at the patterns of migration for the District. In the first part of the section, the 5,330 implied households (19.7% of the sample) who had moved in the last 3 years were asked where they had moved from.

9.2.2 55.0% had previously lived within the District; 45.0% had moved in from outside the District (2,401 implied households).

9.3 In-Migration to the District

9.3.1 2,401 households had in-migrated to Maldon over the last three years from outside the District. 12.8% had moved from Elsewhere in Essex, 7.0% from Chelmsford and 6.9% from elsewhere in the UK.

Table 9-1 Location of Previous Dwelling (In-migrants)

Question 5

Location	%	N$^{os.}$
Braintree	2.7	144
Brentwood	1.0	51
Chelmsford	7.0	374
Colchester	2.5	132
Basildon	1.7	91
Rochford	1.1	59
Southend on Sea	1.4	74
Elsewhere in Essex	12.8	684
Greater London	5.6	296
Elsewhere in the UK	6.9	367
Abroad	2.4	129
Total		**2,401**

Source: DCA Maldon 2013 Housing Needs Survey Data

9.3.2 16.2% of all those who had in-migrated into the District said that it was their first independent home as an adult.

9.3.3 Those who had moved into the District within the last 3 years were then asked what the three most important reasons were for moving home.

Table 9-2 Reason for Moving for those Moving within or to the District

Question 6b

Reason	% Households moved within the District	% households in-migrated to the District
Needed more space	23.8	19.3
Relationship / family breakdown	19.0	7.7
Wanted own home	17.6	3.9
To move to a cheaper home	8.6	7.0
Needed less space	6.6	3.0
Health reasons	4.7	5.4
Retirement	4.1	14.7
Wanted to buy	3.8	5.4
Closer / easier to commute	3.5	4.9
To be near a relative	3.1	18.6
Education	2.3	1.0
New Job	1.1	7.6
Rent arrears / repossession	1.0	0.0
Needs more parking	0.8	1.4

Source: DCA Maldon 2013 Housing Needs Survey Data

9.3.4 The main reason for a move within the District was needed more space at 23.8%, followed by relationship / family breakdown at 19.0%, and wanted own home at 17.6%.

9.3.5 The main reason for in-migrating to the District was also needed more space at 19.3%. To be near to a relative and retirement were also popular choices.

9.4 Out - Migration from the District

9.4.1 Out-migration is expected to account for 36.1% of all moves for existing moving households (1,621 implied) and 42.6% of concealed households over the next 5 years (956 moves implied).

9.4.2 Those moving out of the area were asked where they were thinking of relocating. This was a multiple choice question therefore more than one option was chosen. 1,621 implied existing households (64.7%) responded giving an average of 1.4 choices per household.

9.4.3 In the case of concealed households, 935 implied households (37.3%) responded to this question giving an average of 1.2 choices per household.

9.4.4 In the case of both existing and concealed households moving, the main single interest was in moving elsewhere in the UK at 37.9% and 35.1% respectively.

9.4.5 The second most popular choice for existing households was Chelmsford at 28.1%, followed by elsewhere in Essex at 22.0%.

9.4.6 In the case of concealed households moving, the second most popular choice was Chelmsford at 33.5%, then Greater London at 21.8%.

Table 9-3 Location of Move for those Moving Outside the District

Question 17c

Location	Existing households		Concealed households	
	%	N^os. implied	%	N^os. implied
Brentwood	10.4	168	3.3	30
Braintree	9.0	145	0.0	0
Chelmsford	28.1	456	33.5	313
Colchester	11.8	192	3.5	33
Basildon	3.3	53	0.0	0
Southend on Sea	8.9	145	0.0	0
Elsewhere in Essex	22.0	357	15.8	148
Greater London	1.7	28	21.8	204
Elsewhere in the UK	37.9	614	35.1	328
Abroad	7.5	121	5.0	47
Total		**2,279**		**1,103**

Source: DCA Maldon 2013 Housing Needs Survey Data

9.4.7 Those moving out of the area were asked their reasons for moving away. This question was a multiple choice question and on average all households made 1.4 choices.

9.4.8 In the case of existing households the main reason was employment / access to work at 32.4%, closely followed by retirement at 30.4% and family reasons at 30.3%.

9.4.9 In the case of concealed households the main reason was employment / access to work at 70.3%. Education at 18.9%, unable to afford to buy a home at 16.9% and family reasons at 16.3% were also popular choices.

9.4.10 Table 9-4 below shows the full breakdown of reasons for moving out of the District for both existing and concealed households.

Table 9-4 Reason for Moving Out of the District

Question 17d

Reason	Existing Households		Concealed households	
	% households	Nos. implied	% households	Nos. implied
Family reasons	30.3	484	16.3	145
Employment / access to work	32.4	517	70.3	623
Lack of affordable rented housing	3.2	52	10.7	95
Unable to afford to buy a home	21.1	338	16.9	150
Rent arrears / repossession	1.5	24	0.0	0
Education	9.9	158	18.9	168
Quality of neighbourhood	17.2	275	0.0	0
Retirement	30.4	486	2.7	24
Total		**2,334**		**1,205**

Source: DCA Maldon 2013 Housing Needs Survey Data

9.5 Migration Summary

9.5.1 The tables below show the number of existing households who have moved into the District and those planning a move out of the District. It reflects the net migration patterns for existing households.

Table 9-5 Net Migration Patterns

Migration	Braintree	Brentwood	Chelmsford	Colchester
Moving into the District	144	51	374	132
Moving out of the District	104	120	326	137
Net Migration	**+ 40**	**- 69**	**+ 48**	**- 5**

Migration	Basildon	Rochford	Southend on Sea	Elsewhere in Essex
Moving into the District	91	59	74	684
Moving out of the District	38	0	104	255
Net Migration	**+ 53**	**+ 59**	**- 30**	**+ 429**

Migration	Greater London	Elsewhere in the UK	Abroad	Total
Moving into the District	296	367	129	**2,401**
Moving out of the District	20	439	86	**1,629**
Net Migration	**+ 276**	**- 72**	**+ 43**	**+ 772**

Source: DCA Maldon 2013 Housing Needs Survey Data

9.5.2 Over the past 5 years the total net migration for the whole District was +772 households.

9.5.3 The main net in-migration to Maldon was from Elsewhere in Essex at +429, followed by Greater London at +276. The lowest in-migration was from Braintree at +40.

9.5.4 The highest level of net out-migration from Maldon was to elsewhere in the UK at -72 and Brentwood at -69. There were smaller levels of net out-migration to Southend on Sea (-30) and Colchester (-5).

10 HOUSEHOLDS INTENDING TO MOVE WITHIN THE DISTRICT

10.1 Key Findings

- 23.7% of all households planned a move in the next 5 years.
- **2,075** existing households require market housing and **679** need affordable housing.
- **1,268** concealed households need market housing and **357** need affordable housing.
- The main tenure requirement for both existing and concealed households was owner occupation.
- There is expressed demand for **148** shared ownership units from existing and concealed households forming.

10.2 Introduction

10.2.1 This section examines the responses from the household survey in relation to the future intentions and plans of both existing and concealed households within Maldon over the next five years. The data from this section is then further analysed in Section 11 focusing on those households specifically requiring market housing and Section 12 looking at those households requiring affordable housing.

10.3 Households Moving

10.3.1 Moving intentions were tested in the survey questionnaire with an emphasis on future plans to move within the District for existing households and also a more focused study on concealed households who represent pent up demand for housing.

10.3.2 Respondents were asked to say whether they or any members of the household were currently seeking to move or will do so in the next five years. 23.7% of all households responding (6,244 implied) planed a move, implying an average of 4.7% per annum.

Table 10-1 Households Moving by Current Tenure

Question 17a x Q1

	%	Nos. implied
Owner occupation with mortgage	49.1	3,069
Owner occupation no mortgage	26.7	1,672
Private rent	13.4	834
RP rent	6.9	429
Shared Ownership	0.2	10
Tied to employment / Living Rent Free	3.7	230
Total	**100.0**	**6,244**

Source: DCA Maldon 2013 Housing Needs Survey Data

10.3.3 This is a low level and probably reflects forecasting in the current economy where house sales levels have been half of the levels in 2005 – 2007.

10.3.4 The scale of movement is nearly all from market housing with around 75.8% of current movers moving from owner occupation and 13.4% from private rent. The moves from social rent were only 7.1%.

10.4 Demand for Existing Moving Households

10.4.1 The table below shows the preferred tenure for existing households moving in the next five years by their current tenure.

Table 10-2 Current Tenure / Tenure Preferred (Existing Households)

Question 1 / 24

Preferred Tenure	Current Tenure										Total
	Owner Occupation with mortgage		Owner Occupation no mortgage		Private rent		RP Rented		Tied to Employment / Living Rent Free		
	%	N[os.]	%	N[os.]	%	N[os.]	%	N[os.]	%	N[os.]	N[os.]
Owner occupation	94.8	1,041	86.8	549	43.4	305	13.0	30	0.0	0	**1,924**
Private rent	0.0	0	6.6	42	15.5	109	0.0	0	0.0	0	**151**
RP Rented	5.2	57	6.6	42	41.1	289	72.7	168	100.0	91	**646**
Shared Ownership	0.0	0	0.0	0	0.0	0	14.3	33	0.0	0	**33**
Total	**100.0**	**1,098**	**100.0**	**633**	**100.0**	**703**	**100.0**	**231**	**100.0**	**91**	**2,754**

Note: no preference for Tied to Employment or current data from Shared Ownership Source: DCA Maldon 2013 Housing Needs Survey Data

10.4.2 In total **2,075** existing households require market housing, and this group is analysed in detail in Section 11. A further **679** existing households require affordable housing, analysed in detail in Section 12.

10.4.3 There is some cross tenure movement. 41.1% of movers from the private rented sector plan to move to social rent. No social rented tenants expect to move into the private sector.

10.5 Self Build

10.5.1 In the National Planning Policy Framework (NPPF) it states that local authorities should address the need for all types of housing including affordable housing and the needs of the different groups in the community, such as people wishing to build there own home.

10.5.2 We asked existing households moving to answer a question on if they would be interested in building their own home and 10.6% of households responded (2,857).

10.5.3 37.8% of respondents (1,081) said yes they would be interested in building their own home. 62.2% (1,776 implied) said they would not.

10.5.4 We ran a number of cross-tabulations including their preferred location, type, age of the head of household and their financial circumstance. The following responses are for all those households who answered 'yes' to being interested in building their own home (1,081).

10.5.5 The main type of property respondents were looking for was detached (50.2%), followed by semi-detached at 24.9% and bungalow (14.5%). The majority (78.2%) would prefer owner occupation.

10.5.6 The main size of property these households were looking for was 4 bedrooms (36.8%), followed by 3 bedrooms (33.7%). 22.2% were looking for 2 bedrooms, 5.6% for five bedrooms or more and 1.6% a 1 bedroom property.

10.5.7 Out of the 1,081 households who answered yes, 397 were aged between 35 and 49 (36.7%), 277 were aged between 25 and 34 (25.7%), 263 were aged between 50 and 64 (24.3%) and 144 were aged between 65 and 79 (13.3%).

10.5.8 982 households answered the question on income, a 90.8% response. The highest proportion out of this group earned over £60,000 (18.5%; 181 implied). 27.5% earned between £40,000 and £60,000 per annum. 21.5% earned less than £25,000 per annum and 28.5% earned between £25,000 and £40,000 per annum.

10.5.9 Looking at the location preference for those households who had an interest in building their own home, Maldon / Heybridge was the most popular location choice (62.3%). 50.3% of households opted for Rural North and 30.7% Rural South.

10.5.10 The main reason for the location choice of Maldon / Heybridge was quality of neighbourhood (43.4%) followed by employment / closer to work (34.0%). Always lived here (33.4%) and type of housing (31.3%) were also popular choices.

10.5.11 Taking all the above into consideration the type pf people who would be interested in self-build are in the younger to middle age groups, earning a good income. The location they have chosen is for the quality of the neighbourhood and the location to their place of employment.

10.5.12 They are looking for larger family homes, a detached property mainly with 3 or 4 bedrooms and owner occupation.

10.6 Demand for Concealed Moving Households

10.6.1 This section examines in detail those people living in an existing household but who are described as a 'concealed' household. This is taken as a proxy for the extent of 'concealment' of housing need within the District because these households represent a pent up and unmet demand for housing.

10.6.2 The questionnaire allowed for up to two concealed households to be identified within each existing household, each intending to form a new home within the District in the next five years.

10.6.3 A total of **1,625** concealed households planning to form in the next five years were identified from an average of 1st (1,390) and 2nd (235) concealed households in the detailed data tables and this is the figure used as a control total in this section.

10.6.4 The majority (88.6%) concealed households consisted of people described as children of the household. 4.0% was a partner/spouse (reflecting a relationship breakdown) and 4.7% was a parent / grandparent. A further 1.0% was another relative or friend.

Table 10-3 Concealed Household Formation in the Next Five Years

Question 28

Concealed households	%	N^{os}. implied
Parent / Grandparent	4.7	76
Child (16+)	88.6	1,440
Partner / Spouse	4.0	65
Lodger	1.7	28
Friend	0.0	0
Other Relative	1.0	16
Total	**100.0**	**1,625**

Source: DCA Maldon 2013 Housing Needs Survey Data

10.6.5 The table below shows the results for the age of each new household.

Table 10-4 Age of Concealed Households

Question 29c

Age Groups	%	N^{os}. implied
18 - 24	65.9	1,071
25 – 34	23.0	374
35 - 49	5.0	81
50 - 64	4.2	68
65+	1.9	31
Total	**100.0**	**1,625**

Source: DCA Maldon 2013 Housing Needs Survey Data

10.6.6 The main two age groups forming are the 18-24 at 65.9% and the 25 – 34 age group at around 23.0%.

10.6.7 The survey found that children (under the age of 16) were present in around 6.6% of all households planning to form (107 implied).

Table 10-5 Number of Children

Question 29d

Children	%	N^os. implied
Child due	1.6	26
One	3.6	58
Two or more	3.0	49
None	91.8	1,492
Total	**100.0**	**1,625**

Source: DCA Maldon 2013 Housing Needs Survey Data

10.6.8 New households were asked whether they were being formed as a single or couple household, 45.5% indicated formation as a single household, 54.5% as a couple.

10.6.9 Households indicating a couple household were also asked where their partner was currently living. In 37.9% of cases the partner was living elsewhere within Maldon resulting in a potential double count which is addressed in the CLG Assessment Model Calculation. In around 27.0% of cases the partner was already living in the existing household.

10.6.10 Concealed households were also asked if they would consider sharing accommodation with a friend. 41.7% saying they would consider sharing accommodation with a friend.

Table 10-6 Time of Move - Concealed Households

Question 32

When required	%	N^os. Implied
Within 1 year	20.8	338
1 - 2 years	34.2	555
2 - 3 years	20.1	327
3 - 5 years	24.9	405
Total	**100.0**	**1,625**

Source: DCA Maldon 2013 Housing Needs Survey Data

10.6.11 20.8% of concealed households required a move within a year, around 34.2% required a move a year later, a total of around 55.0% within two years.

10.6.12 The Strategic Housing Market Assessment Practice Guidance recommends that for model purposes the scale of annual new household formation is calculated as an average over the first two years as the most reliable data in the CLG model in Section 14.

10.6.13 The table below shows the tenure most needed and preferred for concealed moving households in the next five years within Maldon.

Table 10-7 Tenure Needed / Preferred (concealed households)

Question 30a / Question 30b

	Tenure	Needed		Preferred	
		%	N^{os}. implied	%	N^{os}. Implied
MARKET	Owner occupation	42.7	694	74.5	1,211
	Private rent	35.3	574	4.3	70
AFFORDABLE	RP rent	14.9	242	15.9	258
	RP Shared Ownership	7.1	115	5.3	86
Total		**100.0**	**1,625**	**100.0**	**1,625**

10.6.14 In terms of the tenure needs of concealed households forming in the District, the largest proportion needed owner occupation (42.7%) followed by private rent (35.3%) and Registered Provider rent (14.9%).

10.6.15 The most preferred tenure is also owner occupation (74.5%), with more concealed households preferring this tenure than saying they actually needed it (42.7% v 74.5%).

10.6.16 There is also an interest expressed for shared ownership reflecting the desire for some form of purchase rather than rent. Our analysis is however based only on the needs data

10.6.17 The market housing sector data for this group is analysed in detail in Section 11 and the affordable housing sector in Section 12.

11 FUTURE MARKET HOUSING REQUIREMENTS

11.1 Key Findings

Existing Households

- **1,924** households are planning a move to owner occupied housing and **151** are to private rented housing.
- 32.9% plan to move within one year and 22.1% in 1 to 2 years.
- The main type of property required is detached and 46.9% of movers require a 3 bedroom unit.
- The most popular choice in terms of location was Maldon / Heybridge (56.6%).
- The main reason for choice of location was 'quality of neighbourhood' followed by 'nearer family' and 'always lived here'.

Concealed Households

- **694** concealed households are planning a move to owner occupied housing and **574** to private rent.
- 19.0% plan to move within a year and 42.5% within 1 to 2 years.
- 33.9% need a flat but only 9.7% prefer a flat.
- 41.1% need a one bedroom unit, but there is only a small preference for a one bedroom unit (2.9%). 45.1% need a 2-bedroom property.
- The highest demand for location choice was for Maldon / Heybridge at 75.9%.
- The most popular reasons for choice of location were nearness to family employment / closer to work and quality of neighbourhood.

11.2 Introduction

11.2.1 This section analyses the needs of existing households and concealed households who are planning to move into market housing within Maldon over the next 5 years. The section is split for analysis of existing households at 11.3 and separately for concealed households at 11.4.

11.3 Demand for Market Housing for Existing Moving Households

11.3.1 As seen in section at 10.3.3, **1,924** existing households are planning to move into owner occupied housing and **151** are planning to move into private rented housing, giving a total demand of **2,075** for market housing within the District in the next five years.

11.3.2 Some totals in the following tables may be slightly different to the total of **2,075** as mentioned above due to the different number of responses received for each individual question. Not all respondents answer every question.

11.3.3 Some tables in this section include a column showing figures for "all tenures" i.e. including those existing households needing affordable housing, as a comparison.

Table 11-1 When is the Accommodation required

Question 18

Time	Market Housing %	N^os. implied	All Tenures %
Within 1 year	32.9	682	34.1
1 - 2 years	22.1	460	26.7
2 - 3 years	24.4	506	20.5
3 - 5 years	20.6	427	18.7
Total	**100.0**	**2,075**	**100.0**

Source: DCA Maldon 2013 Housing Needs Survey Data

11.3.4 The table above shows that 32.9% of potential movers to market housing sought to do so within one year and 22.1% in one to two years. The levels were similar to the all tenure level.

Table 11-2 Type of Accommodation required

Question 19

Type	Market Housing %	N^os. implied	All Tenures %
Detached	38.2	793	34.7
Semi-detached	26.2	544	19.4
Bungalow	25.4	527	29.5
Terraced	7.7	160	6.6
Supported Housing	2.5	51	8.1
Flat	0.0	0	1.7
Total	**100.0**	**2,075**	**100.0**

Source: DCA Maldon 2013 Housing Needs Survey Data

11.3.5 26.2% of existing households moving to market housing stated that they required a semi-detached property, higher than the proportion of all existing households moving (19.4%). Interest in supported housing was low at 2.5% and there was no interest in flats for existing households wanting to move to market housing.

Table 11-3 Number of Bedrooms Required

Question 22

Bedrooms	Market Housing %	N^os. Implied	All Tenures %
One	1.8	38	12.6
Two	23.9	496	28.8
Three	46.9	973	35.2
Four	24.8	514	19.0
Five or more	2.6	54	4.4
Total	**100.0**	**2,075**	**100.0**

Source: DCA Maldon 2013 Housing Needs Survey Data

11.3.6 The highest demand of those moving to market housing was for 3-bedroom properties at 46.9%, higher than the all tenure demand of 35.2%.

11.3.7 The demand for smaller units in the market sector i.e. 1 and 2 bedrooms was lower than the all tenure demand (25.7% v 41.14%).

11.3.8 Cross-tabulation relating type of property required to size required for market housing showed the following results.

Table 11-4 Type Required by Size Required

Question 19 by Question 22

Type	One bedroom		Two bedroom		Three bedroom		Four beds		Five + beds		Total
	%	N[os].	%	N[os].	%	N[os].	%	N[os].	%	N[os].	N[os].
Detached	0.0	0	0.0	0	33.2	323	85.8	441	56.3	30	**794**
Semi-detached	0.0	0	18.4	91	38.3	372	10.9	56	43.7	24	**543**
Terraced	0.0	0	26.5	132	2.9	28	0.0	0	0.0	0	**160**
Bungalow	54.9	21	48.2	240	25.6	249	3.3	17	0.0	0	**527**
Supported Housing	45.1	17	6.9	34	0.0	0	0.0	0	0.0	0	**51**
Total	**100.0**	**38**	**100.0**	**497**	**100.0**	**972**	**100.0**	**514**	**100.0**	**54**	**2,075**

Source: DCA Maldon 2013 Housing Needs Survey Data

11.3.9 Households requiring a smaller size unit i.e. (2 bedrooms) leaned towards a bungalow or a terraced property. The main demand type for those requiring a 1 bedroom property was supported housing followed by a bungalow.

11.3.10 71.5% of households requiring 3-bedrooms and 96.7% requiring 4-bedrooms stated a requirement for a detached or semi-detached property.

11.3.11 All of the demand for 5 bedrooms was for a semi-detached or detached property.

11.3.12 The following table shows a cross-tabulation of data for the type of property required by tenure of property needed.

Table 11-5 Type Required by Tenure Needed

Question 19 by Question 24

Type	Owner occupation		Private rented		Total
	%	N[os.]	%	N[os.]	N[os.]
Detached	41.2	794	0.0	0	**794**
Semi-detached	22.6	434	72.5	109	**543**
Terraced	8.3	160	0.0	0	**160**
Bungalow	25.2	485	27.5	42	**527**
Supported Housing	2.7	51	0.0	0	**51**
Total	**100.0**	**1,924**	**100.0**	**151**	**2,075**

Source: DCA Maldon 2013 Housing Needs Survey Data

11.3.13 41.2% of demand in the owner occupied sector was for detached properties; 22.6% for semi-detached and 25.2% for bungalow accommodation.

11.3.14 The majority of demand (72.5%) in the private rented sector was for semi-detached properties and 27.5% was for bungalow accommodation.

11.3.15 Existing households moving to market housing were asked where accommodation was required. 1,843 households' responded to this question. Up to 2 choices were offered but on average only 1.3 choices were made.

Table 11-6 Which location do you wish to live in?

Question 26

Location	Market Housing %	N^os. Implied	All Tenures %
Maldon / Heybridge	56.6	1,043	59.0
Rural South (*Burnham-on-Crouch / Southminster / Althorne /Mayland / Purleigh / Tillingham*)	31.2	575	34.1
Rural North (*Great Totham / Tollesbury / Tolleshunt D'Arcy / Wickham Bishops & Woodham*)	44.6	822	45.1
Total		**2,440**	

Source: DCA Maldon 2013 Housing Needs Survey Data

11.3.16 The most popular location choices for existing households moving to market housing was Maldon / Heybridge at 56.6% followed by Rural North at 44.6%.

11.3.17 Maldon / Heybridge was also the most popular location choice for all tenures.

11.3.18 Existing households moving to market housing were also asked the reasons for their choice of location. 1,893 households' responded to this multiple choice question and 2.5 choices were made on average.

Table 11-7 Reason for Preferred Location

Question 27

Reason	% responses	% households	N^os. implied (all choices)	All tenures %
Quality of neighbourhood	20.8	51.0	965	41.4
Nearer family	15.2	37.2	704	37.2
Always lived here	14.8	36.4	688	36.5
Employment /closer to work	11.8	29.0	549	28.3
Better / nearer schools and colleges	3.9	9.7	183	11.9
Type of housing	10.3	25.3	480	23.6
Greater availability of affordable housing	7.2	17.6	334	14.1
Nearer / better shopping and leisure facilities	10.6	26.0	492	20.3
Better public transport	5.4	13.2	250	10.9
Total	**100.0**		**4,645**	

Source: DCA Maldon 2013 Housing Needs Survey Data

11.3.19 Quality of neighbourhood (51.0%) was the most common choice, followed by the nearer family (37.2%) and always lived here (36.4%)

11.3.20 The lowest chosen reason was better / nearer schools and college at just 9.7%.

11.4 Demand for Market Housing for Concealed Households

11.4.1 As seen in Table 10-7 **694** concealed households are planning to move into owner occupied housing and **574** into private rented housing giving a total demand of **1,268** for market housing within the District in the next five years.

11.4.2 Some totals in the following tables may be slightly different to the total of 1,268 mentioned above due to the different number of responses received for each individual question. Not all respondents answer every question.

Table 11-8 When is the Accommodation Required

Question 32

Time	Market Housing %	N^{os}. implied	All Tenures %
Within 1 year	19.0	225	20.8
1 - 2 years	42.5	505	34.2
2 - 3 years	15.7	186	20.1
3 - 5 years	22.8	270	24.9
Total	**100.0**	**1,186**	**100.0**

Source: DCA Maldon 2013 Housing Needs Survey Data

11.4.3 19.0% of concealed households moving to market housing are moving within 1 year, with a further 42.5% within 1-2 years. 38.5% are moving in the longer term 2 to 5 years.

11.4.4 The data for "preference" as well as need is included as a comparison, to show the gap between needs and aspirations for this group.

Table 11-9 Type of Accommodation Needed / Preferred

Question 33a/b

Type	Needed		Preferred	
	%	N^{os}. implied	%	N^{os}. implied
Semi-detached	25.6	311	23.6	166
Detached	9.6	117	47.0	330
Terraced	26.4	321	19.7	138
Flat	33.9	411	9.7	68
Bungalow	2.5	30	0.0	0
Bedsit/Studio/Room only	2.0	24	0.0	0
Total	**100.0**	**1,214**	**100.0**	**702**

Source: DCA Maldon 2013 Housing Needs Survey Data
Note: No data for other types

11.4.5 The results from the survey showed a different profile from existing households moving, as might be expected for a generally younger group. 33.9% of concealed households moving to market housing expressed a need for flats compared with no requirement from existing households.

11.4.6 The following table shows the data for the number of bedrooms needed compared with the preferred number of bedrooms.

Table 11-10 Number of Bedrooms Needed / Preferred

Question 35a/b

Bedrooms	Needed		Preferred	
	%	N^os. implied	%	N^os. implied
One	41.1	505	2.9	21
Two	45.1	553	52.5	381
Three	13.8	169	40.7	295
Four +	0.0	0	3.9	28
Total	**100.0**	**1,227**	**100.0**	**725**

Source: DCA Maldon 2013 Housing Needs Survey Data

11.4.7 41.1% of concealed households needed one bedroom whilst there was only a small preference for a one bedroom property (2.9%). 13.8% of concealed households actually needed a 3 bedroom property but 40.7% would prefer 3 bedrooms.

11.4.8 The data was analysed regarding concealed households moving, relating to the type of property needed by both the size needed and the tenure needed. The results are shown in the tables below.

Table 11-11 Type Needed by Size Needed

Question 33a by Question 35a

Type	1-bedroom		2-bedroom		3-bedroom		Total
	%	N^os.	%	N^os.	%	N^os.	
Semi-Detached	18.8	71	23.6	104	30.6	52	227
Detached	0.0	0	6.9	30	51.3	87	117
Terraced	18.0	68	48.8	214	0.0	0	282
Flat	57.0	216	20.7	91	0.0	0	307
Bungalow	0.0	0	0.0	0	18.1	30	30
Bedsit/Studio/ Room only	6.2	24	0.0	0	0.0	0	24
Total	**100.0**	**379**	**100.0**	**439**	**100.0**	**169**	**987**

Source: DCA Maldon 2013 Housing Needs Survey Data
Note: No data for other types or sizes

11.4.9 57.0% of demand for a 1-bedroom and 20.7% of demand for a 2 bedroom property was for a flat. 51.3% of respondents who need 3 bedrooms require a detached property and no concealed households need 4 bedrooms.

11.4.10 The next table shows the demand from concealed households for the type needed by market housing tenure.

Table 11-12 Type Needed by Tenure Needed

Question 33a by Question 30a

Type	Owner Occupation		Private rented		Total
	%	N^os.	%	N^os.	N^os.
Semi-detached	35.2	188	14.2	69	**257**
Detached	16.2	87	6.3	30	**117**
Terraced	38.5	206	15.9	77	**282**
Flat	4.4	24	58.7	284	**307**
Bedsit/Studio/ Room only	0.0	0	4.9	24	**24**
Bungalow	5.7	30	0.0	0	**30**
Total	**100.0**	**535**	**100.0**	**484**	**1,017**

Source: DCA Maldon 2013 Housing Needs Survey Data.
No data for other house types

11.4.11 38.5% of demand in the owner occupied sector was for terraced and 35.2% was for semi-detached houses.

11.4.12 58.7% of demand in the private rented sector was for flats and 15.9% was for terraced houses.

11.4.13 Concealed households were asked the same questions on location as existing households moving. 1,053 concealed households responded to the location question giving an average of 1.4 choices each.

Table 11-13 Which Location Do You Wish to Live in?

Question 36

Location	Market Housing%	N^os. Implied	All Tenures %
Maldon / Heybridge	75.9	799	75.6
Rural South (*Burnham-on-Crouch / Southminster / Althorne /Mayland / Purleigh / Tillingham*)	32.8	345	32.0
Rural North (*Great Totham / Tollesbury / Tolleshunt D'Arcy / Wickham Bishops & Woodham*)	34.8	366	30.4
Total		**1,510**	

Source: DCA Maldon 2013 Housing Needs Survey Data

11.4.14 The most popular location choice amongst concealed households moving to market housing was Maldon / Heybridge, a very similar level to the all tenure response.

11.4.15 The final question in this section asked respondents why they preferred a particular location. The average number of choices was around 3.0.

Table 11-14 Reason for Preferred Location

Question 37

Reason	Concealed households moving to Market Housing		
	% responses	% households	N^os. implied (all choices)
Nearer family	23.7	71.8	778
Always lived here	12.8	38.4	416
Employment /closer to work	18.3	54.9	595
Better public transport	2.8	8.4	91
Quality of Neighbourhood	13.6	40.8	442
Nearer / better shopping and leisure facilities	9.7	29.1	315
Greater availability of smaller houses	7.8	23.4	253
Greater availability of more affordable housing	7.2	21.5	233
Better / nearer schools and colleges	4.1	12.5	135
Total	**100.0**		**3,258**

Source: DCA Maldon 2013 Housing Needs Survey Data

11.4.16 The most popular reason was nearness to family (71.8%). Employment / closer to work (54.9%) and quality of neighbourhood (40.8%) also featured quite highly.

11.4.17 Concealed households were also asked if they would consider sharing their accommodation with a friend. Around 40.0% (502 implied) said they would consider sharing, 60.0% (755 implied) would not consider sharing.

11.5 Total Demand for Market Housing in the District

11.5.1 Table 11-15 below shows total demand for market housing by property type and size.

Table 11-15 Demand for Market Housing to 2018

		Semi-Detached	Detached	Terraced	Flat	Bungalow	Supported Housing	Bedsit/Studio/ Room only	Houseboat / Caravan / Mobile Home	Total
EXISTING H/H	1-BEDROOM	0	0	0	0	21	17	0	0	38
	2-BEDROOMS	91	0	132	0	240	34	0	0	497
	3-BEDROOMS	372	323	28	0	249	0	0	0	972
	4+ BEDROOMS	80	471	0	0	17	0	0	0	568
CONCEALED H/H	1-BEDROOMS	71	0	68	216	0	0	24	0	379
	2-BEDROOMS	104	30	214	91	0	0	0	0	439
	3-BEDROOMS	52	87	0	0	30	0	0	0	169
	4+ BEDROOMS	0	0	0	0	0	0	0	0	0
IN-MIGRANT H/H	1-BEDROOMS	0	0	106	66	84	0	0	17	273
	2-BEDROOMS	46	0	241	28	219	0	0	38	572
	3-BEDROOMS	137	113	119	0	125	0	0	0	494
	4+ BEDROOMS	63	625	0	0	0	0	0	0	688
	TOTAL	**1,016**	**1,649**	**908**	**401**	**985**	**51**	**24**	**55**	**5,089**

Source: DCA Maldon 2013 Housing Needs Survey Data

11.5.2 The survey data incorporates existing, concealed and in-migrant household demand for market housing, based on the profile of recent in-migrants to the District over the last five years.

11.5.3 It is assumed that the in-migrant market demand will be similar over the next five year period to 2018.

11.6 Current and Future Demand for Market Housing

11.6.1 The recently published NPPF identifies the core Government objectives to provide a variety of high quality market housing including addressing any shortfalls that apply in market housing. Authorities are required to plan for a full range of market housing to meet the needs of the whole community, so that provision is made for family, single person, and multi-person households.

11.6.2 Local planning authorities should identify the size, type, tenure and range of housing required in particular locations, reflecting local demand. Policies should give indications of the type or size of dwellings to be delivered to meet household demand and create sustainable inclusive and mixed communities over the longer term. The balance of the existing stock and evidence from the stock flow model is used as the base for recommendations on the type and size of future delivery.

11.6.3 In terms of the household flow model, the data utilised is both from the primary household survey which identifies future household forming and moving intentions and secondary data, particularly on social and affordable housing need and stock re-let supply in the Model in Section 14.

11.6.4 The analysis of the demand for market housing and the supply from existing stock turnover has been undertaken using data is from the 2013 HNS. Survey data can under-estimate some of the elements of the flow model, particularly on migration. Following discussions since the first draft report, amendments have been made to the demand and supply migration totals.

11.6.5 The following table identifies the data over 5 years and the future average **annual demand and supply** of market properties by bedroom size from:-

11.6.6 **Demand** from both local existing and concealed households moving and forming within the District and from in-migrating households (migrant data for 3 years had not been projected to 5 years in line with other data);

11.6.7 **Supply** from the turnover of the existing stock created by local households moving within and out-migrants leaving the District (under-estimated by around 200 households).

Table 11-16 Market Housing Stock Flow by Size

Households	Bed-sit / 1-bed		2-bedrooms		3-bedrooms		4+ bedrooms		All Sizes	
	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand
Existing		21		172		370		121		684
Concealed		38		156		30		0		224
In-migration		95		197		172		240		704
Total Demand		**154**		**525**		**572**		**361**		**1,612**
Moving within	102		170		329		240		841	
Out-migration	24		80		176		194		474	
Total Supply	**126**		**250**		**505**		**434**		**1,315**	
Net Shortfall		**28**		**275**		**67**		**(73)**		**297**

Source: DCA Maldon 2013 Housing Needs Survey

11.6.8 Demand and supply of one bedroom units is low reflecting the small stock supply in this sector. Over half of the total one bedroom demand is from in-migrating households which may be even stronger in the private rented sector.

11.6.9 The major market housing demand from existing, concealed and in-migrating households is for two bedroom properties less than half of which is met by the low proportion of these properties in the existing stock.

11.6.10 There is a projected small annual surplus of four bedroom units despite a relatively high level of demand from recent in-migrants. Turnover of three bedroom properties is also high and there is estimated to be a net annual shortfall of 297 properties based on existing stock flow. In total, net in-migration (demand less supply; 230 households) accounts for almost 80% of the total net market sector shortfall.

11.7 Dissolutions

11.7.1 Dissolutions in the main come from the death of a surviving member of a household or one going into care. These are included in turnover supply, both as sales and rental re-lets.

11.7.2 However in attempting to forecast future turnover in a flow model, there is also a need to take account of dissolutions in the market sector only, not identifiable from survey data.

11.7.3 Council data in 2013 suggests that a Class F exemption applied to **108** properties and taking this additional supply into account, there would be **a net shortfall of 189** market units each year. However this is a cumulative figure and includes properties beyond one year.

11.7.4 These are assumed to relate to market properties becoming available from the death of a surviving member of a household. It is unclear to what extent dissolution from those moving into care homes is included in the Class F figure.

11.7.5 This could add up to a further 100 households a year but it is difficult to get accurate data. However Council data suggests single figure levels of 4 to 6 a year.

11.7.6 If the total dissolution figure was 208, it would represent almost 30% of all market sales over the last 3 years and 15% of sales in the peak of the market in 2007, which seems highly unlikely.

11.7.7 The Council data of 108 properties is therefore retained as the likely level from dissolutions.

12 FUTURE AFFORDABLE HOUSING REQUIREMENTS

12.1 Key Findings

- Demand for affordable housing from existing moving households was **679** units. **646** implied for RP rented accommodation and **33** for RP shared ownership accommodation.
- **357** concealed households are looking for affordable housing. **242** intend to move to RP rented accommodation and **115** to RP shared ownership.
- 43.6% of existing households and 35.2% of concealed households moving to affordable housing plan to move within 1 year.
- The main type of accommodation required amongst existing households moving to affordable housing was a bungalow at 44.9%. 51.8% of this group require 2 bedrooms.
- For concealed households moving to affordable housing the main type of property required was a flat at 46.3%. 73.6% of this group need 1 bedroom.
- Maldon / Heybridge was the most popular location for households moving within the District for existing and concealed households.
- Nearer family and 'always lived here' were the most common reasons for choice of location for existing households. For concealed households, the main reasons were nearer family and employment / closer to work.

12.2 Introduction

12.2.1 Determining the net shortfall or surplus of affordable housing, in order to meet existing and predicted housing need is a key part of the Housing Need Assessment. This section examines the need for affordable housing and how this is broken down by size of property (i.e. number of bedrooms) and tenure of affordable housing (i.e. intermediate and social rented housing).

12.2.2 The CLG Needs Assessment Model in Section 14 of this report sets out the final figures for housing need across the District.

12.2.3 This section is divided into elements exploring the housing needs of existing and concealed households who require affordable housing.

12.3 Housing Benefit and Under-Occupancy

12.3.1 From 1 April 2013 the Government introduced size criteria for working-age Housing Benefit claimants living in the social rented sector.

12.3.2 The size criteria is the same as for private rented sector claimants whose claims are assessed using the local housing allowance rules.

12.3.3 The maximum rent is reduced by a national percentage rate depending on how many bedrooms the household is considered not to need.

12.3.4 A bedroom for a non-resident carer is also be taken into account in determining the relevant size criteria where that carer provides necessary overnight care for the claimant or their partner.

12.3.5 Social housing providers will need to take these new regulations into account when allocating housing as well as when deciding on property sizes on new developments.

12.3.6 Under-occupancy of large family homes is already being prioritised by many housing providers.

12.3.7 The changes will heighten the **need to address under-occupancy** to ensure that residents on low incomes do not fall into arrears due to reduced housing benefit being paid towards their rent.

12.4 Affordable Housing Need of Existing Households

12.4.1 There is a total demand of **679** affordable units for existing households moving within the District over the five years to 2018**.**

12.4.2 **646** of existing households moving needed RP rented accommodation and **33** needed RP shared ownership accommodation.

12.4.3 Some totals in the following tables may be slightly different to the total of **679** mentioned above due to the different number of responses received for each individual question. Not all respondents answer every question.

12.4.4 Some tables in this section include a column showing "% all tenures" i.e. including those existing households needing market housing as a comparison.

Table 12-1 When is the Accommodation required (existing households)

Question 18

Time	Affordable Housing %	N^{os}. implied	% All Tenures
Within 1 year	43.6	254	34.1
1 - 2 years	32.4	189	26.7
2 - 3 years	10.2	59	20.5
3 - 5 years	13.8	81	18.7
Total	**100.0**	**583**	**100.0**

Source: DCA Maldon 2013 Housing Needs Survey Data

12.4.5 The data shows that 43.6% of potential movers to affordable housing sought to do so within one year, a higher level for all movers (34.1%).

12.4.6 The main type of accommodation required amongst existing households moving to affordable housing was a bungalow at 44.9%. 24.3% of respondents felt that they required supported housing and interest in a detached property was 15.8%.

12.4.7 Interest in flats was lower at 3.5%, and 5.7% were interested in either a semi-detached or terraced property.

12.4.8 37.8% of existing households needing affordable housing indicated that they required one bedroom, 51.8% need two bedrooms, 4.9% three bedrooms and the requirement for four bedrooms was 5.6%.

12.4.9 Analysis of the type of property required by size required in terms of number of bedrooms showed the following results.

Table 12-2 Type by Size Required

Question 19 by Question 22

Type	One bedroom		Two bedrooms		Three bedrooms		Four+ bedrooms		Total
	%	Nos.	%	Nos.	%	Nos.	%	Nos.	Nos.
Semi-detached	0.0	0	10.8	38	0.0	0	0.0	0	**38**
Detached	0.0	0	9.4	33	100.0	33	100.0	33	**99**
Terraced	0.0	0	10.8	38	0.0	0	0.0	0	**38**
Flat	9.8	23	0.0	0	0.0	0	0.0	0	**23**
Bungalow	34.3	81	61.2	215	0.0	0	0.0	0	**296**
Supported Housing	55.9	132	7.8	28	0.0	0	0.0	0	**160**
Total	**100.0**	**236**	**100.0**	**352**	**100.0**	**33**	**100.0**	**33**	**654**

Source: DCA Maldon 2013 Housing Needs Survey Data
No data for other house types

12.4.10 Demand assessed by number of bedrooms shows that 55.9% of the total one bedroom demand was for supported housing. Demand for two bedrooms was mainly for a bungalow (61.2%). All the demand for three and four bedrooms was for detached accommodation.

12.4.11 Analysis of the type of property required with type of tenure required showed the following results.

Table 12-3 Type Required by Tenure Required

Question 19 by Question 24

	RP rented		RP Shared Ownership		Total
	%	Nos.	%	Nos.	Nos.
Semi-detached	6.1	38	0.0	0	**38**
Detached	11.3	71	100.0	33	**104**
Terraced	6.1	38	0.0	0	**296**
Flat	3.7	23	0.0	0	**38**
Bungalow	47.2	296	0.0	0	**23**
Supported Housing	25.6	160	0.0	0	**160**
Total	**100.0**	**626**	**100.0**	**33**	**659**

Source: DCA Maldon 2013 Housing Needs Survey Data
No data for other types

12.4.12 47.3% of existing households who need RP rented accommodation need a bungalow, 25.6% need supported housing and 11.3% a detached property. All shared ownership demand was for a detached property.

12.4.13 Analysis of the size of property required with type of tenure required showed the following results.

Table 12-4 Size Required by Required Tenure

Question 22 by Question 24

	RP rented		RP Shared Ownership		Total
	%	N[os.]	%	N[os.]	N[os.]
One Bedroom	39.7	257	0.0	0	**257**
Two Bedrooms	54.4	352	0.0	0	**352**
Three Bedrooms	0.0	0	100.0	33	**33**
Four or more Bedrooms	5.9	38	0.0	0	**38**
Total	**100.0**	**647**	**100.0**	**33**	**680**

Source: DCA Maldon 2013 Housing Needs Survey Data

12.4.14 The majority of all affordable tenures require 1 or 2 bedrooms.

12.4.15 62.6% of existing households moving to affordable housing (425 implied) were registered on a housing waiting list. Maldon District Council gave three choices, asking are you listed on any of the following housing waiting lists. The majority were on the Gateway to Homechoice Register (93.6%) and 34.4% were registered on another scheme / Council Area.

12.4.16 Existing households moving to affordable housing were asked where accommodation was required. 679 households responded to this question and an average of 1.4 choices was made.

Table 12-5 Where is accommodation required?

Question 26

Location	Affordable Housing %	N[os]. Implied	All Tenures %
Maldon / Heybridge	65.3	443	59.0
Rural South (*Burnham-on-Crouch / Southminster / Althorne /Mayland / Purleigh / Tillingham*	42.6	289	34.1
Rural North (*Great Totham / Tollesbury / Tolleshunt D'Arcy / Wickham Bishops & Woodham*)	37.0	251	45.1
Total		**983**	

Source: DCA Maldon 2013 Housing Needs Survey Data

12.4.17 By far the most popular location for existing households moving and requiring affordable was Maldon / Heybridge (65.3%), followed by Rural South.

12.4.18 The final question in this section asked respondents why they preferred a particular location. 651 households' responded to this question. This was a multiple choice question and 1.8 choices were made on average.

Table 12-6 Reason for Preferred Location

Question 27

Reason	% responses	% households	$N^{os.}$ implied (all choices)	All tenures %
Nearer family	22.9	40.5	264	37.2
Always lived here	18.4	32.6	213	36.5
Employment /closer to work	12.8	22.7	148	28.3
Type of housing	12.7	22.6	147	23.6
Better / nearer schools and college	12.3	21.8	142	11.9
Quality of neighbourhood	7.2	12.8	83	41.4
Nearer / better shopping and leisure facilities	5.3	9.4	61	20.3
Greater availability of affordable housing	4.3	7.7	50	14.1
Better public transport	4.1	7.2	47	10.9
Total	**100.0**		**1,155**	

Source: DCA Maldon 2013 Housing Needs Survey Data

12.4.19 Nearer family was the largest single choice at 40.5% followed by always lived here (32.6%).

12.5 Needs of Concealed Households Moving Within Maldon

12.5.1 Table 10-7 showed that **242** concealed households intend to move to Registered Provider rented housing and **115** to RP shared ownership. In total, **357** concealed households over the next five years require affordable housing in the District.

12.5.2 Some totals in the following tables may be slightly different to the total of **357** mentioned above due to the different number of responses received for each individual question. Not all respondents answer every question.

12.5.3 A column is included in some tables for "all concealed households %", i.e. including those needing market housing, as a comparison.

Table 12-7 When is the Accommodation Required

Question 32

Time	Affordable Housing %	N^os. implied	All Tenures %
Within 1 year	35.2	125	34.1
1 - 2 years	19.2	68	26.7
2 - 3 years	22.1	79	20.5
3 - 5 years	23.5	83	18.7
Total	**100.0**	**355**	**100.0**

Source: DCA Maldon2013 Housing Needs Survey Data

12.5.4 35.2% of concealed households needing affordable housing require their accommodation within 1 year. 19.2% are moving in 1 - 2 years and 45.6% in 2-5 years. Moves are less imminent than those for all tenures.

12.5.5 46.3% of concealed households moving to affordable housing need a flat and around 20.0% require a bungalow. 13.9% require a terraced property, 9.0% need a semi-detached property and 6.1% supported housing. 4.7% require a bedsit / studio / room only. When compared to preference, the majority of all preference was for a terraced property.

12.5.6 The highest demand in relation to the size of the accommodation needed was for 1-bedroom properties at 73.6% (261 implied). However preference for 1-bedroom was slightly lower at 46.3% (47 implied).

12.5.7 26.4% (93 implied) need a 2-bedrooom property. There was no demand for 3 or 4-bedroom properties.

12.5.8 Compared to need, 30.2% expressed a preference for a 2-bedroom property and 23.5% 3 bedrooms.

12.5.9 Analysis of the type of property needed by the size of property needed for concealed households moving showed the following results.

Table 12-8 Type Needed by Size Needed

Question 33a by Question 35a

Type	1-bed		2-bed		Total
	%	N^os.	%	N^os.	N^os.
Semi-detached	0.0	0	32.6	30	30
Detached	0.0	0	0.0	0	0
Terraced	9.5	23	25.3	24	47
Flat	54.4	133	25.3	24	156
Bedsit / Studio /Room only	0.0	0	16.8	16	16
Bungalow	27.6	67	0.0	0	67
Supported Housing	8.5	21	0.0	0	21
Total	**100.0**	**244**	**100.0**	**94**	**337**

Source: DCA Maldon 2013 Housing Needs Survey Data No data for other types / sizes

12.5.10 Around 54.4% of 1 bedroom demand and 25.3% of 2 bedroom demand was for flats.

12.5.11 27.6% of the demand for a 1-bedroom property was for a bungalow and 32.6% of demand for a 2-bedroom property was for a semi-detached property.

Table 12-9 Type Needed by Tenure Needed
Question 33a by Question 30a

	RP rented		Shared Ownership		Total
	%	Nos.	%	Nos.	Nos.
Semi-detached	0.0	0	31.2	30	**30**
Detached	0.0	0	0.0	0	**0**
Terraced	19.5	47	0.0	0	**47**
Flat	52.4	126	31.2	30	**156**
Bedsit / Studio / Room Only	0.0	0	16.2	16	**16**
Bungalow	28.1	67	0.0	0	**67**
Supported Housing	0.0	0	21.4	21	**21**
Total	**100.0**	**240**	**100.0**	**97**	**337**

Source: DCA Maldon 2013 Housing Needs Survey Data No data for other types

12.5.12 The main interest from concealed households forming in the RP Rented sector was for flats at 52.4%, bungalows at 28.1% and terraced properties at 19.5%.

12.5.13 The main interest for the RP shared ownership sector was split between semi-detached properties at 31.2% and flats (31.2%). There was also interest in this tenure for bedsit / studio / room only and supported housing.

12.5.14 Analysis of the type of property required with type of tenure required showed the following results

Table 12-10 Size Needed by Tenure Needed
Question 35a by Question 30a

	RP rented		Shared Ownership		Total
	%	Nos.	%	Nos.	Nos.
One Bed	80.3	193	59.6	68	**261**
Two Bed	19.7	47	40.4	46	**93**
Three Bed	0.0	0	0.0	0	**0**
Total	**100.0**	**240**	**100.0**	**114**	**354**

Source: DCA Maldon 2013 Housing Needs Survey Data No data for other sizes

12.5.15 The majority of households moving to affordable housing tenures require one bedroom. There was no requirement for 3 bedrooms.

12.5.16 Only 28.3% of concealed households moving to social housing (101 implied) responded to the question on whether they were registered on a housing waiting list. 76.5% of concealed households who wanted to move to affordable housing were registered on the Gateway to Home Choice waiting list. 70.6% were registered with Maldon District Council and 23.55 were registered with another scheme / council area.

12.5.17 Concealed households were asked if they would consider sharing their accommodation with a friend. 32.4% (115 implied) would consider sharing and 67.6% (240 implied) would not.

12.5.18 Concealed households moving to affordable housing were asked where accommodation was required. 324 households responded to this question. Up to 2 choices were offered but on average only 1.3 choices were made.

Table 12-11 Where is accommodation required?

Question 36a

Location	Affordable Housing %	N^os. implied	All Tenures %
Maldon / Heybridge	77.1	250	75.6
Rural South (*Burnham-on-Crouch / Southminster / Althorne /Mayland / Purleigh / Tillingham*)	39.1	106	32.0
Rural North (*Great Totham / Tollesbury / Tolleshunt D'Arcy / Wickham Bishops & Woodham*)	17.3	56	30.4
Total		**412**	

Source: DCA Maldon 2013 Housing Needs Survey Data

12.5.19 The single most popular choice for concealed households moving to affordable housing was for Maldon / Heybridge, a very similar level to the all tenure response.

12.5.20 The following table showed the results for the reasons for their preferred location. This was a multiple choice question and 3.3 choices were made on average per concealed household.

Table 12-12 Reason for Preferred Location

Question 37a

Reason	% responses	% households	N^os. implied (all choices)
Always lived here	9.3	31.2	101
Nearer family	29.9	100.0	324
Employment /closer to work	15.3	51.3	166
Nearer / better shopping and leisure facilities	11.0	36.6	119
Greater availability of more affordable housing	6.3	21.1	68
Better / nearer schools & colleges	3.5	11.7	38
Better public transport	9.1	30.2	98
Greater availability of smaller houses	5.1	16.9	55
Quality of neighbourhood	10.4	34.7	113
Total	**100.0**		**1,082**

Source: DCA Maldon 2013 Housing Needs Survey Data

12.5.21 Core sustainability factors such as near family and friends, better public transport and employment / closer to work allow people to live and work in the same area. Reducing travel time and being near family members to provide support creates a more sustainable community.

12.5.22 The main reason for concealed households moving to their choice of location was to be near family (100%, 324 implied), followed by employment / closer to work at 51.3%.

12.6 Future Size of Affordable Housing

12.6.1 Stock balance, turnover and waiting list demand analysis are vital to identify the gaps in the stock and inform the proportions by type and size required in future to address current and future need.

12.6.2 Affordable housing should mainly be in locations with good public transport, accessibility to town centres, employment destinations and other key services.

12.6.3 The following table provides a detailed analysis of the social stock the levels of registered need and actual supply from turnover by bedroom size taken from Local Authority records. The 2011 Census data suggest that there are 2,685 Council properties but this figure considered to be incorrect and the Council data has therefore been used for analysis.

12.6.4 To provide a clear justification for the balance of property sizes in the Local Development Documents and housing delivery strategy, need and supply of the Registered Provider stock has been analysed.

12.6.5 In terms of the smaller units of stock in the District (1/ 2 bedrooms) 803 are either sheltered or age restricted (from 55+). This is almost half of the total social stock of 1 and 2 bedroom units in the District (42.0%). Therefore this needs taking into account when looking at the overall supply.

12.6.6 The ratio of waiting list demand to supply is the number of years it would take for the waiting list for individual property sizes to be met through the turnover of the existing stock.

12.6.7 This also makes the extreme assumption that there was no future need other than the current backlog, which clearly will not be the case.

Table 12-13 Social Stock, Waiting List Need and Turnover

Stock Size	Total Social Stock		Waiting List (Council Data)		Social Stock Turnover		Demand vs. Supply
	N$^{os.}$	%	N$^{os.}$	%	N$^{os.}$	%	
Studio / 1 bedroom	891	30.0	328	53.7	79	37.8	4.2:1
2 - bedrooms	1,023	34.4	201	32.9	97	46.4	2.1:1
3 - bedrooms	1,019	34.3	65	10.6	32	15.3	2.0:1
4 - bedrooms	40	1.3	17	2.8	1	0.5	17.0:1
Total	**2,973**	**100.0**	**611**	**100.0**	**209**	**100.0**	**2.9:1**

Maldon District Council data– CORE data 2012

12.6.8 In the District, even if no new need arose, it would take:-

- Over **4** years to meet the requirements for 1-bed properties;
- Just over **2** years to address the 2-bedroom requirement;
- Around **2** years to address the 3-bedroom stock requirement;
- Around 17 years to meet the need for larger 4+ bedroom family units.

12.7 Small Units

12.7.1 Generally, 84.2% of stock turnover is from 1 and 2 bedroom units, around the same level as the waiting list need of 86.6%.

12.7.2 **One bedroom** units are around 30.0% of the total social stock, but these units are 53.7% of the total waiting list.

12.7.3 Although these are significantly the highest need in terms of unit numbers, a number of factors need to be considered in determining targets by size which clearly also influence property type.

12.7.4 Small units turn over more regularly in the existing stock than family units.

12.7.5 The waiting list for **one bedroom** properties contains 328 households, many of whom are younger households unlikely to be offered a property. Some are older households registering either to meet current need or as insurance for a future potential need.

12.7.6 The one and two bedroom stock includes a relatively high proportion of sheltered housing properties and these represented over half of re-lets in 2012. The access to one bedroom general needs housing is therefore lower than the total figures in the table above.

12.7.7 Conversely the scale of small sheltered stock will be a major benefit in meeting the growth in the older population and in facilitating a better flow in the stock to address under-occupation in this sector.

12.7.8 These factors are important in judging future delivery to meet priorities rather than arithmetic scale of recorded need. The important factor is to meet priority needs, but there is still a requirement for one bedroom units to meet the needs of young, single, homeless households in the District.

12.7.9 In view of the current stock balance, the scale of likely annual new provision and the requirement to address priority household needs, a level of **75%** of future delivery in the affordable rented sector should be one and two bedroom units, lower than current need levels of 86.6%.

12.8 Family Sized Units

12.8.1 34.3% of the social stock is **three bedroom** family units but they provide only 15.3% of all re-let supply.

12.8.2 However, as is highlighted in Section 8.6.9, there are estimated to be **390** social rented properties which are under-occupied by two or more bedrooms. This is nearly **40%** of all the three bedroom social rented properties in the District.

12.8.3 **Four bedroom** units are the smallest in terms of stock numbers (40), but the Waiting List need is nearly half of this stock level.

12.8.4 These households are likely to be over-crowded in their current housing and are therefore a priority need group. With no units becoming available last year, despite the lower scale their needs are the most difficult to resolve.

12.8.5 In view of the increasing older population, it is now even more important to achieve a better flow of the under-occupied, family sized social rented stock as a means to help address the scale of need for family units.

12.8.6 Initiatives to link the occupation of future new housing for older people to those under-occupying family units should be a priority for the housing strategy.

12.8.7 Achieving a better flow of family units should also have a cascade effect, increasing turnover of all smaller unit sizes as households are able to transfer to larger units to meet their need. **In effect up to three or four household moves could result from one new older persons unit.**

12.8.8 The relatively extreme problem of access to **four bedroom** stock should be addressed as these larger family households are almost certain to be currently living in over-crowded conditions.

12.8.9 Given the limited scale of new affordable units relative to need, the balance of **25%** of new units a year should be **three / four bedroom** units. There will be an increasing impact on the scale of under-occupation of three bedroom properties from demographic change, but welfare reform may increase turnover of those younger households affected financially from the changes.

12.9 Under-Occupation

12.9.1 The 2013 SHMA Report identified that there was an overall under-occupation level of 46.7%, with 11.4% in the social rented sector representing around **390 family units with two or more spare bedrooms**.

12.9.2 This is almost 40% of the total three and four bedroom social stock.

12.9.3 This scale will continue to rise as the impact of demographic change occurs, especially over the next five years.

12.9.4 It is recommended that this is an issue for Housing Strategy to consider, both to make best use of the housing stock and address the needs of families in the social rented sector.

12.9.5 Achieving a better flow of family units through targeting under-occupying older households to new delivery projects should also have a cascade effect, increasing turnover of all smaller unit sizes as households are able to transfer to larger units to meet their need**.**

12.9.6 In effect up to three or four household moves could result from the delivery of one new older persons unit.

13 HOUSING NEEDS OF SPECIFIC HOUSEHOLD GROUPS

13.1 Introduction

13.1.1 The Housing Act (2004) specified that specific consideration must be given to the differing needs of households. In addition, the SHMA Practice Guidance indicates that housing market partnerships should consider gathering information about the housing requirements of specific groups and that doing so will improve planning and housing policy.

13.1.2 This chapter investigates the needs of specific household groups that may have specific housing requirements which differ from the general population. Certain groups may exert influences within the housing market area which need to be understood and planned for.

13.1.3 The housing requirements of the following household groups have been analysed:-

- Black Minority Ethnic Households;
- Young Households (16-24 yrs);
- Older people;
- Households with support needs

13.1.4 The data on the needs of households was gained from using primary data from the Housing Survey.

13.2 Black and Minority Ethnic (BME) Households

13.2.1 This section draws together the weighted findings of the current household profile and the future demand for BME households in the District.

13.2.2 The data showed that 3.6% (972 implied) of households in the District were of a different Ethnic Origin to British White. The highest category amongst BME households was 'Other white' at 57.9%, followed by Other Irish at 19.0%.

Table 13-1 Current Tenure (BME households)

Question 1 by Question 15b

Tenure	All households %	BME households %	Nos. Implied (BME))
Owner occupied with mortgage	38.4	35.4	344
Owner occupied no mortgage	39.7	30.3	295
Private rented	8.8	18.9	183
RP rented	11.0	11.5	112
Shared ownership*	0.2	0.0	0
Tied to employment*	0.9	0.0	0
Living rent free*	1.0	3.9	38
Total	**100.0**	**100.0**	**972**

No data for BME shared ownership *Low level of data
Source: DCA Maldon 2013 Housing Needs Survey

13.2.3 The main tenure amongst BME households was owner occupation at 65.7%, lower than the all household response (78.1%). Private rent at 18.9% was high for BME households when compared with all the household response of just 8.8%.

Table 13-2 Current Type (BME households)

Question 2 by Question 15b

Type	All households %	BME households %	Nos. Implied (BME)
Detached	35.7	40.0	389
Semi-Detached	25.6	18.3	178
Terraced	14.3	7.1	69
Bungalow	16.4	13.7	133
Flat	7.1	18.8	182
Bedsit / Studio / Room Only*	0.2	0.0	0
House boat / Caravan*	0.7	2.1	21
Total	**100.0**	**100.0**	**972**

*Low level of data Source: DCA Maldon 2013 Housing Needs Survey

13.2.4 The main type of property occupied by BME households was detached at 40.0% higher than the all household response (35.7%). Less terraced properties were occupied by BME households when compared with all households.

Table 13-3 Current Size (BME households)

Question 3 by Question 15b

Size	All households %	BME households %	Nos. Implied (BME)
Bedsit*	0.0	0.0	0
One	8.4	15.3	149
Two	25.2	35.1	340
Three	34.7	11.5	112
Four	24.5	30.0	292
Five or more	7.2	8.1	79
Total	**100.0**	**100.0**	**972**

*Low level of data Source: DCA Maldon 2013 Housing Needs Survey

13.2.5 The main size of property occupied by BME households was two bedrooms at 35.1%, higher than the all household response (25.2%). The data showed that BME households occupied smaller properties compared to all general households.

13.2.6 The assessment of under and over-occupation by tenure revealed some disparity between tenure types as indicated below.

Table 13-4 Under / Over-Occupation by Tenure

Question 16a by Question 3 & Question 1

	% under occupied households		% over- occupied households	
Tenure	**All**	**BME**	**All**	**BME**
Owner occupied with mortgage	48.3	63.6	1.7	0.0
Owner occupied no mortgage	62.7	42.5	0.4	0.0
Private rented	17.4	15.2	3.6	0.0
RP rented	11.3	0.0	6.0	0.0
Shared ownership (part rent / part buy)	83.3	0.0	0.0	0.0
Tied to your employment	30.2	0.0	0.0	0.0
Living rent free	10.0	0.0	0.0	0.0
All stock	**47.0**	**38.3**	**1.8**	**0.0**

No data for other tenures Source: DCA Maldon 2013 Housing Needs Survey

13.2.7 The higher levels of over-occupied housing in all households at (1.8%), there were no BME households over occupied in the Maldon District.

13.2.8 The following table shows the results to the main questions in relation to future need of BME Households moving within the District.

Table 13-5 BME Households

Key data	% responses	N$^{os.}$ Implied
Existing household moving within the District		
When are you planning to move?		
Within 1 year	39.2	30
1-2 years	60.8	47
Accommodation required?		
Detached	60.8	47
Bungalow	39.2	30
Supported Accommodation Required?		
Extra Care Housing (self contained units with facilities and 24hr on site support)	100.0	24
Number of bedrooms required?		
3-bed	100.0	78
Tenure required?		
Owner occupation	100.0	54
Location Required?		
Rural South	56.3	30
Rural North	43.7	24

Concealed household moving within the District		
When are you planning to move?		
Within 1 year	23.2	30
1-2 years	23.2	30
2-3 years	52.7	68
Accommodation needed?		
Terraced	43.2	98
Flat	43.2	98
Bungalow	68.1	30
Number of bedrooms needed?		
1-bed	16.7	38
2-bed	69.6	158
3-bed	13.2	30
Tenure needed?		
Owner occupation	15.9	30
Private rent	31.7	60
RP Rented	51.8	98
Location preferred		
Maldon / Heybridge	55.4	38
Rural south	100.0	68

*1st and 2nd household member combined
Source: Source: DCA Maldon 2013 Housing Needs Survey

13.3 Existing Younger Households (16-24)

13.3.1 This section draws together the weighted findings of the current household profile and the future demand of younger households in the District.

13.3.2 The data showed that 1.3% (336 implied) head of households in the District were aged 16-24. This is the age group we have focused on for this section.

Table 13-6 Current Tenure (Households aged 16-24)

Question 1 by Question 15d

Tenure	All households %	Households (16-24) %	Nos. Implied (16-24)
Owner occupied with mortgage	38.4	36.3	122
Private Rented	8.8	36.2	122
RP Rented	11.0	27.5	92
Total		**100.0**	**336**

No data for other tenures
Source: DCA Maldon 2013 Housing Needs Survey

13.3.3 The main tenure amongst younger households was owner occupied at 36.3%, slightly lower than the all household response (38.4%). Private rented at 36.2% is significantly higher than all households at (8.8%)

Table 13-7 Current Type (Households aged 16-24)

Question 2 by Question 15b

Type	All households %	Households (16-24) %	N^os. Implied (16-24)
Semi-Detached	25.6	26.5	89
Terraced House	14.3	20.3	68
Detached Bungalow	9.5	9.1	30
Flat	7.1	44.1	148
Total		**100.0**	**335**

No data for other types
Source: DCA Maldon 2013 Housing Needs Survey

13.3.4 The main type of property occupied by households aged 16-24 was flats at 44.1%, much higher than the all household response (7.1%).

Table 13-8 Current Size (16-24 households)

Question 3 by Question 15b

Size	All households %	Households (16-24) %	N^os. Implied (16-24)
One	8.4	35.3	118
Two	25.2	55.6	187
Three	34.7	9.1	30
Total		**100.0**	**335**

Source: DCA Maldon 2013 Housing Needs Survey

13.3.5 The main size of property occupied by households aged 16-24 was two bedrooms at 55.6%, significantly higher than the all household response (25.2%). The data showed that households aged 16-24 occupied smaller properties compared to all general households.

13.3.6 The following table shows the results to the main questions in relation to future need of younger households moving within the District.

13.3.7 Households moving were also asked whether the upcoming reductions changes to housing benefit meant that they were only moving due to their benefit being reduced. No existing households aged 16-24 years said this was the case.

Table 13-9 Households aged 16-24

Key data	% responses	N^os. Implied
Existing households moving within the District		
When are you planning to move?		
Within 1 year	49.3	30
1-2 years	50.7	30
Accommodation required?		
Semi-detached	100.0	30
Number of bedrooms required?		
2-bed	100.0	30
Tenure required?		
Owner occupation	100.0	30
Location Required?		
Rural North	100.0	30

13.4 Students

13.4.1 There are only a small number of education facilities and schools in Maldon that cater for primary and secondary aged pupils, as well as young people and adults. This may well have an affect on in-migration to the District. In fact at Table 9-2 the data shows that Education was one of the lowest reasons (1.0%) for households in-migrating into the District in the past three years

13.4.2 Maldon has a wide range of primary schools and two secondary schools. One of the secondary schools also features a sixth form college and an adult learning facility.

13.4.3 The Plume Sixth Form College in Maldon is an educational facility for Plume School students over the age of 16. The college currently offers over 37 courses in a range of subjects including advanced level courses, GSCE re-sits, NVQ's and BTEC courses.

13.4.4 There are no colleges or universities as such in Maldon but there are in the nearby city of Chelmsford, Colchester and Braintree.

13.4.5 Situated close to Chelmsford town centre, local amenities and Student Village accommodation is the Anglia Ruskin University.. Faculties include arts, law and social sciences, health, social care and education, Lord Ashcroft International Business School and Science and Technology. The campus also features specialist facilities for specific courses, including a mock law court, clinical skills lab, operating theatre department, midwifery unit, mental health suite and postgraduate research institute.

13.4.6 Chelmsford College is a further education college offering a range of A-Level, vocational and professional courses, as well as apprenticeships and part-time study options.

13.5 Housing Needs of Older People

13.5.1 594 implied households indicated that they had older relatives who may need to move to the District in the next three years. The breakdown of the type of accommodation required is shown in the table below. This was a multiple choice question with an average of 1.4 choices being made per household.

Table 13-10 Accommodation Required by Older Relatives in Next 3 Years

Question 13b

	% households	Nos. implied
RP Sheltered housing	10.7	66
RP property	4.8	30
Live with respondent (need extension / adaptation)	20.0	123
Residential care / nursing home	2.8	17
Extra Care housing (Self contained units with facilities & 24hr support)	10.3	63
Private sheltered housing	16.9	104
Private housing	63.6	391
Private Retirement Village	8.8	54
Total		**848**

Source: DCA Maldon 2013 Housing Needs Survey

13.5.2 Demand for this group was predicted by the children of older people and, as would be expected, it shows a different pattern to that normally seen among older respondents in DCA surveys where you find a lower number of older people admitting they need to move home.

13.5.3 Of those 594 implied households who indicated that they had older relatives who may need to move to the District in the next three years, 50.9% (456 implied) said the in-migrant would have equity from the sale of their current home.

13.5.4 A further question was asked, if any member of the household was aged 60+ would they consider downsizing to a smaller property? The results are shown in the table below.

Table 13-11 Would You Consider Moving to a Smaller Property

Question 14

	% households	Nos. implied
Yes	17.1	2,611
No	82.9	12,618
Total	**100.0**	**15,229**

Source: DCA Maldon 2013 Housing Needs Survey

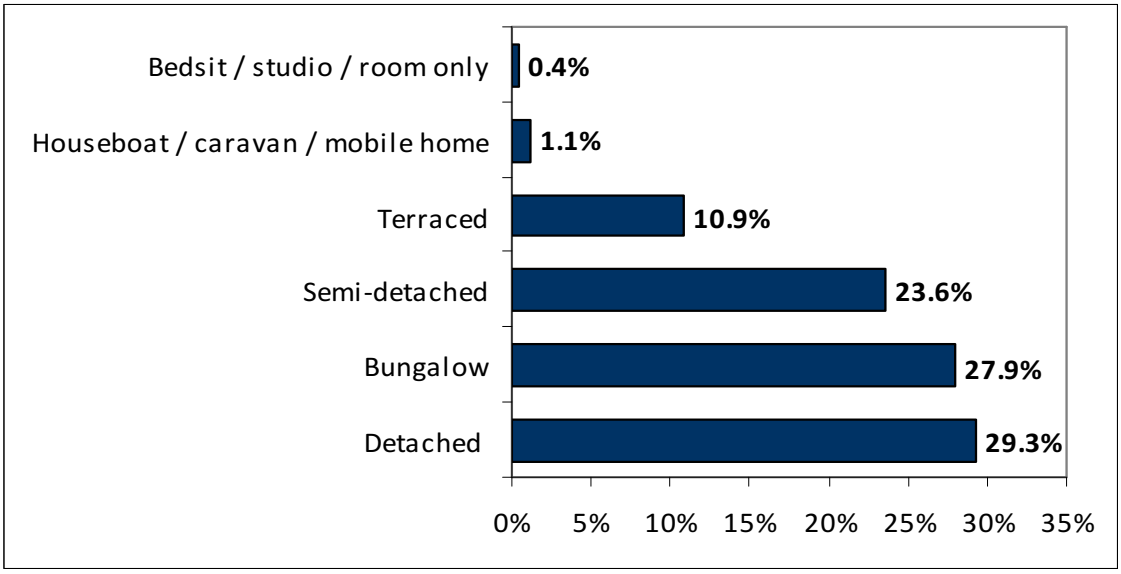
13.5.5 Only 17.1% (2,611 implied households) would consider downsizing their current property.

13.5.6 Out of the households who said they would not consider downsizing, 33.4% currently live in a three bedroom property and 27.4% in a property containing four or more bedrooms.

13.5.7 The following graphs show the tenure, type and size of accommodation currently occupied by the 65+ age group.

Figure 13-1 Type of General Stock Occupied by Older People (%)

Q2 x Q15da (65+)

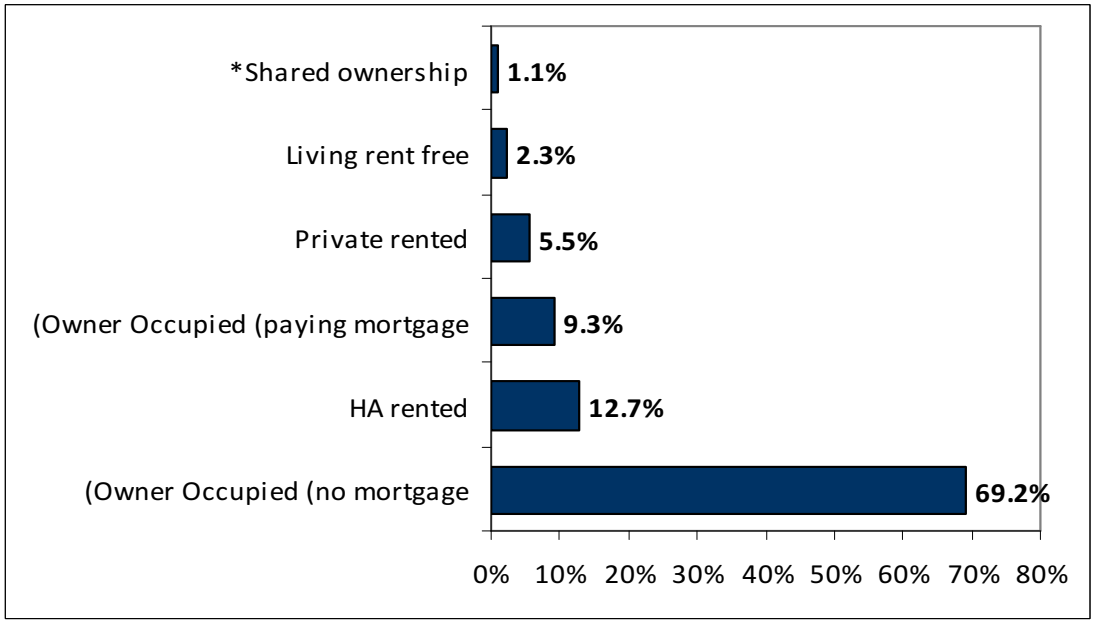


DCA Maldon 2013 Housing Needs Survey

13.5.8 The main property type occupied by older households was a detached property at 29.3% closely followed by 27.9% of households living in a bungalow and 23.6% in a semi detached property.

Figure 13-2 Tenure of General Stock Occupied by Older People (%)

Q1 x Q15da (65+)



Source: DCA Maldon 2013 Housing Needs Survey

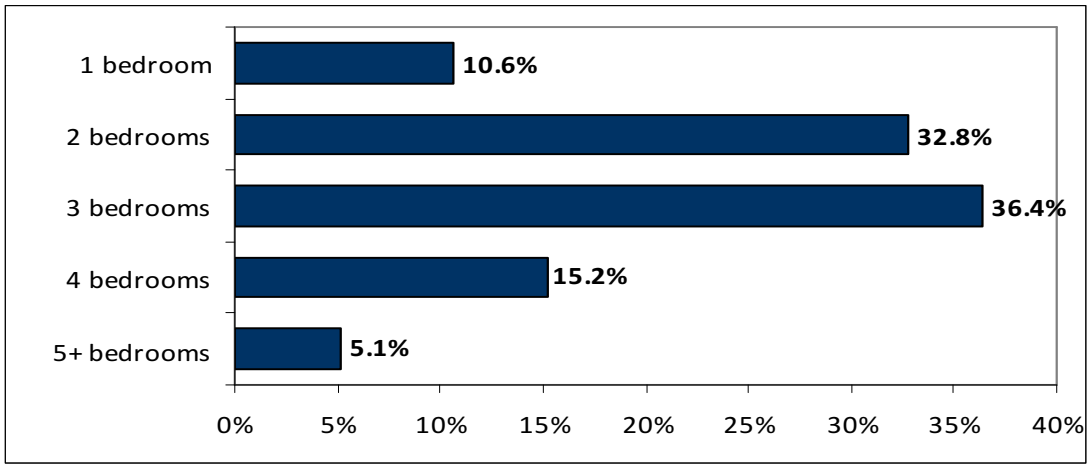
13.5.9 The main tenure type occupied by older households was owner occupied (no mortgage) at 69.2% as would be expected amongst the older population.

13.5.10 Nationally it is acknowledged that older people on fixed incomes may have difficulty maintaining their homes.

13.5.11 This may be an issue in the District due to the properties occupied by older people and also the high number of owner occupied (no mortgage) properties.

Figure 13-3 Size of Accommodation Currently Occupied by Older People

Q3 x Q15da (65+)



Source: DCA Maldon 2013 Housing Needs Survey
No data for bedsits

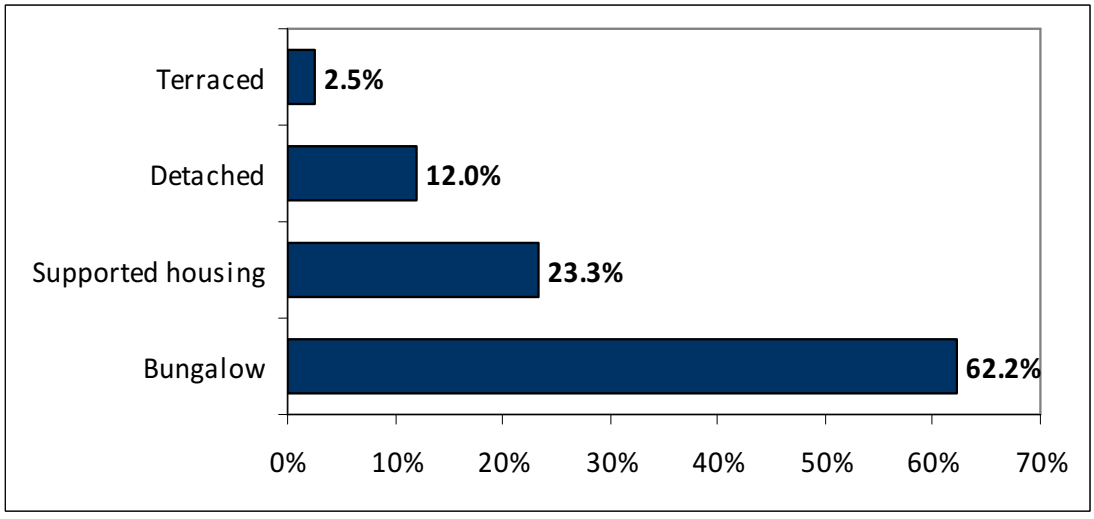
13.5.12 The majority of older households live in 3-bedroom properties (36.4%).

13.6 The Future Needs of Older People

13.6.1 724 implied existing households aged 65+ are planning a move within the District in the next 5 years and they were asked a series of questions about their future housing requirements.

Figure 13-4 What Type Of Accommodation is required (65+)

Q15da (65+) x Q19

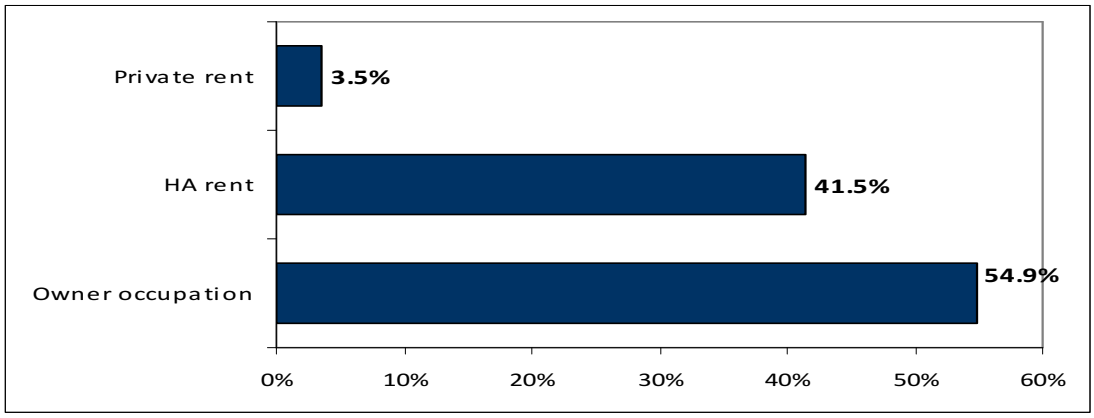


Source: DCA Maldon 2013 Housing Needs Survey

13.6.2 The main type of accommodation that is preferred by older people when they move within the next five years is a bungalow at 62.2%, followed by supported housing at 23.3%, 12.0% require a detached property and 2.5% a terraced property

Figure 13-5 What Tenure is preferred (65+)

Q15da (65+) x Q24



Source: DCA Maldon 2013 Housing Needs Survey

13.6.3 54.9% would prefer owner occupation and 41.5% would prefer HA rent when they move within the District in the next five years.

13.6.4 We also ran a cross-tabulation of the above data to show the future need of house type by tenure for those households aged 65 and over. The results can be seen in the table below.

Table 13-12 Type by Tenure for Households aged 65+

Q15da (65+) x Q24 x Q19

Type	Owner Occupation	Private rent	HA Rent	Total
Detached House	100.0	0.0	0.0	**100.0**
Bungalow	54.5	5.6	39.9	**100.0**
Terraced House	100.0	0.0	0.0	**100.0**
Supported housing	30.3	0.0	69.7	**100.0**

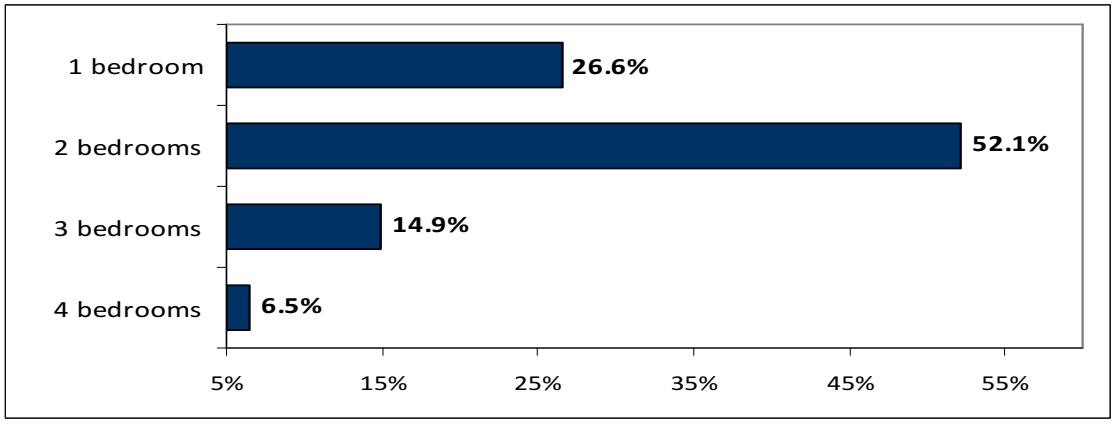
Source: DCA Maldon 2013 Housing Needs Survey
No response to other types or tenures

13.6.5 The majority of households aged over 65 who preferred to live in detached, terraced and bungalow accommodation also preferred owner occupation.

13.6.6 30.3% owner occupied households expressed an interest in supported housing (including sheltered accommodation).

Figure 13-6 Size of Housing Required by Existing Moving Households aged 65+

Q15da (65+) x Q22



Source: DCA Maldon 2013 Housing Needs Survey

13.6.7 The size requirements of existing households who were planning a move revealed that the main requirement was for 2-bedrooms at 52.1%.

13.7 Savings / Equity of Older Households

13.7.1 The percentage breakdown of savings for households aged over 65 across the four main tenures was as follows:-

Table 13-13 Savings by Tenure Q16a x Q1 (Q15da 65+)

Savings	Owner Occupied (with mortgage)	Owner Occupied (no mortgage)	Private Rent	HA Rent
No Savings	24.7	7.5	36.8	38.7
Under £5,000	25.8	10.3	17.1	32.6
£5,000 - £10,000	8.0	10.6	15.1	8.9
£10,001 - £20,000	13.5	12.9	0.0	5.1
£20,001 - £30,000	3.9	9.8	8.0	5.4
£30,001 - £40,000	0.0	5.3	9.2	3.2
£40,001 - £50,000	0.0	4.8	0.0	6.1
Above £50,000	24.1	38.8	13.8	0.0
Total	**100.0**	**100.0**	**100.0**	**100.0**

Source: DCA Maldon 2013 Housing Needs Survey

13.7.2 Generally, the breakdown produced the results which might be expected with 38.8% of those in owner occupation (no mortgage) having savings above £50,000. A fairly high proportion of retired owner occupier households will have capital to support their housing and care needs.

13.7.3 38.7% of housing association rented and 36.8% of private rented tenants had no savings.

13.7.4 The next table relates to the level of equity ownership in their home and was answered by 54.1% (10,368 implied) of owner occupiers aged over 65.

Table 13-14 Level of Equity in Present Accommodation

Question 16b (Q15da 65+)

Level of Equity	%	Cum %
Negative Equity	0.6	0.6
Below - £25,000	1.3	1.9
£25,001 - £50,000	1.1	3.0
£50,001 - £75,000	2.0	5.0
£75,000 - £100,000	3.2	8.2
£100,001 - £150,000	11.1	19.3
£150,001 - £200,000	20.9	40.2
Above £200,000	59.8	100.0

Source: DCA Maldon 2013 Housing Needs Survey

13.7.5 91.8% of respondents indicated equity ownership of over £100,000. Cross-tabulation indicated that 93.6% of owner occupiers without a mortgage had an equity holding of over £100,000 as compared with 78.2% of owner occupiers with a mortgage.

13.8 Supported Accommodation

13.8.1 Existing households moving were asked if they were interested in supported housing and what type of supported housing they required, in the next five years to 2018.

13.8.2 282 households responded, giving a total of 341 responses, an average of 1.2 choices per household.

Table 13-15 Type of Supported Accommodation Required

Question 21

	% responses	N^os. implied
Independent accommodation with external support	22.1	62
Extra care housing	26.5	75
Private sheltered housing	5.6	16
RP sheltered Housing	66.8	188
Total		**341**

Source: DCA Maldon 2013 Housing Needs Survey
No response for other types

13.8.3 Over the next five years, demand for supported accommodation is predominantly for HA sheltered housing.

13.8.4 The bedroom requirement for all supported housing types was for 1 and 2 bedrooms only. 68.7% required 2 bedrooms and 31.3% required 1 bedroom.

13.9 Sheltered Housing Demand

13.9.1 DCA survey experience shows that older people seek to remain in their own homes and prefer to receive support at home. In contrast, the children of older parents tend to predict the need for supported housing.

13.9.2 The greatest demand expressed by the family of in-migrating parents or relatives was for private housing at 62.4%, followed by live with you (need extension / adaptation) at 20.7%, private sheltered housing at 17.5%, HA sheltered housing at 11.1%, 10.7% expressed extra care housing.

13.9.3 9.1% (54 households implied) indicated that they would require private retirement village, 5.0% require HA property and 2.9% indicated residential care / nursing home.

13.9.4 The sheltered housing needs of older people were captured within the question for all movers within the District on supported housing. The combined requirement for sheltered housing in both sectors from existing households living in Maldon and in-migrating parents / relatives are shown in the table below.

Table 13-16 Sheltered Housing Demand

	Private sheltered	Affordable Sector	All Sectors
Existing Households	16	188	**204**
In-migrant Households	104	66	**170**
Total	**120**	**254**	**374**

N.B. Figures taken from Table 13-15 and Table 13-10

13.9.5 This relatively new trend is borne out in sales of new build private sector sheltered housing and extra care projects where a significant proportion of purchasers are moving over 100 miles to be close to their mature children who have settled in the District.

13.9.6 The 'baby boomer' age group who are now in their 60's were the first major group to be a more mobile workforce economy, particularly professional personnel. The combined impact of the number of these people and where they now live and work, are significant factors in the growth in the number of parents moving to join their family in old age.

13.9.7 Conversely, the indigenous older population prefer to continue in the area / surroundings they know and within their own home as long as possible and often will not acknowledge or predict the need to move. Need and demand levels from local older residents are normally relatively low in household surveys.

13.9.8 There was a higher level of demand for accommodation from existing households than the need from older people moving into Maldon, where generally, the forecast is being made by their children who assist in the moving process.

13.9.9 In total, the data suggests a combined requirement for sheltered accommodation from older people currently living in the District (204 households), and those who may in-migrate to be beside there family (170 households) of 374 units, 254 in the affordable sector and 120 in the private sector.

13.9.10 Some of this requirement will be addressed by flow of the existing sheltered stock, but acceptability of existing stock to meet today's standards will need to be assessed in calculating the scale of new delivery.

13.10 Extra Care Accommodation

13.10.1 Extra Care accommodation is housing which offers self-contained accommodation together with communal facilities and where care, as well as support, services are provided from a team based on a site.

13.10.2 There was a need expressed for extra care accommodation from older people moving into the District (63 units) and 75 units were required by existing households.

13.10.3 The issue of potential delivery through shared equity also applies to the extra care sector. Although we do not have information on the current tenure of in-migrating parents it would be reasonable to conclude that the majority would be owner-occupiers with no mortgage.

13.10.4 This sector of the older persons housing market is relatively new and the growth forecast in the population projections over the next decade to 2021 of those aged 75+ years may well increase the need for this type of accommodation; demand may also increase as understanding of this sector of supported housing increases.

13.10.5 The demographic data shows that the issues which will have to be addressed are happening now and will have an impact in both the market and social housing sectors.

13.10.6 The scale of under-occupation is very high representing around 12,673 households in the District with around 756 in the social rented sector.

13.10.7 Addressing this need in policy and development terms will help the flow of family homes as well as freeing up lower level supported housing in both market and social housing.

13.11 Best use of the Existing Stock

13.11.1 Making the best use of the existing stock is a core Government objective and is a key aspect of sustainable development. The significant under-occupation of existing housing stock in both sectors is a key element in future strategy to provide a more balanced stock to meet the requirements of future households.

13.11.2 New development should meet gaps in the current stock and create secondary gains in improving stock flow in both sectors.

13.11.3 Around 63% of households within the owner occupied no mortgage sector have two or more spare bedrooms, slightly higher than the level of around 61% found in recent DCA surveys. This sector will include a high proportion of older households.

13.11.4 Additionally over two thirds of current owner-occupier households also under-occupy and as these households grow older, the scale of social stock under-occupation will increase year on year if the existing stock turnover is not improved.

Housing and Planning Strategy

13.11.5 The policy requirement for the future to make best use of the housing stock must involve addressing under-occupation to assist in improving the rate of turnover of family units, and provide specialist accommodation to meet the changing requirements of the increasing older population.

13.12 Households with Support Needs

13.12.1 This section examines the results for those households in the District who have a member with a disability / limiting long term illness.

13.12.2 Housing may need to be purpose built or adapted for households with specific support needs. Information about the characteristics of these households will inform housing and support strategies.

13.12.3 Types of disability / limiting long-term illness identified within the survey included:-

- Wheelchair user;
- Walking difficulty;
- Learning disability / mental health problem;
- Drug / alcohol abuse;
- Visual / hearing impairment;
- Asthmatic / respiratory problem;
- Other physical disability;
- Limiting long-term illness.

13.12.4 Issues relating to households with one or more members who are affected by a physical or mental health disability or long-term illness were addressed through a series of questions. This section draws together the findings covering property adaptation and support provision and outstanding needs.

13.12.5 19.5% of households in the area contain somebody with a disability, suggesting 5,175 households in the District were affected in some way.

13.12.6 Assessment of the UK average for the proportion of households affected is difficult, both because of the impact of multiple disability and the tendency to express statistics in terms of population rather than households. The Department for Work and Pensions Family Resources Survey 2006 suggests as many as 10 million disabled people in the UK - around 19.7% of the population.

13.12.7 52.5% of households who contain someone with a disability stated that they had a support need (5,248 implied households).

13.12.8 The comparative figures for the various tenures were as per Table 13-17 below. The level in the social rented sector (27.6%) was higher than the proportion of total stock represented by social rented accommodation (11.1%). The level in the owner occupied sector was around 60.0% compared to the stock level of 78.1%.

Table 13-17 Disability by Tenure

Question 1 by Question 9

Tenure	Sample Tenure %	Tenure of those with disability %	N^{os}. Implied (Disability)
Owner occupied with mortgage	38.8	21.4	1,105
Owner occupied without mortgage	39.3	38.6	1,999
Private rented	9.0	9.2	476
RP rented	10.9	27.4	1,420
Shared ownership*	0.2	0.2	10
Tied to your employment*	0.9	0.0	0
Living rent free*	0.9	3.2	165
Total	**100.0**	**100.0**	**5,175**

*Low level of data Source: DCA Maldon 2013 Housing Needs Survey

13.12.9 When asked how many members of the household had a disability, 83.6% of cases said only one household member had a disability and 16.4% said two members had a disability suggesting 5,217 people in total. The age profile and nature of disability data suggest slightly higher totals than this.

13.12.10 6,296 responses were received to the age of disabled members. Data for the age groups of all disabled household members is shown in the table below.

Table 13-18 Age of Disabled Household Members (Question 10b)

Age	%	N^os. implied
0 - 10	4.5	287
11 - 15	2.8	174
16 - 24	4.2	266
25 - 34	2.8	174
35 - 49	11.1	701
50 - 64	26.0	1,634
65 - 79	29.3	1,846
80+	19.3	1,214
Total	**100.0**	**6,296**

Source: DCA Maldon 2013 Housing Needs Survey

13.12.11 48.6% of all disabled household members were over the age of 65 including 19.3% over 80; 25.4% were aged under 49 years.

13.12.12 The next table shows the nature of the disability of members of the household. Responses were received to a multiple response question, giving an average of 1.5 responses.

Table 13-19 Nature of Disability

Question 10c

Disability	% responses	% households	N^os. implied (all choices)
Wheelchair User	7.8	11.6	677
Walking Difficulty (not in wheelchair)	28.5	42.1	2,465
Learning disability / Mental health problem	12.5	18.6	1,087
Drug & Alcohol misuse	0.6	0.8	50
Visual / hearing impairment	12.1	18.0	1,051
Other Physical disability	11.7	17.4	1,020
Limiting long-term illness	26.8	39.7	2,322
Total	**100.0**		**8,672**

Source: DCA Maldon 2013 Housing Needs Survey

13.12.13 The largest group of people were those with a walking difficulty (42.1%). 39.7% had a limiting long term illness and 18.6% of households contained someone who had learning disability / mental health problems.

13.12.14 Further data analysis showed that 24.9% (167 of the 671 at Table 13-21 below) of properties, in which people using a wheelchair lived, had been adapted, a lower proportion compared with recent DCA survey experience (around 32.0%) suggesting some mismatch between houses adapted and those where wheelchair uses lived.

13.12.15 By extension, it would appear that 510 households with a wheelchair user (75.3%) did not live in suitably adapted premises.

Support Needs

13.12.16 5,248 implied household members responded to the question on need for care or support. 52.4% indicated a need for care or support (2,753 implied).

13.12.17 80.0% of those with a care or support need felt they were getting enough support, the data implying around 20% (562 implied) with an outstanding support need.

Adaptation

13.12.18 Three questions sought information from all households in the District on the degree to which the home had been built or adapted to meet the needs of a disabled person.

13.12.19 11.1% of properties (2,883 implied) had been adapted, the same level found in DCA surveys in the past. The split by tenure is set out in the table below.

Table 13-20 Adaptations by Tenure

Question 11a by Question 1

Tenure	%	N$^{os.}$ implied
Owner occupied no mortgage	19.8	572
Owner occupied with mortgage	36.5	1,051
Private rented	6.6	191
RP Rented	30.8	886
Shared ownership	0.3	10
Tied to your employment	3.2	91
Living rent free	2.8	82
Total	**100.0**	**2,883**

Source: DCA Maldon 2013 Housing Needs Survey

13.12.20 Adaptation in the owner occupied sector was the highest at 56.3%. 30.8% of HA rented properties have been adapted and 6.6% in the private rented sector.

13.12.21 3,303 implied households actually responded to the question on which adaptations had been provided, suggesting an adaptation level of around 12.7% and not the 11.1% as stated above at 13.12.19.

Table 13-21 Types of Adaptations Provided / Needed to Current Home

Question 11b and Question 12

Adaptations	Provided		Needed	
	% households	N^{os}. implied (all choices)	% households	N^{os}. implied (all choices)
Wheelchair adaptations	20.3	671	10.1	465
Access to property	45.3	1,496	12.5	576
Vertical lift / stair lift	18.3	604	21.3	980
Bathroom adaptations	43.7	1,443	34.0	1,565
Extension	8.5	281	14.4	663
Ground floor toilet	36.2	1,196	19.9	917
Handrails / grabrails	46.3	1,529	23.7	1,092
Other	9.0	298	20.2	932
Total		**7,518**		**7,190**

Source: DCA Maldon 2013 Housing Needs Survey

13.12.22 46.3% had handrails / grabrails and 45.3% had access to property. 43.7% had bathroom adaptations, and 36.2% had a ground floor toilet.

13.12.23 Most of the main adaptations referred to as provided, featured less prominently in the list of adaptations still needed. Bathroom and handrails / grabrails had a more significant need than provided.

13.12.24 Wheelchair adaptations at 20.3% (671 implied) were higher than the average level found in DCA surveys (around 15%). The data taken in conjunction with 13.12.14 above suggests that 504 wheelchair adapted premises are no longer occupied by a wheelchair user.

Future Disabled Household Demand

13.12.25 The following table shows the results to the main questions in relation to future need of disabled households moving within the District within the next five years (573 implied households).

Table 13-22 Disabled Households

Key data	% responses	Nos. Implied
Existing household moving within the District		
When are you planning to move?		
Within 1 year	43.0	246
1 - 2 years	34.8	199
2 - 3 years	15.9	91
3 - 5 years	6.4	37
Accommodation preferred?		
Semi-detached	16.0	92
Detached house	5.7	33
Bungalow	31.4	180
Terraced	12.8	73
Flat	4.1	23
Supported Housing	30.0	172
Supported Accommodation Required?		
Independent accommodation with external support	44.5	98
Extra care housing (self contained facilities & 24hr support)	33.9	75
RP sheltered Housing	56.2	124
Number of bedrooms preferred?		
1 - bedroom	29.9	171
2 - bedroom	44.7	256
3 - bedroom	25.4	145
Tenure preferred?		
Owner occupation (inc leaseholder)	47.5	238
Private rent	11.7	59
RP rent	40.9	205
Location preferred?		
Maldon/ Heybridge	65.6	344
Rural South	45.9	240
Rural North	42.0	220

13.12.26 The highest preference by those disabled households moving was for a bungalow. A further cross reference showed that (102 implied); 56.5% of the requirement for bungalows came from those aged under 0 - 64 years, i.e. the 'younger' disabled group. This potentially shows a need in the disability group of households without specific support needs but who require accommodation on one level.

13.12.27 Bungalows are not as readily available in the general housing stock and are often more expensive due to their limited availability.

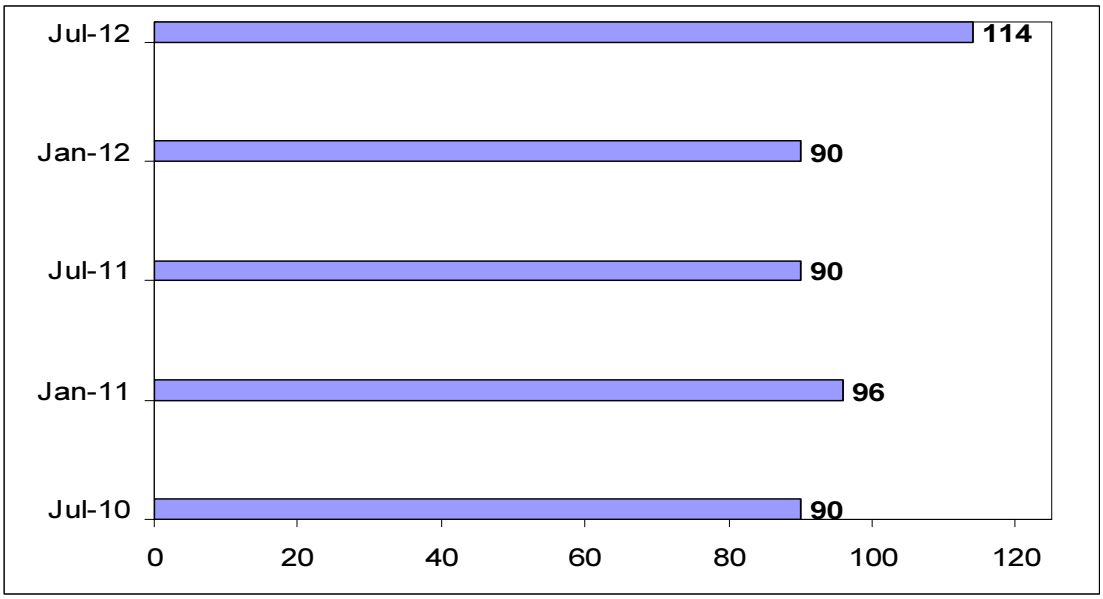
13.13 Gypsy and Traveller Households

13.13.1 Maldon District Council took part in a joint Gypsy and Traveller Accommodation Assessment during 2008 with 12 Districts in Essex (with the exception of Thurrock) and Essex County Council, which was completed in July 2009. A new GTAA has been commissioned in 2013 but the findings are not available at the time of this report.

13.13.2 The 2009 report stated that Maldon had 52 residential authorised pitches. In the latest caravan count data published by the CLG in July 2012 this figure is now 90 caravans which equates to 36 pitches approximate. All these caravans are private.

13.13.3 The following graph shows the Caravan Count in Maldon from July 2010 to July 2012.

Figure 13-7 Maldon Caravan Count July 2010 to July 2012



Source: CLG July 2012

13.13.4 In the 2009 study it was stated that Maldon District needed to provide 15 pitches (RSS requirement) to 2013.

13.13.5 In the 2013 commission Maldon should consider the information set out in the CLG's 'Planning for Traveller Sites March 2012' document that sets out the Government's planning policy for traveller sites. This should be read in conjunction with the National Planning Policy Framework.

13.13.6 The Government's overarching aim is 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.

13.13.7 To help achieve this, Government's aims in respect of traveller sites are:

- That local planning authorities should make their own assessment of need for the purposes of planning;
- To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites;
- To encourage local planning authorities to plan for sites over a reasonable timescale;
- That plan-making and decision-taking should protect Green Belt from inappropriate development;
- To promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites;
- That plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective;
- For local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies;
- To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply;
- To reduce tensions between settled and traveller communities in plan-making and planning decisions;
- To enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure;
- For local planning authorities to have due regard to the protection of local amenity and local environment.

14 CLG NEEDS ASSESSMENT MODEL

14.1 Introduction

14.1.1 The NPPG follows the former SHMA Guidance which it replaces in that housing authorities should estimate the number of households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market and therefore will require some form of affordable housing.

14.1.2 Table 14-1 outlines the types of housing considered unsuitable.

Table 14-1 Types of Housing Deemed Unsuitable

Unsuitable Housing	
Homeless households or insecure tenure	Homeless households
	Households with tenure under notice, real threat of notice or lease coming to an end; housing that is too expensive for households in receipt of housing benefit or in arrears due to expense
Mismatch of housing need and dwellings	Overcrowded according to the 'bedroom standard'
	Too difficult to maintain (e.g. too large) even with equity release
	Couples, people with children and single adults over 25 sharing a kitchen, bathroom or WC with another household
	Households containing people with mobility impairment or other specific needs living in unsuitable dwelling (e.g. accessed via steps), which cannot be made suitable in-situ
Dwelling amenities and condition	Lacks a bathroom, kitchen or inside WC and household does not have the resources to make fit (e.g. through equity release or grants)
	Subject to major disrepair or unfitness and household does not have the resources to make fit (e.g. through equity release or grants)
Social Needs	Harassment from others living in the vicinity which cannot be resolved except through a move

Source: NPPG 2014

14.2 The CLG Needs Assessment Model Structure

14.2.1 There are three' Stages' in the needs assessment model, combined into three distinct sections assessing current and future housing need and supply.

STAGE 1 CURRENT HOUSING NEED

1.1 Homeless households and those in temporary accommodation

Plus

1.2 Overcrowded (households who failed the CLG 'bedroom standard') and concealed households (those over 25 who share facilities with another household)

Plus

1.3 Other groups

1.4 ***Equals* - Total Current Housing Need**

↓

STAGE 2 FUTURE HOUSING NEED (GROSS)

2.1 New household formation (gross per year)

Times

2.2 Proportion of new households unable to rent in the market

Plus

2.3 Existing households falling into need

2.4 ***Equals* - Total Newly Arising Need**

↓

STAGE 3 AFFORDABLE HOUSING SUPPLY

3.1 Affordable dwellings occupied by households in need

Plus

3.2 Surplus stock

Plus

3.3 Committed supply of new affordable housing

Minus

3.4 Units to be taken out of management

3.5 **Equals - Total Affordable Housing Stock Available**

3.6 Annual supply of social re-lets (net)

Plus

3.7 Annual supply of intermediate affordable housing available for re-let or re-sale at sub-market levels.

3.8 ***Equals* - Annual Supply of Affordable Housing**

14.3 Model Structure

14.3.1 The Housing Needs Assessment Model is structured on a 'flows' basis, taking account of recent experience over the previous three years and examining projections over the next two years. It has to be assumed that this 'annualised' data will occur each year to 2018. The primary data has a five year 'life' and will need to be gathered again before 2018. Major changes in house prices and incomes could cause significant variation in the overall situation.

14.3.2 In this section the assessment of affordable housing need has been conducted using both primary data from the 2013 Housing Survey and secondary data from CORE, HSSA, and ELASH and from local authority records.

14.4 Maldon CLG Needs Assessment Model

14.4.1 The first element of this Stage of the model estimates the number of homeless households including those in temporary accommodation.

14.4.2 The latest data available, the P1(E) return at 31st March 2013 identified **18** homeless households.

14.4.3 Care must be taken in the assessment to avoid double counting those households who are "homeless at home" or in other general stock as they would potentially have been captured in the survey data, which is used to determine housing need at different stages.

14.4.4 12 households were in a hostel or refuge which would not have been surveyed and a total of **12** is therefore the figure applied at **Stage 1.1** in the model.

14.4.5 The second element in Stage 1 of the model estimates the number of households in over-crowded conditions (i.e. those who fail the 'bedroom standard'), and concealed households (couples, people with children and single adults aged over 25 who share facilities with another household).

Table 14-2 Over-crowded and Concealed Households

Over-crowded Households		480
MINUS Concealed Solution or Leaving District		183
PLUS Concealed Households		0
Overcrowded + Concealed Group		297
MINUS Duplication		0
Net Overcrowded + Concealed Group		297
Proportion unable to afford market housing	78.0%	
Stage 1.2 – Over-crowding and concealed households		232

14.4.6 There are 480 households in Maldon who are over-crowded by the 'bedroom standard'.

14.4.7 However 183 of these will be resolved by a newly forming household moving or by the households leaving Maldon, leaving a net group of 297. There are no concealed households, or duplication leaving a total of 297 over-crowded and concealed households.

14.4.8 A test of affordability for these households shows that 78% of them cannot afford to resolve their housing difficulties through market housing in Maldon and **232 households** have been applied in the model at **Stage 1.2**.

14.4.9 The third element in Stage 1 of the model examines households living in unsuitable accommodation whose problem cannot be solved 'in-situ' and who therefore require to move to another property in order to resolve their difficulty.

14.4.10 SHMA Practice Guidance identifies that households who are overcrowded, were suffering harassment, those whose rent / mortgage was too expensive, housing was affecting their health, whose tenancy was insecure or whose home was too large are all in unsuitable housing and are assessed to need to move home.

14.4.11 The survey identified 987 households with one or more inadequacies, 61 of whom were already counted in Stage 1.2 and are removed to avoid double-counting.

14.4.12 This leaves a net group of 926 households, 57.1% of whom are unable to afford to resolve their housing difficulties through market housing in the area, leaving **528 households** to be applied in the model at **Stage 1.3**.

14.4.13 The final element of Stage 1 of the model is a sum of steps 1.1, 1.2 and 1.3, a total of **745 households** applied at **Stage 1.4**.

Table 14-3 Current Housing Need (Gross)

STAGE 1 – CURRENT HOUSING NEED (GROSS)		
1.1	Homeless households in temporary accommodation	12
1.2	Overcrowding and concealed households	232
1.3	Other groups	528
1.4	**TOTAL CURRENT HOUSING NEED (GROSS) 1.1 + 1.2 + 1.3**	**772**

14.5 Stage 2 – Future Need (Gross per year)

14.5.1 The first element of Stage 2 of the model estimates the annual number of newly forming households in Maldon.

14.5.2 The concealed households identified in the survey forming over the next three years are annualised at an average level of 419 households forming a year, although levels are reasonably consistent over the period.

Table 14-4 Time of Move – Concealed Households

Time of Move	Nos. implied	Annual Average
Within 1 year	349	
1 to 2 years	574	**419**
2 to 3 years	335	

14.5.3 In order to avoid double counting due to two-person household formation, duplication is removed.

14.5.4 54.5% of concealed households forming over the next three years specified formation as a couple, with 37.9% of these having a partner who lived separately elsewhere in Maldon, which would cause a double count.

14.5.5 The 54.5% has therefore been applied to this level in the table below (54.5% x 37.9% = 20.6%).

Table 14-5 Double Counting Removal

New household formation (gross p.a.)	419
MINUS - Two person formation (419 x 20.6%) x 0.5	43
Total	**376**

14.5.6 This results in an annual average formation level of **376 new households each year**, used at **Stage 2.1** of the model.

14.5.7 The income of recently formed households who formed their first home over the last three years has been used to test the ability to purchase in the lower quartile stock and access the private market (to buy or rent) of one, two and in some cases three bedroom units suitable for their requirements.

14.5.8 On this basis 37.0% of concealed households are considered to be unable to rent in the private market, with 48.0% unable to buy. The rental proportion of **37%** is therefore used at **Stage 2.2** of the model.

14.5.9 Some recently formed households had quite high incomes and using these levels may significantly under-represent the numbers of new forming households because those who were unable to access even the rental market are excluded.

14.5.10 If the incomes of those planning to form were used 78.7% would not afford private rent and 84.9% would be unable to buy.

14.5.11 The final element of Stage 2 of the model estimates the number of households in Maldon who fall into housing need.

14.5.12 The calculation of existing households falling into need used data from Maldon Council's Housing Register for new applicants at June 2013.

14.5.13 There were 611 households registered of which 128 are assessed as in need, including homelessness acceptances, applied at **Stage 2.3** of the model.

14.5.14 The final element of Stage 2 of the model is a sum of step 2.1 multiplied by step 2.2, added to step 2.3, giving a total of 218 applied at **Stage 2.4.**

Table 14-6 Future Need (Gross per Year)

STAGE 2 – FUTURE NEED (GROSS PER YEAR)		
2.1	New household formation (gross per year)	376
2.2	Proportion of new households unable to buy (48%) or rent (37%) in the market	139
2.3	Existing households falling into need	128
2.4	**TOTAL ANNUAL NEWLY ARISING NEED** **(2.1 x 2.2) + 2.3** (376 x 37% = 139 + 128 = 267)	**267**

14.6 Stage 3 – Affordable Housing Supply

14.6.1 The first element of Stage 3 of the model determines the number of households analysed in Stages 1.2 and 1.3 who currently occupy social rented or shared ownership dwellings.

14.6.2 It is assumed that any move by these households would release a unit of affordable housing, and it is therefore assumed that there would be no overall net effect on the annual flow model.

14.6.3 The survey data shows that of the **844 households** at Stages 1.2 and 1.3 of the model, **388** already live in affordable units, and this total is applied at **Stage 3.1**.

14.7 Vacant Stock

14.7.1 The second element of Stage 3 of the model assesses the level of surplus affordable stock in Maldon. There were 12 vacant affordable units in the 2012 ELASH. Guidance states that where the level is below 3% there is no surplus vacant stock. **A total of zero is therefore applied at Stage 3.2** of the model.

14.7.2 The third element of Stage 3 of the model forecasts the number of new affordable units to be built in Maldon on an annual basis. The table below provides the last 3 years social housing completions.

Table 14-7 Number of Affordable Housing Completions 2010-2013

	2010 - 13	Average
Rent	76	**25**
Shared Ownership	5	**2**
Other	3	**1**
Total	**84**	**28**

Source: Council data

14.7.3 The impact of the recession on new delivery in a number of areas has reduced new affordable delivery through planning obligations. However Maldon has continued to provide a small amount of new delivery although it is difficult to predict the level of future supply likely to be achieved.

14.7.4 The average annual delivery over the previous three years was **28** and we have applied **this figure** at **Stage 3.3**.

14.7.5 The next element of the model estimates the number of units to be taken out of management in Maldon through stock demolition and Right to Buy (RTB) on an annual basis.

14.7.6 The table below shows the number of demolitions and RTB from Council data for the three years to 31/03/2013.

Table 14-8 2010 to 2013 Demolitions and Right to Buy

	2010 / 11	2011 / 12	2012 / 13	Average
Right to Buy	2	2	0	**1**
Demolitions	0	0	0	**0**
Total	**2**	**2**	**0**	**1**

14.7.7 The average loss of units through demolitions and RTB is 1 unit per annum. If the average stock re-let rate of 4.5% per annum is applied to the average figure of 1 units lost for future re-letting, this would be less than one and a figure of **zero is applied at Stage 3.4** of the model.

14.7.8 **Stage 3.5** of the model is the sum of Stages 3.1 (388), plus 3.2 (0), plus 3.3 (28) and less 3.4 (0), a net total of **416** units**.**

14.8 Annual Re-let Supply

14.8.1 The average annual re-let supply of affordable units over the last 3 years is normally used in the model as a prediction for the future annual affordable housing supply from general needs re-lets (i.e. excluding transfers and new unit delivery) likely to arise each year.

14.8.2 Council data for the 3 years to 31/03/2012 shows the following:-

Table 14-9 RP Social Rent Re-let Supply (Council and CORE data 2010 to 2013)

	2010 / 11	2011 /12	2012/13	Average
Social Re-lets	143	176	79	**133**

14.8.3 The overall average net re-let figure for the RP stock for the three year period to 2011/12 of **133 re-lets a year, a turnover rate of 4.5%,** is applied at **Stage 3.6**.

14.9 Shared Ownership Re-sales

14.9.1 There were 97 shared ownership units at the March 2011 Census and assuming a re-sale rate of 4.5%, **4 unit**s would become available each year and this number is incorporated at **Stage 3.7**.

14.9.2 The final element of Stage 3 of the model is a sum of Stages 3.6 and 3.7, a total of **137** applied at **Stage 3.8**.

Table 14-10 Affordable Housing Supply

STAGE 3 – AFFORDABLE HOUSING SUPPLY		
3.1	Affordable dwellings occupied by households in need	388
3.2	Surplus stock	0
3.3	Committed supply of new affordable housing	28
3.4	less Units to be taken out of management	0
3.5	**TOTAL AFFORDABLE HOUSING STOCK AVAILABLE 3.1 + 3.2 + 3.3 – 3.4**	**416**
3.6	Annual supply of social re-lets (net)	133
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub market levels	4
3.8	**ANNUAL SUPPLY OF AFFORDABLE HOUSING (3.6 + 3.7)**	**137**

14.10 Affordable Housing Needs Model

STAGE 1 – CURRENT HOUSING NEED (GROSS)		
1.1	Homeless households in temporary accommodation	12
1.2	Overcrowding and concealed households	232
1.3	Other groups	528
1.4	**TOTAL CURRENT HOUSING NEED (GROSS) 1.1 + 1.2 + 1.3**	**772**
STAGE 2 – FUTURE NEED (GROSS PER YEAR)		
2.1	New household formation (gross per year)	376
2.2	Proportion of new households unable to buy (48%) or rent (37%) in the market	139
2.3	Existing households falling into need	128
2.4	**TOTAL ANNUAL NEWLY ARISING NEED (2.1 x 2.2) + 2.3** (376 x 37% = 139 + 128 = 267)	**267**
STAGE 3 – AFFORDABLE HOUSING SUPPLY		
3.1	Affordable dwellings occupied by households in need	388
3.2	Surplus stock	0
3.3	Committed supply of new affordable housing	28
3.4	less Units to be taken out of management	0
3.5	**TOTAL AFFORDABLE HOUSING STOCK AVAILABLE 3.1 + 3.2 + 3.3 – 3.4**	**416**
3.6	Annual supply of social re-lets (net)	133
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub market levels	4
3.8	**ANNUAL SUPPLY OF AFFORDABLE HOUSING (3.6 + 3.7)**	**137**
A	**TOTAL NET CURRENT NEED 1.4 – 3.5** (772– 416 = 356)	**356**
B	**QUOTA TO ADDRESS NEED OVER 5 YEARS**	20%
C	**ANNUAL CURRENT NEED (A x B)**	71
D	**TOTAL ANNUAL NEWLY ARISING NEED (2.4)**	267
E	**TOTAL AFFORDABLE NEED PER YEAR (C + D)**	**338**
F	**ANNUAL SUPPLY OF AFFORDABLE HOUSING (3.8)**	137
	OVERALL ANNUAL SHORTFALL (E – F)	**201**

14.11 Affordable Needs Assessment

14.11.1 Elimination of the backlog over a five year period is recommended in the SHMA Guidance for model purposes but the Council could make a Policy decision to do so over a longer period (e.g. 15 years to the end of the Local Development Framework period). These are more often used where the scale of the backlog clearly cannot be addressed.

14.11.2 The 5 and 15 year periods are used for further analysis in Table 14-11 below. The 15 year calculation uses 6.66% as the quota to address need, instead of 20% which is the quota for 5 years applied at Section B of the Housing Needs Model.

14.11.3 Net re-lets of 133 units of the existing social stock are the major means of addressing the scale of need identified.

14.11.4 After allowing for this level of existing social stock net re-let supply and 4 estimated shared ownership re-sales, there will still be a total annual affordable housing shortfall of 201 units.

14.11.5 The total net annual need, prior to new delivery, is therefore either 201 units dealing with the backlog over 5 years, or 154 over 15 years.

14.11.6 The table below outlines the calculation.

Table 14-11 Annual Affordable Need and Supply

		5 Years		15 Years
Total Net Current Need		356		356
Backlog rate	20%	71	6.66%	24
Newly arising Need		267		267
Annual Affordable Need		338		291
Less Annual Supply		137		137
Total Need after existing stock turnover		**201**		**154**

14.11.7 If it is not possible to deliver on the five year basis, the 15 year Plan period which shows a level of need of **154 a year** after re-let supply and current new unit delivery, could be used.

14.11.8 As delivery has averaged only 28 units a year over the last 3 years, meeting all of affordable need would require more than a fivefold increase in delivery. This would be extremely challenging bearing in mind the fundamental factor of economic viability at site level.

14.11.9 Based on achieving a 40% affordable housing target, these levels of need would require total delivery levels of 518 or 390 units a year. However the Objectively Assessed Need and Housing Targets informal technical advice note issued by the Planning Advisory Service (PAS) in June 2014, suggests that only net new need should count towards the OAN figure.

14.11.10 This is **130 households a year** in Maldon (267 – 137 in Table 14-11 above), requiring a total delivery of **325 units** based on 40% target levels.

15 BRINGING THE EVIDENCE TOGETHER

15.1.1 The findings of this section directly relate to a number of the core outputs set out in the DCLG Guidance. Key findings of bringing the evidence and analysis together to determine future target recommendations are presented below.

15.2 Market Housing

15.2.1 Creating a more balanced stock can only be achieved over the long term but fundamentally it has to address imbalances in the structure of the current stock.

15.2.2 Maldon has a higher than average proportion of owner occupation at 78.5%, almost 20% above the national level.

15.2.3 The stock is dominated by larger properties with around 71% of all owner occupied properties have 3 or more bedrooms including over 35% have 4 or more bedrooms, a very high level compared to less than 30% which are 1 and 2 bedroom units combined.

15.2.4 Additionally, 48% of owner occupiers with a mortgage are under-occupied by two or more spare bedrooms, with a much higher level of 63.0% of those with no mortgage. These levels will increase with the higher proportionate growth in older people in the population each year.

15.2.5 There is a need for a higher proportion of two bedroom units to create better housing offer and address the increasing need for smaller properties due to demographic and household formation change.

15.2.6 Broadly we recommend a **60% small and 40% large unit** split to address the impact of demographic and household formation change and to create a better housing offer.

15.3 Low Cost Market Housing

15.3.1 Low cost market housing is likely to be smaller one and two bedroom units which are provided to meet the needs of households with income levels just adequate to access the housing market.

15.3.2 Given that household growth in the District will be mostly from smaller households, it is considered that smaller units will play a key role in meeting future market housing requirements.

15.3.3 The delivery of these smaller units within the market sector will be important in addressing a more balanced type and size stock mix.

15.3.4 Low cost market housing does not however, represent affordable housing within the planning definition, specifically confirmed in the NPPF. **These are 'starter' homes and are part of the general market.**

15.3.5 The major difficulty and challenge for this sector is affordability within the District for concealed households forming their own household. It is this factor which is creating the need for shared ownership and other forms of subsidised intermediate housing.

15.4 Future Affordable Housing Delivery

15.4.1 The assessment of affordable housing need has been based on the definitions in the NPPF which are detailed in Appendix VI.

15.4.2 The annual level of outstanding affordable need of 201 units, based on addressing the backlog over 5 years to 2018 is around 68% of the potential 294 unit annual average housing delivery based on projections. If the backlog is dealt with over 15 years, the need level of 154 units is 52% of the full potential annual housing delivery.

15.4.3 As discussed in 14.11, if only net new need were included in the target the 130 annual requirement would be 44% of the projections base figure, very close to the affordable target level of 40%.

15.4.4 Targets should be set based on what is sustainable, viable and deliverable, and importantly support other corporate strategies, especially for economic growth and regeneration. These should be major factors in determining the scale and tenure mix of any affordable housing.

15.4.5 Based on the robust evidence found in this assessment and supporting Housing Policy H1, an **overall affordable housing target of 40%** can be justified to be negotiated from all suitable sites, subject to the critical balance of tenure mix on viability.

15.4.6 Meeting the total need for affordable housing however also involves a range of initiatives in addition to new unit delivery through the planning system:-

- freeing up under-occupied social rented units to make best use of the existing stock;
- by bringing empty properties back into use;
- bringing social sector stock up to Decent Homes Standard;
- conversion of existing buildings.

15.4.7 Local planning authorities are not expected to simply translate housing demand into actual housing targets that need to be met. They are only part of the evidence and need to be considered against other corporate strategies.

15.5 Tenure Mix Targets

15.5.1 The increases in house prices over the last decade have excluded many 'first-time buyers' from the owner occupied market especially in high priced market areas like Maldon.

15.5.2 Despite the relatively small falls in price over the last five years affordability remains a difficulty for many existing and new forming households.

15.5.3 Social rented housing is 11.2% of the stock in the District in 2013 but does not provide adequate turnover to meet the scale of need identified. The supply through re-lets is low relative to the expectation that stock turnover should address 90% of all need.

15.5.4 However, in both stock and availability from turnover, the social rented sector provided 133 units, 33 times the estimated re-sale supply from shared ownership properties of 4 units in the last year to March 2013.

15.5.5 In determining the balance of tenure mix the number of households who would be able to enter the market through intermediate housing but cannot afford private rent needs to be taken into account.

15.5.6 The tenure balance of new affordable delivery over the last three years detailed in the Council's new build data has averaged 90% social rent and 10% intermediate housing.

15.5.7 Tenure mix is a key factor in site viability and in the 2012 Updated Assessment the recommended minimum tenure mix balance of 67:33 between social rent and intermediate housing was suggested.

15.5.8 The tenure mix target of 25% intermediate housing from affordable delivery helps to support the scale of interest expressed in the survey of 148 units over the next five years, around 30 a year on average. A split of **80:20** should be considered to meet this need.

15.6 Land and Affordable Housing Delivery

15.6.1 Land supply is crucial to the provision of housing. Land available free or at a discount is often the key to making a social housing scheme viable, particularly given the limited funding available. Therefore, local authority housing and planning strategies need to ascertain the availability of sites and propose ways of bringing sites forward.

15.6.2 The inter-relationship of the land and subsidy issues is important in the negotiation process. It is clear from the scale of affordable need identified in the survey that the Council will need to negotiate with private landowners and developers to be able to deliver the scale of housing required.

15.6.3 The survey data provides identified need levels in each housing area, and the Council must apply their own judgement as to the suitability of sites for affordable housing for low income families and concealed households unable to enter the private market.

15.6.4 In the 2012 Maldon Strategic Housing Land Availability Assessment (SHLAA) for Maldon, a potential 20,226 dwellings were identified across the District over 0-15 years of the Plan period. However, only 483 dwellings were compatible with current policy.

15.7 Property Size Targets

15.7.1 In view of the current stock balance and longer term demographic and household formation change, all future development should address the imbalance of stock type and size, both by tenure and location to create a more sustainable and balanced housing market.

15.7.2 The overall affordable housing target and the need for different types and sizes in the affordable and market sectors have been provided to assist Planning and Housing Officers to support targets and give direction to the types, and particularly size of housing to be delivered to create a better balance in the local stock.

15.8 Social and Affordable Rented Housing

15.8.1 Development Plan Documents need to provide a clear guide on the size of future affordable housing units required.

15.8.2 Stock balance, turnover and waiting list demand analysis are vital to identify the gaps in the stock and the proportions by type and size required to address current and future need. These have been analysed in detail in Sections 12.6 and 12.7.

15.8.3 Turnover of the stock through re-lets should normally meet the majority of new need but the stock at 10.4% (*source Census 2011*) is lower than the regional average and does not generate adequate re-lets to address the levels of need across all property sizes.

15.8.4 In summary, even if no new need arose and excluding any new supply, it would take:-

- Over **4** years to meet the requirements for 1-bedroom properties;
- Just over **2** years to address the 2-bedroom requirement;
- Around **2** years to address the 3-bedroom stock requirement;
- Around **17** years to meet the need for larger 4+ bedroom family units.

15.8.5 It is important to recognise the stock profile and the demand and supply balance in the social sector. Although the demographic forecasts show a doubling of the retired population, 30% of the social stock is currently sheltered accommodation. This is a very high level and masks the availability of single, couple and family unit general supply.

15.8.6 In view of the nature of need for small units, principally flats and terraced houses for single and couple households including older people, it would be reasonable overall to consider a property size target of **75%** for small units (including those at Affordable Rents).

15.8.7 In view of the projected future increases in the older population, it is now even more important that initiatives to address under-occupation should play an important role in meeting the need for family sized properties.

15.8.8 The level of under-occupation by two spare bedrooms is estimated at 390 social rented properties, around 35% of the total social rented 3 bedroom stock This is around 325 units more than the total three bedroom waiting list.

15.8.9 The majority of the under-occupation is 3 bedroom properties, therefore this need is probably most effectively addressed through under-occupation initiatives rather than new build.

15.8.10 Although the 4 bedroom need is much lower than smaller units, the 17 households on the waiting list will almost certainly be over-crowded. This need is probably most effectively addressed through under-occupation initiatives rather than new build.

15.8.11 The survey data suggests that almost a third of the under-occupation is from 4 or more bedroom properties.

15.8.12 The impact of welfare reform could be very significant and the success of initiatives to improve the flow of three and four bedroom units both need to be closely monitored to assess the on-going requirement for additional new larger 3 and 4 bedroom units.

15.8.13 As the major growth in older people is in the 75+ age group the need may be greater for extra care accommodation than for more sheltered stock.

15.8.14 New delivery of older persons housing should be closely linked to under-occupiers in the social sector.

15.8.15 Achieving a better flow of family units should also have a cascade effect, increasing turnover of all smaller unit sizes as households are able to transfer to larger units to meet their need. In effect up to three household moves could result from the delivery of one new older persons unit.

15.8.16 The combined impact of demographic change and welfare reform will create an increased requirement for small units.

15.8.17 The **25% balance of new social/affordable rented** delivery should target three/four bedroom houses to address the needs of larger families, especially those over-crowded.

Table 15-1 Social and Affordable Rented need by bedroom size

Bedroom Size (%)			
1 - Bedroom	2 - Bedrooms	3 - Bedrooms	4 - Bedrooms +
50	25	25	

15.9 Intermediate Rented Housing

15.9.1 In theory, discounted market rent should be an option for new unit delivery without grant support for households whose only alternative is intermediate housing for sale, especially those at the early stages of their careers or on limited employment contracts who are looking for flexibility in their housing arrangements.

15.9.2 However, discounted market rented housing can only be delivered provided that there is an adequate cost margin between social rent and market rent.

15.9.3 The Coalition Government decision to introduce Affordable Rents at 80% of market value for new social rented stock makes new intermediate rent difficult to deliver because there is very limited headroom between 80% and 100% of average private market rents in the District.

15.10 Intermediate Affordable Housing for Sale

15.10.1 Intermediate affordable housing can include shared ownership, shared equity or discounted market housing and initiatives such as FirstBuy.

15.10.2 The requirement for property size in the intermediate housing market is usually mainly 1 and 2 bedroom units to meet the needs of concealed households forming and unable to access the market sector as a first time buyer.

15.10.3 The 2013 survey identified 148 existing and concealed households forming who stated a demand for intermediate housing over the next 5 years, around 30 units a year.

15.10.4 All of existing residents needed 3 bedroom properties and concealed households required 1 and 2 bed properties. There are 50 three bedroom shared ownership properties under-occupied. If the owners downsize this could accommodate some of the existing household need for shared ownership.

15.10.5 A property size target of 50% one, 30% two bedrooms and 20% for three bedroom properties could be set to meet the requirements of all households.

Table 15-2 Intermediate Affordable Housing by bedroom size

Bedroom Size (%)			
1 - Bedroom	2 - Bedrooms	3 - Bedrooms	4 - Bedrooms +
50	30	20	0

15.11 All Tenure Target Summary

15.11.1 A summary of bedroom size requirements for all tenures is shown in the table below.

Table 15-3 Future Housing Delivery by Tenure / Size

Tenure	Bedroom Size (%)			
	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms +
Market	60		40	
Intermediate	50	30	20	0
Social & Affordable Rented	50	25	25	

16 STAKEHOLDER CONSULTATION

16.1 The Housing Partnership

16.1.1 The Strategic Housing Market Assessments Practice Guidance (2007) encouraged the formation of a Housing Partnership, consisting of a multi-disciplinary team including housing, planning, economic development and regeneration expertise.

16.1.2 The aim is to involve stakeholders in the assessment process in order to provide key stakeholders with the opportunity to make a contribution to the process and to test the key findings and conclusions.

16.1.3 The responsibilities of partnership includes to:-

- share and pool information and intelligence, including relevant contextual intelligence and policy information;
- support the housing market partnership core members in the analysis and interpretation of housing market intelligence;
- assist with the development of a project plan for undertaking the Strategic Housing Market Assessment and ensuring their findings are regularly reviewed;
- consider the implications of the assessment, including signing off its outputs and agreeing follow-up actions.

16.2 Consultation with the Housing Partnership

16.2.1 The Essex Consortium authorities sent out a brief to various groups to inform them of the new Strategic Housing Market Assessment and to invite them to become a part of the Housing Market Partnership to oversee the SHMA. The Local Housing Partnership members are listed at **Appendix VII**.

16.2.2 The first Housing partnership meeting was held on the 13th June 2013 in Colchester. All the Essex Consortium authorities attended the presentation along with the Local Housing Partnership members listed in **Appendix VII.**

16.2.3 The purpose of this meeting was to present the key findings from the Interim SHMA report for all the authorities in the Essex Consortium.

16.2.4 Feedback forms were provided at the meeting for all attendees to provide their views on the presentation and also to provide comments on what they would like to see at the next Housing Market partnership meeting.

16.2.5 The seminar presentation carried out by David Couttie covered:-

- The aims and objectives of the SHMA;
- The methodology of the SHMA;
- The study outputs;
- Key market drivers (Demographics, Migration and Economy);
- The Active Market.

16.2.6 The second Housing Partnership meeting was held following the finalisation of the Draft report on the 15th July 2014. The purpose of the meeting was to present the findings from the Draft report. The seminar presentation covered:-

- Current Housing Stock;
- The Needs of Specific groups;
- The future demand for affordable housing;
- The future demand for market housing;
- Scale of affordable need;
- Future delivery targets.

16.2.7 There was a sizeable attendance to the second stakeholder meeting of around 70 delegates which included people from local authorities, housing associations, developers and planners. The list of delegates can be found at Appendix VIII.

17 UPDATING THE STRATEGIC HOUSING MARKET ASSESSMENT

17.1 Introduction

17.1.1 Following finalisation of the Maldon SHMA, the data will be subject to regular updating in the coming months and years.

17.1.2 According to CLG, Strategic Housing Market Assessment Practice Guidance, Housing Partnerships will need to consider developing comprehensive strategies for monitoring housing market areas and updating their Strategic Housing Market Assessments.

17.1.3 This section provides guidelines as to how the findings of the SHMA should be monitored and updated on a regular basis, as CLG Strategic Housing Market Assessments Practice Guidance, version 2 (August 2007).

17.1.4 The NPFF also expects that regular monitoring through the Annual Monitoring Report (AMR) will take place and that where market conditions change there may be a need to reassess demand and need. The SHMA will provide tools to allow regular monitoring and updating to take place, to satisfy requirements of AMR and also keep a watching brief on any changes within the market.

17.1.5 This assessment is easily and readily updated annually. It is important to recognise that there is a difference between monitoring and updating the assessment. Updating requires tracking short-term changes in the housing market conditions, to ensure policies and strategies are responsive to changes in local demands and pressures.

17.1.6 DCA commissions to undertake SHMA updates will initially focus on the three main variables identified in the 2007 Strategic Housing Market Assessment Practice Guidance as shown below.

Variable	Data source
External impacts on the market	Mid-year population and households estimates Labour market changes Interest rates Income and earnings surveys
Housing stock changes	New build completions Affordable housing delivered through S106 agreements Demolitions Remodelling Outstanding planning permissions
Affordability changes	House prices Private sector rents Changes in household incomes Shared ownership initiatives etc

17.1.7 The set of core indicators above will be used, which DCA have developed during the course of the study. These could be integrated into the new monitoring framework for Local Development Plan (Annual Monitoring Report) or as a joint housing and planning task.

17.1.8 The following section outlines the processes of updating the various elements of the SHMA.

17.1.9 This is followed by a guideline for when a full revised Strategic Housing Market Assessment is due and details of any market triggers which may affect this timescale and cause the projected timescale to be brought forward.

17.2 Updating the CLG Needs Assessment Model

17.2.1 The Client Data CD provided upon completion of the SHMA contains a Needs Assessment Model Calculator in Excel.

17.2.2 The purpose of the calculator is to allow annual updating of all the secondary data utilised in the Model and to enable this to be done in-house.

17.2.3 A detailed description of the secondary data required, where it can be sourced from and how it is applied to each element of the Assessment Model calculation is included in the introduction to the Model Calculator.

17.2.4 It is recommended that this up-dating to the Model is carried out at the same time as completion of the annual ELASH in July each year and as the data in the Report is at March 2013 this should be done in July 2014.

17.3 Updating Other Secondary Data

17.3.1 There are a wide range of secondary sources utilised in the SHMA which are updated on a quarterly or an annual basis.

17.3.2 **Appendix III** of this SHMA outlines the sources of secondary data utilised in this assessment. This document details:-

- The source location i.e. where the data can be accessed from;
- The year or quarter of the data utilised in the SHMA;
- Frequency of release of the various data sets. e.g. quarterly or annually;
- The next release date of each data set used.

17.3.3 This document can be used as a guide as to when each data set is available and can be updated in the SHMA.

17.3.4 In addition, Annex B of the Strategic Housing Market Assessment Practice Guidance (August 2007) provides a comprehensive list of data sources which may be used in an SHMA.

17.4 Core Sustainability Indicators

17.4.1 It will be necessary for the Council to have detailed data on an annual basis to record actual new development by tenure, type, size and by location within the District each year.

17.4.2 This data is essential to be able to measure performance against targets for sustainable development set in the Local Development Plan both for market and all forms of affordable housing.

17.4.3 Data on social stock re-lets and changes to the waiting list and new unit delivery need to be able to be analysed by property type and size and location. This structure should already be in place to support completion of the ELASH.

17.4.4 Monitoring of new delivery in the market sector and data on conversions will also be required by property, type, size and location to measure delivery against planned targets to improve the balance of the housing stock.

17.5 Updating the Primary Survey Data

17.5.1 The primary data file requires a complex weighting process to ensure that it is representative of the whole population.

17.5.2 DCA would normally provide within their support service a process which would re-run the survey data to the current household population at the time of update. This is normally two years after the initial study has been undertaken. This has the effect of making a minor change to the data to reflect the study results as if they had been assessed in the current population.

17.5.3 It is recommended that this is undertaken by the original survey specialist company or at least with their assistance.

17.6 Monitoring and Communicating Changes to the SHMA

17.6.1 Partnership working would be of paramount importance to ensure that updating of the SHMA is done with the consent and knowledge of all involved.

17.6.2 The continuation of a key project officer team to oversee the updating and to ensure access to the most recent versions of the SHMA report sections would be essential.

17.6.3 There are various ways in which the wider partnership can be made aware of changes to the SHMA and how it can be ensured that the reader is accessing the most recent version of the SHMA.

17.6.4 One way that this could be done is through the Council website where the most up to date versions of each chapter can be made available. If people wish to access a previous version, these could be accessed through an archive.

17.6.5 A 'log' of updated changes made to the data could be devised which would be ongoing. This could be displayed as a document on the website and would detail:

- The section that has been changed;
- The date it was updated;
- A brief note of the change(s) made;
- A note of any other sections affected.

17.7 Plans to Fully Revise the Maldon SHMA

17.7.1 Strategic Housing Market Assessments provide a robust basis for developing housing and planning policies by considering current and future need and demand over a period of around 20 years. As a result partnerships should not need to undertake a full comprehensive assessment more frequently than every five years.

17.7.2 The next full Maldon SHMA will be due in 2018 / 2019.

17.8 Market Signals

17.8.1 During the course of up-dating the SHMA and accessing revised data, Housing Partnerships should work together to review the data. From this an assessment can be made of how radically new data or changes in the housing market affect the assessment and can also suggest whether the new information triggers a re-assessment of the SHMA is needed earlier than 2018.

17.8.2 Possible triggers for a revised assessment are:

- A significant local economic change, e.g. downturn or upturn in the market;
- Significant new stock delivery changes;
- Major changes in house prices and rents;
- Change in Government Policy or Guidance.

TABLES

TABLE 2-1 RESPONSE RATE BY SUB-AREA 17
TABLE 2-2 STRATEGIC HOUSING MARKET ASSESSMENT CORE OUTPUTS 20
TABLE 2-3 STRATEGIC HOUSING MARKET ASSESSMENT PROCESS CHECKLIST 21
TABLE 2-4 NEW NATIONAL PLANNING PRACTICE GUIDANCE 2014 21
TABLE 3-1 HOUSEHOLD MOVEMENTS BY AREA, 2000 – 2001 28
TABLE 3-2 NET MIGRATION BALANCE BY AGE GROUPS 2000 - 2001 29
TABLE 3-3 HOUSEHOLD COMPOSITION OF MIGRANTS (2000-2001) 29
TABLE 3-4 IN-MIGRATION (PEOPLE) 30
TABLE 3-5 LINKS WITH MALDON 35
TABLE 4-1 POPULATION CHANGE, 2001 / 2011 37
TABLE 4-2 2011 POPULATION COMPARISONS 38
TABLE 4-3 2011 POPULATION PROFILE BY AGE (NUMBERS) 39
TABLE 4-4 TOTAL POPULATION CHANGE 2011 – 2021 39
TABLE 4-5 TOTAL POPULATION CHANGE IN MALDON 2011 – 2035 40
TABLE 4-6 POPPI DATA FOR THE OVER 65'S THROUGH 2012-2020 42
TABLE 4-7 PROJECTED CHANGE IN HOUSEHOLDS 2011 – 2021 43
TABLE 4-8 AVERAGE HOUSEHOLD SIZE 2011 43
TABLE 4-9 EDGE ANALYTICS DEMOGRAPHIC SCENARIOS - 45
TABLE 5-1 EMPLOYMENT & UNEMPLOYMENT RATES, 2012 % 52
TABLE 5-2 HOUSEHOLD SAVINGS (EXISTING HOUSEHOLDS) 61
TABLE 5-3 LEVEL OF EQUITY IN PRESENT ACCOMMODATION 62
TABLE 5-4 GROSS ANNUAL INCOME OF ALL EXISTING HOUSEHOLDS 62
TABLE 5-5 BENEFITS CLAIMED BY THOSE RECEIVING WELFARE PAYMENTS 63
TABLE 5-6 CONCEALED HOUSEHOLD SAVINGS 63
TABLE 5-7 GROSS ANNUAL INCOME OF CONCEALED HOUSEHOLDS MOVING WITHIN THE DISTRICT 64
TABLE 5-8 GROSS ANNUAL INCOME OF RECENTLY FORMED HOUSEHOLDS 65
TABLE 5-9 RENT / MORTGAGE ABLE TO BE PAID FOR ACCOMMODATION 65
TABLE 6-1 LOANS FOR HOUSE PURCHASE AND RE-MORTGAGE FEBRUARY 2012 – FEBRUARY 2013 69
TABLE 6-2 LOANS TO FIRST-TIME BUYERS FEBRUARY 2012 – FEBRUARY 2013 69
TABLE 6-3 ENTRY SALES LEVELS (£) IN MALDON– MAY 2013 77
TABLE 6-4 SINGLE INCOME THRESHOLDS (£) 78
TABLE 6-5 SHARED OWNERSHIP COSTS, INCOMES REQUIRED AND CONCEALED HOUSEHOLDS ABLE TO AFFORD 81
TABLE 6-6 FIRSTBUY / SHARED EQUITY, INCOMES REQUIRED AND % OF HOUSEHOLDS WISHING TO BUY ABLE TO AFFORD 82
TABLE 6-7 AVERAGE AND ENTRY RENT LEVELS, MAY 2013 (£ P/M) 83
TABLE 6-8 RENTAL INCOME THRESHOLDS – MAY 2013 84
TABLE 6-9 AVERAGE SOCIAL RENT UP TO 80% OF AVERAGE PRIVATE SECTOR RENT 85
TABLE 6-10 SHARED ACCOMMODATION MAXIMUM LOCAL HOUSING ALLOWANCE / 86
TABLE 6-11 TENURE COST ANALYSIS 87
TABLE 7-1 NUMBER OF SOCIAL HOUSING RESIDENTS AFFECTED BY THE HB SIZE CRITERIA 92
TABLE 7-2 MAXIMUM HOUSING BENEFIT PAYABLE 93
TABLE 7-3 MAXIMUM LOCAL HOUSING ALLOWANCE / LOWER QUARTILE PRS MONTHLY RENTS AT MAY 2013 (ROUNDED) 93
TABLE 8-1 TYPE OF ACCOMMODATION 2013 98
TABLE 8-2 TENURE PROFILE 2013 99
TABLE 8-3 PROPERTY TYPE BY TENURE (%) 100
TABLE 8-4 NUMBER OF BEDROOMS PER SUB-AREA (SOCIAL STOCK) 101
TABLE 8-5 NUMBER OF BEDROOMS BY TENURE 102
TABLE 8-6 ENERGY FACILITIES BY TYPE 104
TABLE 8-7 MAIN SOURCE OF HEATING 104
TABLE 8-8 TOTAL ANNUAL SPEND ON FUEL BILLS 105
TABLE 8-9 REASON FOR INADEQUACY 106
TABLE 8-10 UNDER / OVER-OCCUPATION BY TENURE 107
TABLE 8-11 COMMUNAL ESTABLISHMENTS BY AREA 108
TABLE 9-1 LOCATION OF PREVIOUS DWELLING (IN-MIGRANTS) 110
TABLE 9-2 REASON FOR MOVING FOR THOSE MOVING WITHIN OR TO THE DISTRICT 111
TABLE 9-3 LOCATION OF MOVE FOR THOSE MOVING OUTSIDE THE DISTRICT 112
TABLE 9-4 REASON FOR MOVING OUT OF THE DISTRICT 113
TABLE 9-5 NET MIGRATION PATTERNS 113

TABLE 10-1 HOUSEHOLDS MOVING BY CURRENT TENURE 115
TABLE 10-2 CURRENT TENURE / TENURE PREFERRED (EXISTING HOUSEHOLDS) 116
TABLE 10-3 CONCEALED HOUSEHOLD FORMATION IN THE NEXT FIVE YEARS 118
TABLE 10-4 AGE OF CONCEALED HOUSEHOLDS 118
TABLE 10-5 NUMBER OF CHILDREN 119
TABLE 10-6 TIME OF MOVE - CONCEALED HOUSEHOLDS 119
TABLE 10-7 TENURE NEEDED / PREFERRED (CONCEALED HOUSEHOLDS) 120
TABLE 11-1 WHEN IS THE ACCOMMODATION REQUIRED 122
TABLE 11-2 TYPE OF ACCOMMODATION REQUIRED 122
TABLE 11-3 NUMBER OF BEDROOMS REQUIRED 122
TABLE 11-4 TYPE REQUIRED BY SIZE REQUIRED 123
TABLE 11-5 TYPE REQUIRED BY TENURE NEEDED 123
TABLE 11-6 WHICH LOCATION DO YOU WISH TO LIVE IN? 124
TABLE 11-7 REASON FOR PREFERRED LOCATION 124
TABLE 11-8 WHEN IS THE ACCOMMODATION REQUIRED 125
TABLE 11-9 TYPE OF ACCOMMODATION NEEDED / PREFERRED 125
TABLE 11-10 NUMBER OF BEDROOMS NEEDED / PREFERRED 126
TABLE 11-11 TYPE NEEDED BY SIZE NEEDED 126
TABLE 11-12 TYPE NEEDED BY TENURE NEEDED 127
TABLE 11-13 WHICH LOCATION DO YOU WISH TO LIVE IN? 127
TABLE 11-14 REASON FOR PREFERRED LOCATION 128
TABLE 11-15 DEMAND FOR MARKET HOUSING TO 2018 129
TABLE 11-16 MARKET HOUSING STOCK FLOW BY SIZE 130
TABLE 12-1 WHEN IS THE ACCOMMODATION REQUIRED (EXISTING HOUSEHOLDS) 133
TABLE 12-2 TYPE BY SIZE REQUIRED 134
TABLE 12-3 TYPE REQUIRED BY TENURE REQUIRED 134
TABLE 12-4 SIZE REQUIRED BY REQUIRED TENURE 135
TABLE 12-5 WHERE IS ACCOMMODATION REQUIRED? 135
TABLE 12-6 REASON FOR PREFERRED LOCATION 136
TABLE 12-7 WHEN IS THE ACCOMMODATION REQUIRED 137
TABLE 12-8 TYPE NEEDED BY SIZE NEEDED 137
TABLE 12-9 TYPE NEEDED BY TENURE NEEDED 138
TABLE 12-10 SIZE NEEDED BY TENURE NEEDED 138
TABLE 12-11 WHERE IS ACCOMMODATION REQUIRED? 139
TABLE 12-12 REASON FOR PREFERRED LOCATION 139
TABLE 12-13 SOCIAL STOCK, WAITING LIST NEED AND TURNOVER 140
TABLE 13-1 CURRENT TENURE (BME HOUSEHOLDS) 143
TABLE 13-2 CURRENT TYPE (BME HOUSEHOLDS) 144
TABLE 13-3 CURRENT SIZE (BME HOUSEHOLDS) 144
TABLE 13-4 UNDER / OVER-OCCUPATION BY TENURE 145
TABLE 13-5 BME HOUSEHOLDS 145
TABLE 13-6 CURRENT TENURE (HOUSEHOLDS AGED 16-24) 146
TABLE 13-7 CURRENT TYPE (HOUSEHOLDS AGED 16-24) 147
TABLE 13-8 CURRENT SIZE (16-24 HOUSEHOLDS) 147
TABLE 13-9 HOUSEHOLDS AGED 16-24 148
TABLE 13-10 ACCOMMODATION REQUIRED BY OLDER RELATIVES IN NEXT 3 YEARS 149
TABLE 13-11 WOULD YOU CONSIDER MOVING TO A SMALLER PROPERTY 149
TABLE 13-12 TYPE BY TENURE FOR HOUSEHOLDS AGED 65+ 152
TABLE 13-13 SAVINGS BY TENURE Q16A X Q1 (Q15DA 65+) 153
TABLE 13-14 LEVEL OF EQUITY IN PRESENT ACCOMMODATION 153
TABLE 13-15 TYPE OF SUPPORTED ACCOMMODATION REQUIRED 154
TABLE 13-16 SHELTERED HOUSING DEMAND 154
TABLE 13-17 DISABILITY BY TENURE 157
TABLE 13-18 AGE OF DISABLED HOUSEHOLD MEMBERS (QUESTION 10B) 158
TABLE 13-19 NATURE OF DISABILITY 158
TABLE 13-20 ADAPTATIONS BY TENURE 159
TABLE 13-21 TYPES OF ADAPTATIONS PROVIDED / NEEDED TO CURRENT HOME 159
TABLE 13-22 DISABLED HOUSEHOLDS 160

TABLE 14-1 TYPES OF HOUSING DEEMED UNSUITABLE 163
TABLE 14-2 OVER-CROWDED AND CONCEALED HOUSEHOLDS 165
TABLE 14-3 CURRENT HOUSING NEED (GROSS) 166
TABLE 14-4 TIME OF MOVE – CONCEALED HOUSEHOLDS 167
TABLE 14-5 DOUBLE COUNTING REMOVAL 167
TABLE 14-6 FUTURE NEED (GROSS PER YEAR) 168
TABLE 14-7 NUMBER OF AFFORDABLE HOUSING COMPLETIONS 2010-2013 168
TABLE 14-8 2010 TO 2013 DEMOLITIONS AND RIGHT TO BUY 169
TABLE 14-9 RP SOCIAL RENT RE-LET SUPPLY (COUNCIL AND CORE DATA 2010 TO 2013) 169
TABLE 14-10 AFFORDABLE HOUSING SUPPLY 170
TABLE 14-11 ANNUAL AFFORDABLE NEED AND SUPPLY 172
TABLE 15-1 SOCIAL AND AFFORDABLE RENTED NEED BY BEDROOM SIZE 177
TABLE 15-2 INTERMEDIATE AFFORDABLE HOUSING BY BEDROOM SIZE 178
TABLE 15-3 FUTURE HOUSING DELIVERY BY TENURE / SIZE 178

FIGURES

FIGURE 3-1	PERCENTAGE OF SELF-CONTAINMENT WITHIN MALDON DISTRICT AND SURROUNDING AREAS	31
FIGURE 3-2	IN AND OUT MIGRATION FLOWS TO / FROM MALDON (JUNE 2010-JUNE 2011)	31
FIGURE 3-3	MIGRATION FLOW MAP	32
FIGURE 3-4	INWARD AND OUTWARD COMMUTING FLOWS	33
FIGURE 3-5	COMMUTING FLOW MAP	34
FIGURE 4-1	2011 POPULATION PROFILE BY AGE (%)	38
FIGURE 4-2	POPULATION CHANGE 2011 – 2021	39
FIGURE 4-3	POPULATION CHANGE 2011-2021 BY AGE	40
FIGURE 4-4	POPULATION CHANGE BY AGE BAND IN MALDON 2011-2021	41
FIGURE 4-5	HOUSEHOLD SIZE (2011-2021)	44
FIGURE 5-1	OCCUPATIONAL STRUCTURE - 2012	50
FIGURE 5-2	LEVELS OF POPULATION BY OCCUPATION GROUP (2012)	50
FIGURE 5-3	ABI EMPLOYMENT BY INDUSTRY SECTOR, 1998 – 2008	51
FIGURE 5-4	EMPLOYMENT & UNEMPLOYMENT RATE CHANGES, 2009-2012 %	52
FIGURE 5-5	JSA CLAIMANT %- APRIL 2013	53
FIGURE 5-6	JSA CLAIMANT RATE, 2007-2013	54
FIGURE 5-7	KEY OUT OF WORK BENEFIT CLAIMANTS (%), NOVEMBER 2012	55
FIGURE 5-8	LEVEL OF RETIRED POPULATION 2011 (%)	55
FIGURE 5-9	COMMUTING DISTANCES OF RESIDENTS, 2001	56
FIGURE 5-10	COMMUTERS MODE OF TRANSPORT	57
FIGURE 5-11	PLACE OF WORK FOR MALDON RESIDENTS 2001 AND 2008	58
FIGURE 5-12	PLACE OF RESIDENCE FOR MALDON WORKERS	58
FIGURE 5-13	AVERAGE GROSS WEEKLY PAY, 2012	59
FIGURE 5-14	AVERAGE AND LOWER QUARTILE EARNINGS 2007-2012 PER WEEK	59
FIGURE 5-15	EDUCATIONAL ATTAINMENT (NVQ) (JAN 2012- DEC 2012)	60
FIGURE 6-1	GROSS MORTGAGE LENDING	68
FIGURE 6-2	AVERAGE HOUSE PRICES BY TYPE, Q1 2013	71
FIGURE 6-3	2007 -2012 AVERAGE PROPERTY PRICE BY TYPE	72
FIGURE 6-4	CHANGE IN HOUSE PRICES BETWEEN 2007 AND 2012	72
FIGURE 6-5	VOLUME OF SALES (MALDON) 2007-2013	73
FIGURE 6-6	VOLUME OF SALES (ESSEX) 2007-2013	74
FIGURE 6-7	MALDON SALES BY TYPE (2007-2013)	75
FIGURE 6-8	MAP OF MALDON DISTRICT	76
FIGURE 6-9	AFFORDABLE RENT LEVELS IN THE DISTRICT	85
FIGURE 8-1	TYPE OF ACCOMMODATION 2011	98
FIGURE 8-2	TENURE PROFILE 2011	99
FIGURE 8-3	NUMBER OF BEDROOMS 2013	101
FIGURE 8-4	MARKET AND SOCIAL STOCK BY NUMBER OF BEDROOMS	102
FIGURE 8-5	ADEQUACY BY TENURE	105
FIGURE 13-1	TYPE OF GENERAL STOCK OCCUPIED BY OLDER PEOPLE (%)	150
FIGURE 13-2	TENURE OF GENERAL STOCK OCCUPIED BY OLDER PEOPLE (%)	150
FIGURE 13-3	SIZE OF ACCOMMODATION CURRENTLY OCCUPIED BY OLDER PEOPLE	151
FIGURE 13-4	WHAT TYPE OF ACCOMMODATION IS REQUIRED (65+)	151
FIGURE 13-5	WHAT TENURE IS PREFERRED (65+)	152
FIGURE 13-6	SIZE OF HOUSING REQUIRED BY EXISTING MOVING HOUSEHOLDS AGED 65+	152
FIGURE 13-7	MALDON CARAVAN COUNT JULY 2010 TO JULY 2012	161

APPENDIX I

POSTAL QUESTIONNAIRE

Appendix 9

MALDON DISTRICT HOUSING SURVEY

MALDON DISTRICT COUNCIL

Dear Householder

I am writing to ask for your help with an important survey which is being carried out in the Maldon District. Households are being asked to take part in this survey which will help the District Council develop its housing and planning policies to meet the housing and support needs of local people in the coming years. It will also help provide evidence to back the Council's bids for government funding.

The Council have appointed independent consultants, **DCA**, to carry out the study. 5,000 randomly selected residents have been sent the attached questionnaire and we would be grateful if you could spare a few moments to fill it in. Whether you own or rent your home, live in a large or a small property, **we need your views**. Even if you are not planning to move or change your personal circumstances, **please reply**.

I would like to assure you that the survey **is confidential** and no name or address is required, although the form is coded to identify your area of residency. None of the completed questionnaires will be seen by Maldon District Council. The data will be seen by the Council only in generalised statistical form and will be used for research and planning purposes on an area basis.

You can also complete the questionnaire online using the unique six digit access code at the bottom of this letter. If you wish to use this facility please log on to:-
www.dcauk.co/survey/Maldon/OnlineSurvey.php

If you have any queries or need help or advice in completing the form, please contact Paul Gayler, Community Services Strategic Housing Manager, on 01621 875 872 at **Maldon District Council.** Alternatively contact the **DCA Research Team free on 0800 169 7865**.

We would be most grateful for your assistance and a pre-paid envelope is provided for your reply.
PLEASE RETURN THE COMPLETED FORM BY 17th July 2013.

Yours faithfully,

SL Green

Sue Green
Head of Housing, Revenues and Benefits

DATA PROTECTION

The information you provide on this form will be kept strictly confidential and will not be used to identify you or your household. DCA are independent consultants, registered as a Data Controller with the Information Commissioner's Office (Registration Number Z4683342).

For more information please visit **www.dcauk.co/dataprotection**, or contact us free on **0800 169 7865.**

D C A

0357245680

Appendix 9 **TO BE COMPLETED BY THE HOUSEHOLDER** **5410245685**

Please answer the questionnaire on behalf of everyone in the household - that is everyone for whom this is their main residence (including any children away at college and lodgers).
Cross one box only for each question unless instructed otherwise, using a black pen. **e.g.** ☒

A: ABOUT YOUR EXISTING HOUSING

1 Is your present home :-

Owner occupied (paying mortgage) ☐ 1 | Owner occupied (no mortgage) ☐ 2 | Private rented ☐ 3 | Housing Association rented ☐ 4

Shared Ownership (part rent / part buy) ☐ 5 | Tied to your employment ☐ 6 | Living rent free ☐ 7

2 What type of property is your home?

Detached house ☐ 1 | Semi - Detached house ☐ 2 | Terraced house ☐ 3 | Detached bungalow ☐ 4 | Semi - Detached bungalow ☐ 5

Terraced bungalow ☐ 6 | Flat ☐ 7 | Bedsit / Studio / Room only ☐ 8 | Houseboat / Caravan / Mobile home ☐ 9

3 How many bedrooms are in your current home?

Bedsit ☐ 1 | One ☐ 2 | Two ☐ 3 | Three ☐ 4 | Four ☐ 5 | Five or more ☐ 6

4 How long have you lived at your present address?

Less than 1 year ☐ 1 | Between 1 and 2 years ☐ 2 | Between 2 and 3 years ☐ 3 | Between 3 and 5 years ☐ 4 | Between 5 and 10 years ☐ 5 | Over 10 years ☐ 6

GO TO 7a **GO TO 7a** **GO TO 7a**

5 If you have moved in the last three years, where did you previously live? (please cross **one** box)

Within Maldon District ☐ 1 | Braintree ☐ 2 | Brentwood ☐ 3 | Chelmsford ☐ 4

Colchester ☐ 5 | Basildon ☐ 6 | Rochford ☐ 7 | Southend on Sea ☐ 8

Elsewhere in Essex ☐ 9 | Greater London ☐ 10 | Elsewhere in the UK ☐ 11 | Abroad ☐ 12

6a If you have moved in the last three years, was this your first home of your own as an adult? Yes ☐ 1 No ☐ 2

6b If you have moved in the last three years, what was the most important reason for moving? (please cross **one** box)

New job ☐ 1 | Closer / easier to commute ☐ 2 | To be near a relative ☐ 3 | Education ☐ 4 | Needed more space ☐ 5 | Needed less space ☐ 6 | Retirement ☐ 7

Need more parking ☐ 8 | Rent arrears / repossession ☐ 9 | Relationship / family break down ☐ 10 | Wanted own home ☐ 11 | To move to a cheaper home ☐ 12 | Wanted to buy ☐ 13 | Health reasons ☐ 14

7a Does your home have any of the following? (Please cross **all** that apply)

Central heating (all rooms) ☐ 1 | Central heating (partial) ☐ 2 | Double glazing (all rooms) ☐ 3 | Double glazing (partial) ☐ 4

Cavity wall insulation ☐ 5 | Loft insulation ☐ 6 | Water pipes insulated ☐ 7 | Room heaters ☐ 8

7b What is your main source of fuel for heating? (Please cross **one** box)

Gas ☐ 1 | Electric ☐ 2 | Oil ☐ 3 | Wood burner / Open Fire ☐ 4 | Other ☐ 5

7c How much do you spend annually on your total home fuel bills? (Please cross **one** box)

Less than £800 ☐ 1 | £801 - £1,000 ☐ 2 | £1,001 - £1,200 ☐ 3 | £1,201 - £1,400 ☐ 4 | £1,401 - £1,600 ☐ 5 | Above £1,600 ☐ 6

8a In your opinion, is your present accommodation adequate for your household's needs? Yes ☐ 1 No ☐ 2

GO TO 9 **GO TO 8b**

8b If in your opinion, your present accommodation is not adequate for your needs, what are the reasons? Please cross **all** that apply

Needs improvements / repairs ☐ 1 | Too costly to heat ☐ 2 | Too large ☐ 3 | Too small ☐ 4 | Insufficient no. of bedrooms ☐ 5

Rent / mortgage too expensive ☐ 6 | Short term tenancy ☐ 7 | No heating ☐ 8 | Suffering harassment ☐ 9 | Housing affecting health of any household member ☐ 10

Garden too big ☐ 11 | Garden too small ☐ 12

8c If your present accommodation is not adequate for your needs, do you need to move to resolve the difficulty? Yes [ ] 1 → GO TO 8d No [ ] 2 → GO TO 9

8d If yes, could you afford a suitable home in the District? Yes [ ] 1 No [ ] 2

9 Does any member of your existing household have a disability or a limiting long term illness? Yes [ ] 1 → GO TO 10a No [ ] 2 → GO TO 11a

The shaded boxes are provided for a second household member, if required

10a If yes, how many members of your household have a disability or have a limiting long-term illness? One [ ] 1 Two [ ] 2

10b What age groups are they?

	0 - 10	11 - 15	16 - 24	25 - 34	35 - 49	50 - 64	65 - 79	80+
Member 1	[ ] 1	[ ] 2	[ ] 3	[ ] 4	[ ] 5	[ ] 6	[ ] 7	[ ] 8
Member 2	[ ] 1	[ ] 2	[ ] 3	[ ] 4	[ ] 5	[ ] 6	[ ] 7	[ ] 8

10c What is the nature of the disability or limiting long-term illness? (Please cross **all** that apply)

	Member 1	Member 2
Wheelchair User	[ ] 1	[ ] 1
Walking difficulty (not in wheelchair)	[ ] 2	[ ] 2
Learning Disability / Mental health problem	[ ] 3	[ ] 3
Drug & Alcohol abuse	[ ] 4	[ ] 4
Visual / hearing impairment	[ ] 5	[ ] 5
Other physical disability	[ ] 6	[ ] 6
Limiting long-term illness	[ ] 7	[ ] 7

10d Do any members of the household require care / support? Yes [ ] 1 [ ] 1 No [ ] 2 [ ] 2 → GO TO 11a

10e If yes, are they currently receiving sufficient care / support? Yes [ ] 1 [ ] 1 No [ ] 2 [ ] 2

11a Has your home, or the access to it, been built or adapted to meet the needs of a disabled resident? Yes [ ] 1 → GO TO 11b No [ ] 2 → GO TO 12

11b If yes, what facilities have been provided? (Please cross **all** that apply)

Wheelchair adaptations [ ] 1 Access to property [ ] 2 Vertical lift /stair lift [ ] 3 Bathroom adaptations [ ] 4
Extension [ ] 5 Ground floor toilet [ ] 6 Handrails / grabrails [ ] 7 Other [ ] 8

12 What facilities, if any, need to be provided to ensure current members of your household can remain in your property, now or in the next three years? (Please cross **all** that apply)

Wheelchair adaptations [ ] 1 Access to property [ ] 2 Vertical lift /stair lift [ ] 3 Bathroom adaptations [ ] 4
Extension [ ] 5 Ground floor toilet [ ] 6 Handrails / grabrails [ ] 7 Other [ ] 8

13a Do you have elderly relatives who are planning to move into the District within the next three years? Yes [ ] 1 → GO TO 13b No [ ] 2 → GO TO 14

13b If yes, what kind of accommodation are they seeking ? (Please cross **all** that apply)

Live with you (existing home adequate) [ ] 1 Live with you (need extension / adaptation) [ ] 4 Private sheltered housing [ ] 7
Housing Association sheltered housing [ ] 2 Residential care / nursing home [ ] 5 Private housing [ ] 8
Housing Association property [ ] 3 Extra Care housing (self contained units with facilities and 24hr support) [ ] 6 Private Retirement Village [ ] 9

13c Do they have equity from the sale of their current home? Yes [ ] 1 No [ ] 2

14 If you or any member of your household are aged 60 years or above, would you consider moving to a smaller property? Yes [ ] 1 No [ ] 2

15a How many people live in your home (including yourself)? Please put the number. e.g. 03

15b Which of these categories best describes the ethnic origin of your head of household? (Please cross the appropriate box)

White
- British [ ] 1
- Irish [ ] 2
- Gypsy or Irish Traveller [ ] 3
- Any other White background please state [ ] 4

Mixed
- White & Black Caribbean [ ] 5
- White & Black African [ ] 6
- White & Asian [ ] 7
- Other Mixed Race Background [ ] 8

Asian or Asian British
- Indian [ ] 9
- Pakistani [ ] 10
- Bangladeshi [ ] 11
- Chinese [ ] 12
- Other Asian background [ ] 13

Black or Black British
- Caribbean [ ] 14
- African [ ] 15
- Other Black / Caribbean / African background [ ] 16

Other Ethnic
- Arab [ ] 17
- Any other ethnic group- please state [ ] 18

PLEASE COMPLETE ONE LINE PER PERSON IN THE TABLE BELOW FOR EACH PERSON LIVING IN YOUR HOME, WHETHER MEMBERS OF YOUR FAMILY OR NOT (E.G. INCLUDE LODGERS). INSTRUCTIONS ARE BELOW.

Column C (Gender) Please **cross** the appropriate box

Column D (Age) Please **cross** the appropriate box

Column E (Employment) Please write the number which best describes each member's employment type from the following list

Working as an employee	**01**	Self-employed or freelance	**02**	Doing any other kind of paid work	**03**
Working paid or unpaid for your own or your family's business	**04**	On a sponsored training scheme	**05**	Away from work ill, on maternity leave, on holiday or temporarily laid off	**06**
Full / part time carer	**07**	Wholly retired from work	**08**	Looking after the home	**09**
Long-term sick or disabled	**10**	Full time education (age 16+)	**11**	Armed Services	**12**

Column F (Occupation) Please write the number which best describes each member's occupation type from the following list

Professional	**1**	Managerial & Technical	**2**	Skilled, non-manual	**3**	Skilled, manual	**4**
Partially skilled	**5**	Unskilled	**6**	Other	**7**		

Column G (Location Of Place Of Work) Please write the number which best describes each member's place of work from the following list

Within Maldon District	**01**	Brentwood **02**	Braintree **03**	Chelmsford **04**	Colchester **05**	Basildon **06**
Rochford **07**	Southend on Sea **08**	Elsewhere in Essex **09**	Greater London **10**	Elsewhere in the UK **11**	Abroad **12**	

Column H (Travel to Work) Please write the number which best describes how each member of the household travels to work / college from the following list

Work mainly at / from home	**01**	Driving a car / van	**02**	Passenger in car/ van	**03**	Bus, minibus or coach	**04**	Taxi	**05**
Motorcycle, scooter, moped	**06**	Train	**07**	Bicycle	**08**	On foot	**09**	Other	**10**

Household Member	C Gender		D Age								E Employ -ment	F Occup -ation	G Work Place	H Travel to Work
	M	F	0-10	11-15	16-24	25-34	35-49	50-64	65-79	80+				
EXAMPLE		X				X					01	1	01	01
Self														
Spouse/Partner														
Child 1														
Child 2														
Child 3														
Child 4														
Partner of Child														
Grandchild 1														
Grandchild 2														
Parent 1														
Parent 2														
Lodger 1														
Lodger 2														
Other														

WE WOULD BE GRATEFUL IF YOU WOULD COMPLETE THE FOLLOWING QUESTIONS ON SAVINGS AND INCOME SO THAT WE CAN ESTIMATE WHAT TYPE OF HOUSING YOU COULD / CAN AFFORD. THE INFORMATION THAT YOU PROVIDE IS KEPT CONFIDENTIAL AND WILL NOT BE USED FOR ANY OTHER PURPOSES THAN ASSESSING HOUSING AFFORDABILITY.

16 Please advise what savings and equity your household has by completing columns A, B AND C

a) How much does your household have in savings? (please estimate)

- No Savings ☐ 1
- Under £5,000 ☐ 2
- £5,000 - £10,000 ☐ 3
- £10,001 - £20,000 ☐ 4
- £20,001 - £30,000 ☐ 5
- £30,001 - £40,000 ☐ 6
- £40,001 - £50,000 ☐ 7
- Above £50,000 ☐ 8

b) If you are a home owner, roughly how much equity value do you own? (i.e. estimated current value minus mortgage owed)

- Negative Equity ☐ 1
- Under £25,000 ☐ 2
- £25,001 - £50,000 ☐ 3
- £50,001 - £75,000 ☐ 4
- £75,001 - £100,000 ☐ 5
- £100,001 - £150,000 ☐ 6
- £150,001 - £200,000 ☐ 7
- Above £200,000 ☐ 8

c) Please give <u>total annual</u> income of combined self & partner <u>only</u> (before tax and deductions, but not including benefits / allowances).

- None ☐ 1
- Under £10,000 ☐ 2
- £10,000 - £15,000 ☐ 3
- £15,001 - £20,000 ☐ 4
- £20,001 - £25,000 ☐ 5
- £25,001 - £30,000 ☐ 6
- £30,001 - £40,000 ☐ 7
- £40,001 - £50,000 ☐ 8
- £50,001 - £60,000 ☐ 9
- Above £60,000 ☐ 10

16d If your household receives any financial support, please indicate what type:- (Please cross **<u>all</u>** that apply)

Housing Benefit/ Local Housing Allowance ☐ 1 | Income Support ☐ 2 | Job Seekers Allowance / ESA ☐ 3 | Working Family Tax Credit ☐ 4

Pension Credits ☐ 5 | Disability Allowance ☐ 6 | Council Tax Benefit ☐ 7 | Other ☐ 8

WE WOULD NOW LIKE TO ASK ABOUT THE FUTURE HOUSING REQUIREMENTS OF YOU AND THE OTHER MEMBERS OF YOUR HOUSEHOLD

17a Are you intending to move, or is any member of your household currently, or likely to require their <u>own</u> accommodation over the next five years?

Yes ☐ 1 ☞ **GO TO 17b** No ☐ 2 ☞ **THANK YOU FOR COMPLETING THE QUESTIONNAIRE PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED**

17b If YES, please cross the appropriate box(es) below:-

Moving <u>within</u> the District

The existing household is moving ☐ 1 ☞ **GO TO SECTION B ON PAGE 5**

Of those currently living with you a member is forming a new home ☐ 2 ☞ **GO TO SECTION C ON PAGE 6**

Moving <u>outside</u> the District

The existing household is moving ☐ 3 ☞ **GO TO 17 c+d**

Of those currently living with you a member is forming a new home ☐ 4 ☞ **GO TO 17 c+d**

17c If moving outside the District, where are you thinking of moving to? (Please cross **<u>all</u>** that apply)

Brentwood ☐ 1 | Braintree ☐ 2 | Chelmsford ☐ 3 | Colchester ☐ 4 | Basildon ☐ 5 | Rochford ☐ 6

Southend on Sea ☐ 7 | Elsewhere in Essex ☐ 8 | Greater London ☐ 9 | Elsewhere in the UK ☐ 10 | Abroad ☐ 11

17d If moving outside the District, please indicate your reasons for moving away:- (Please cross **<u>all</u>** that apply)

Family reasons ☐ 1 | Employment / access to work ☐ 2 | Lack of affordable rented housing ☐ 3 | Unable to afford to buy a home ☐ 4

Rent arrears / repossession ☐ 5 | Education ☐ 6 | Quality of Neighbourhood ☐ 7 | Retirement ☐ 8

☞ **THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED**

B: EXISTING HOUSEHOLD MOVING

Complete this section ONLY if your existing household intends to move WITHIN the District in the next five years

18 When do you plan to move?

Within 1 year ☐ 1 | Between 1 and 2 years ☐ 2 | Between 2 and 3 years ☐ 3 | Between 3 and 5 years ☐ 4

19 What type of accommodation are you looking for? (please cross **one** box)

Semi - Detached house ☐ 1 | Detached house ☐ 2 | Bungalow ☐ 3 | Terraced house ☐ 4

Flat ☐ 5 | Bedsit / studio / room only ☐ 6 | Supported housing (including sheltered) ☐ 7 | Caravan ☐ 8

20 Would you be interested in building your own home? Yes ☐ 1 No ☐ 2

21 If you require supported housing, which of the following types do you require? (Please cross **all** that apply)

Independent accommodation with external support ☐ 1 | Independent accommodation with live-in carer ☐ 2 | Residential / nursing home ☐ 3

Extra care housing (self contained units with facilities and 24hr support) ☐ 4 | Private sheltered housing ☐ 5 | Housing Association sheltered housing ☐ 6

22 How many bedrooms are you looking for? (please cross **one** box)

One ☐ 1 | Two ☐ 2 | Three ☐ 3 | Four ☐ 4 | Five or more ☐ 5

23 Are you moving specifically because your housing benefit was reduced in April 2013? Yes ☐ 1 No ☐ 2

24 What tenure is preferred? (please cross **one** box)

Owner occupation (inc. Leaseholder) ☐ 1 | Private rent ☐ 2 | Housing Association Rent ☐ 3 | HA shared ownership (part rent / part buy) ☐ 4 | Tied to employment ☐ 5

25 Are you registered on any of the following Housing Waiting Lists? (Please cross **all** that apply)

Maldon District Council ☐ 1 | Gateway to Homechoice ☐ 2 | Other Scheme / Council Area ☐ 3

26 Where is accommodation required? (Please cross **up to two** boxes)

Maldon / Heybridge ☐ 1

RURAL SOUTH
Burnham-on-Crouch
Southminster
Althorne, Mayland
Purleigh, Tillingham ☐ 2

RURAL NORTH
Great Totham
Tollesbury
Tolleshunt D'Arcy
Wickham Bishops & Woodham ☐ 3

27 Why are the above locations preferred? (Please cross **all** that apply)

Always lived here ☐ 1 | Nearer family ☐ 2 | Employment / closer to work ☐ 3 | Nearer / better shopping / leisure facilities ☐ 4 | Greater availability of more affordable housing ☐ 5

Better / nearer schools and colleges ☐ 6 | Better public transport ☐ 7 | Quality of neighbourhood ☐ 8 | Type of housing ☐ 9

IF A NEW HOUSEHOLD IS ALSO FORMING, ☞ GO TO SECTION C ON PAGE 6

OTHERWISE THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED

Appendix 9

C: NEW FORMING HOUSEHOLDS

If a member, or members, of your household intend to set up a home of their own WITHIN the District within the next five years, please provide details for up to two "new" households likely to form.
The shaded boxes are provided for a second household forming, if required.

28 Who is looking / likely to look for accommodation in the next five years?

	Household 1	Household 2
Parent / Grandparent	1	
Child (16+)	2	
Partner / Spouse	3	
Lodger	4	
Friend	5	
Other Relative	6	

29a Is the "new" household being formed as a single person or with a partner?

	Household 1	Household 2
Single	1	
Couple	2	

29b If a couple household is being formed, is the partner currently living :-

	Household 1	Household 2
In your existing household	1	
Elsewhere within the District	2	
Outside the District	3	

29c What is the age of each adult in each "new" household

	Household 1		Household 2	
	Adult 1	Adult 2	Adult 1	Adult 2
18 - 24	1		1	
25 - 34	2		2	
35 - 49	3		3	
50 - 64	4		4	
65 +	5		5	

29d How many children under 16 will be in each "new" household?

	Household 1	Household 2
Child due	1	
One	2	
Two or more	3	
None	4	

30 What tenure is a) needed, and b) preferred for each "new" household?

	Needed		Preferred	
	1	2	1	2
Owner occupation (inc. Leaseholder)	1		1	
Private Rent	2		2	
Housing Association Rent	3		3	
Housing Assoc. shared ownership (part rent / part buy)	4		4	
Tied to employment	5		5	

31 Would the new household consider sharing accommodation with a friend?

	Household 1	Household 2
Yes	1	
No	2	

32 When will each "new" household need their home?

	Household 1	Household 2
Within 1 year	1	
Between 1 and 2 years	2	
Between 2 and 3 years	3	
Between 3 and 5 years	4	

33 What type of accommodation is a) needed, and b) preferred for each "new" household?

	Needed		Preferred	
	1	2	1	2
Semi - Detached house	1		1	
Detached house	2		2	
Terraced house	3		3	
Flat	4		4	
Bedsit / studio / room only	5		5	
Bungalow	6		6	
Supported housing (including sheltered)	7		7	
Caravan	8		8	

34 Would you be interested in building your own home?

	Household 1	Household 2
Yes	1	
No	2	

35 How many bedrooms are a) needed, and b) preferred for each "new" household?

	Needed		Preferred	
	1	2	1	2
One	1		1	
Two	2		2	
Three	3		3	
Four or more	4		4	

36 Where is accommodation required?
(Please cross **up to two locations** for each household)

	Household 1	Household 2
Maldon / Heybridge	1 ☐	☐
RURAL SOUTH Burnham-on-Crouch Southminster Althorne, Mayland Purleigh, Tillingham	2 ☐	☐
RURAL NORTH Great Totham Tollesbury Tolleshunt D'Arcy Wickham Bishops & Woodham	3 ☐	☐

37 Why are the locations above preferred?
(Please cross **all** that apply)

	Household 1	Household 2
Always lived here	1 ☐	☐
Nearer family	2 ☐	☐
Employment / closer to work	3 ☐	☐
Nearer / better shopping / leisure facilities	4 ☐	☐
Greater availability of more affordable housing	5 ☐	☐
Better / nearer schools / colleges	6 ☐	☐
Better public transport	7 ☐	☐
Greater availability of smaller houses	8 ☐	☐
Quality of neighbourhood	9 ☐	☐

38 Is the "new" household registered on any Housing Waiting Lists? (Please cross **all** that apply)

	Household 1	Household 2
Maldon District Council	1 ☐	☐
Gateway to Homechoice	2 ☐	☐
Other Scheme / Council area	3 ☐	☐

39 Is the "new" household likely to be claiming Housing Benefit?

	Household 1	Household 2
Yes	1 ☐	☐
No	2 ☐	☐

40a How much would each "new" household be able and willing to pay in rent or mortgage costs per month?

	Household 1	Household 2
Below £80 pw / £350 pm	1 ☐	☐
£81 - £115 pw / £351 - £500 pm	2 ☐	☐
£116 - £130 pw / £501 - £560 pm	3 ☐	☐
£131 - £150 pw / £561 - £650 pm	4 ☐	☐
£151 - £200 pw / £651 - £860 pm	5 ☐	☐
£201 - £250 pw / £861 - £1,080 pm	6 ☐	☐

40b What savings does each household have to meet a deposit and legal costs?

	Household 1	Household 2
Under £1,000	1 ☐	☐
£1,000 - £5,000	2 ☐	☐
£5,001 - £10,000	3 ☐	☐
£10,001 - £20,000	4 ☐	☐
£20,001 - £30,000	5 ☐	☐
£30,001 - £40,000	6 ☐	☐
Over £40,000	7 ☐	☐

40c Will each "new" household get help with a deposit from parents / relatives?

	Household 1	Household 2
By a loan	1 ☐	☐
By a gift	2 ☐	☐
No need	3 ☐	☐
No help available	4 ☐	☐

40d Please give total annual HOUSEHOLD income for the person or couple in each new household (including benefits & allowances but before tax and deductions)

	Household 1	Household 2
None	1 ☐	☐
Under £10,000	2 ☐	☐
£10,000 - £15,000	3 ☐	☐
£15,001 - £20,000	4 ☐	☐
£20,001 - £25,000	5 ☐	☐
£25,001 - £30,000	6 ☐	☐
£30,001 - £40,000	7 ☐	☐
£40,001 - £50,000	8 ☐	☐
£50,001 - £60,000	9 ☐	☐
Above £60,000	10 ☐	☐

THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED TO:

DAVID COUTTIE ASSOCIATES
FREEPOST HF2416
HUDDERSFIELD
HD1 2XY

APPENDIX II

POSTER

Maldon District Housing Survey

MALDON DISTRICT COUNCIL

We need your feedback!

During June, 5,000 households across the District, selected at random, will be receiving questionnaires from Maldon District Council.

The survey, carried out on behalf of the District Council by David Couttie Associates (DCA), a housing, planning and regeneration consultancy, is called a **Strategic Housing Market Assessment.** The information provided to DCA is confidential and will be used to build an up to date picture on a range of housing needs.

The completed survey should be returned to DCA by **17 July 2013**. The survey can be completed online using the details supplied in the questionnaire, or returned to DCA using the pre-paid envelopes provided.

APPENDIX III

SECONDARY DATA SOURCES

Appendix 9

Secondary Data Sources

Data Source	Description	Source Location	Coverage	Frequency Of Release	Next Release Date	Sample	Cost
2012 Annual Survey of Hours and Earnings (ASHE)	The Annual Survey of Hours and Earnings (ASHE) provides information about the level, distribution and make-up of earnings and hours paid for employees within industries, occupations and regions. The ASHE contains UK data on earnings for employees by sex and full-time/part-time workers. Further breakdowns include by region, occupation, industry, region by occupation and age-groups. These breakdowns are available for the following variables: gross weekly pay, weekly pay excluding overtime, basic pay including other pay, overtime pay, gross hourly pay, hourly pay excluding overtime, gross annual pay, annual incentive pay, total paid hours, basic paid hours and paid overtime hours.	National Statistics Online / NOMIS	Nationally	Annually	December 2013	Approximately 1% sample of employees on the Inland Revenue PAYE register	Free
2011 Annual Business Inquiry	The Annual Business Inquiry (ABI) is conducted in two parts: one dealing with employment, the other with financial information. The financial inquiry covers about two thirds of the UK economy including: production; construction; distribution and service industries; agriculture (part), hunting, forestry and fishing. The coverage of the employment inquiry is wider.	National Statistics Online / NOMIS	Local Authority and above	Annually	December 2013 (ABI year 2011)	(ABI) estimates cover all UK businesses registered for (VAT) and/or (PAYE), classified to the 1992 / 2003 standard industrial Classification.	Limited data from NOMIS available free Full access to ABI data is restricted. You must first obtain a Chancellor of the Exchequer's Notice from ONS.
2010/11 ONS Annual Population Survey	The ONS Annual Population Survey is a residence based labour market survey encompassing population, economic activity, economic inactivity and qualifications.	National Statistics Online / NOMIS	Local Authority and above	Annually and Updated Quarterly	January 2013	There are approx 170,000 households and 360,000 persons per dataset. but varies from year to year.	Free

Appendix 9

Data Source	Description	Source Location	Coverage	Frequency Of Release	Next Release Date	Sample	
Census 2011	The Census is a count of all people and all households. It the most complete source of information about the population that we have. The most recent census was on 27 March 2011. It covers everyone at the same time and asks the same core questions which makes it easy for comparisons in different parts of the country.	Office for National Statistics	Nationally	Every 10 years			
Census 2001	The Census is a count of all people and all households. It the most complete source of information about the population that we have. The most recent census was on 29 April 2001. It covers everyone at the same time and asks the same core questions which makes it easy for comparisons in different parts of the country.	Office for National Statistics	Nationally	Every 10 years	Census undertaken 27th March 2011. Data available generally two years later (2013)		Free
Census 1991	See description above	Office for National Statistics	Nationally	Every 10 years	As above		Free
Core HA New lettings Data 2010/11	CORE records information on the characteristics of both HA and LA new social housing tenants and the homes they rent and buy. A Housing Association with more than 250 units or 250 bedspaces is required by the Tenant Services Authority to complete CORE logs fully and accurately.	CORE website www.core.ac.uk	Nationally	Updated each time a letting or sale is made	Ongoing		Free
Tenant Services Authority (TSA) (Formerly Housing Corporation)	The TSA regulates social housing landlords and sets high standards of management across housing association homes and in the future Local Authority social homes. .	www.tenantservices authority.org	Nationally	N/A			Free
Homes and Community Agency (HCA) (Formerly Housing Corporation)	The HCA will make sure that homes are built in an economically, socially and environmentally sustainable way, as well as promoting good design. It also has a key role in regenerating communities and will base its approach on the Government's regeneration framework – Transforming Places; Changing Lives.	www.homesand communities.co.uk	Nationally	N/A			Free

Appendix 9

Data Source	Description	Source Location	Coverage	Frequency Of Release	Next Release Date	Sample	Cost
Housing Strategy Statistical Appendix (HSSA)	The HSSA contains 14 sections of Local Authority statistical information. It is a handy reference document which brings together data items from many different housing areas. The purpose of the Appendix is to bring together statistical information relevant to the formulation of the Housing Strategy.	www.communities.gov.uk	Nationally	Annually	Generally available from June each year – 2013 HSSA available June 2013		Free
Land Registry House Price Index	The Land Registry House Price Index is the most accurate independent house price index available. It includes figures at national, regional, county and local authority level. It allows you to obtain lists of average house prices from 1995 onwards in any area of England and Wales for any range of months.	www.landregistry.gov.uk	Postcode, Local Authority and above	Monthly & Quarterly	Quarterly		Monthly updated data is free but quarterly data available for a fee. Contact land Registry
P1(e) Returns	P1(e) returns are the primary source of data for statutorily homeless households. The purpose of the P1(e) returns is to collect information on applications, acceptances by priority need groups, households provided with temporary accommodation and households leaving temporary accommodation..	Local Authority	Local Authority	Quarterly	-		Free
April 2013 ONS Claimant Count	The claimant count records the number of people claiming Jobseekers Allowance (JSA) broken down by age, duration and their sought or usual occupation.	National Statistics Online / NOMIS	Local Authority and above	Monthly	-		Free

APPENDIX IV

GLOSSARY OF TERMS

GLOSSARY

ABI	Annual Business Inquiry.
Affordability	A measure of whether households can access and sustain the costs of private sector housing. DCA use two types of affordability: mortgage and rental. Mortgage affordability measures whether households can afford a deposit and a mortgage; rental affordability measures whether a household can afford a private rental. Mortgage affordability is based on conditions set by mortgage lenders - a minimum level of household income and savings. We use a 3 times multiple of gross income. Rental affordability is defined as the rent being less than a proportion of a household's gross income. We use a 25% level of rental affordability.
Affordable Housing	Affordable housing is that provided, with subsidy[1], for people who are unable to resolve their housing requirements, in the general housing market because of the relationship between local housing costs and incomes. The definition in PPS3 is:- *"Affordable housing includes social rented housing and intermediate housing, provided to specified eligible households whose needs are not met by the market"* This definition covers housing for social rent and intermediate housing through shared ownership, shared equity and sub-market rent.
Affordable Rent	A form of social housing, involving homes being made available at a rent level of up to 80% of market rent (inclusive of service charges).
CLG Bedroom Standard[2]	The standard number of bedrooms allocated to each household in accordance with its age/sex/marital status composition and the relationship of the members to one another. A separate bedroom is allocated to each married couple, any person aged 21 or over, each pair of adolescents aged 10 – 20 of the same sex, and each pair of children under 10. Any unpaired person aged 10 – 20 is paired, if possible with a child under 10 of the same sex, or, if that is not possible, he or she is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms available for the sole use of the household and the differences are tabulated.
BME	Black & Minority Ethnic.
Choice Based Lettings (CBL)	Choice Based Lettings allows applicants for social housing (and tenants who want to transfer) to apply for vacancies which are advertised widely in the neighbourhood. Applicants can see the full range of available properties and can apply for any home to which they are matched.
CLG	Communities and Local Government. CLG has responsibility for local and regional government, housing, planning, fire, regeneration, social exclusion and neighbourhood renewal with the ambition to create sustainable communities for all. Previously known as DETR, DTLR, ODPM and DCLG.

[1] This subsidy is not always public subsidy.
[2] This definition is taken from the Survey of English Housing, CLG.

CML	Council of Mortgage Lenders
Concealed Household	A Concealed Household is someone living within a household wanting to move to their own accommodation and form a separate household (e.g. adult children living with their parents).
CORE	The Continuous Recording System (Housing Association and Local Authority Lettings / New Tenants).
DETR	Government body superseded by CLG. (See **CLG**)
Discounted Market Rented Housing	New Units utilising the equity from the discounted or free land from the planning process where Housing Associations could build at only development cost and provide, without grant, units which would be available at lower than private rented market cost but above Housing Corporation rent caps.
ELASH	English Local Authority Statistics on Housing – The replacement for the HSSA
Existing Household	An existing household encompasses the household in its entirety.
FTB	First Time Buyer – Term used for people who have not previously owned a home
HMO	House in Multiple Accommodation – A house which is occupied by persons who do not form a single household
Homeless Household	A household is accepted as statutorily homeless by the authority if it meets the criteria set out in the Housing Act 1996.
Household	The Census definition of a household is:- *"A household comprises either one person living alone or a group of people (not necessarily related) living at the same address with common housekeeping - that is, sharing at least one meal a day or sharing a living room or sitting room."*
Housing Demand	Is the quantity and type / quality of housing which households wish to buy or rent and are able to afford. It therefore takes account of preferences and ability to pay.
Housing Need	Refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the local housing market without some assistance.
Housing Register	A register of people waiting for affordable housing. It may have two components: a list for those not currently occupying affordable housing (more properly known as the Housing Register) and a Transfer List for those tenants who wish to move to another affordable home within the same District.
HSSA	The Housing Strategy Statistical Appendix.

Implied Numbers	The "numbers implied" column inserted in some of the tables is DCA's assessment of the total numbers to be derived after applying the appropriate weighting factor based on sub area ocation and tenure responses to that sub-areas household numbers. Where multiple choice is not involved, this will generally equate to the household population of the Local Authority as a whole but some individual questions may not be answered by all respondents, giving a marginally lower total.
Inadequate Housing	Housing which is inadequate or unsuitable in meeting the needs of the household, comprising a range of criteria on house condition, size, cost and security of tenure. These criteria are used to assess whether the unsuitability can be resolved by improvements to the dwelling, or whether the household has to move to another home.
Intermediate Housing	Housing at prices or rents above those of social rented but below market prices or rents. This includes shared ownership, shared equity and sub-market renting.
LA	Local Authority.
LCHO	Low Cost Home Ownership.
LDF	Local Development Framework. This is a folder of local development documents that outlines how planning will be managed within a Local Authority area.
LTV	Loan to Value - the percentage of loan a person needs against the value of the property.
Nuclear NPS	Nuclear National Policy Statement - The Government wanted a planning system for major infrastructure which is rapid, predictable and accountable. The energy National Policy Statements (NPSs) will be a blueprint for decision-making on individual applications for development consent for nationally significant energy infrastructure.
NOMIS	National On-line Manpower Information System.
NPPF	The National Policy Planning Framework which replaces PPS3.
ONS	Office for National Statistics.
Over Occupation / Over occupation	Over occupation / Overcrowding occurs when, using the **bedroom standard**, there are insufficient bedrooms in the property based on the number of residents and their age/sex/marital status composition. Over occupation is more common in the public sector than the private sector.
Relets	RSL rented accommodation that becomes vacant due to the departure of a previous tenant; therefore the accommodation can be re-let to another tenant or new applicant on the Housing Register.
Registered Social Landlords (RSL)	A Housing Association or a not-for-profit company, registered by the Tenants Services Authority (TSA), providing social housing.

Right to Buy (RTB)	The Right To Buy Scheme gives eligible council tenants the right to buy their property from their council at a discount. Many RSL tenants have similar rights under the Right To Acquire.
Survey of English Housing (SHE)	The Survey of English Housing is a continuous household survey that collects information from nearly 20,000 households about the characteristics of their housing and their attitudes to housing and related issues.
Sheltered Accommodation	Sheltered Accommodation is housing which is purpose built for older people with associated facilities and services.
SHG – Social Housing Grant	Capital provided by the HCA, or Local Authority, to fully or partially fund RSLs when developing social housing. SHG is paid under s18 of the Housing Act 1996.
SO – Shared Ownership	Either newly built or existing properties purchased by a housing provider, which are then sold on a part rent / part buy basis under a shared ownership lease. The shared owner buys a percentage of the property, funded by mortgage and / or savings. The remaining percentage is still owned by the housing provider who charges a rent on it. Purchasers can, in some cases 'staircase out' to full ownership.
SSA	Strategic Siting Assessment – the name of the assessment made by the Department for Trade and Industry on the appraisal of potential sites for Nuclear Power Stations
Transfer	A local Authority or RSL tenant who have transferred to another LA or RSL property
Transfer List	A list of Local Authority and RSL tenants that have applied for alternative Local Authority housing. Housing Associations may keep their own Transfer Lists and some authorities may combine transfer applicants in one Housing Register.
Under Occupation	A household is under-occupying if more than one spare bedroom is available, using the **bedroom standard** as a test. Under-occupation is common in the private sector.

APPENDIX V

SURVEY METHODOLOGY

1 SURVEY METHODOLOGY

1.1 Background and Context

1.1.1 A Strategic Housing Market Assessment (SHMA) is a collection of data (both primary and / or secondary) detailing all aspects influencing housing markets in a particular area.

1.1.2 The Maldon SHMA, along with other strategies and research are a crucial part of the evidence base for the Council to review local housing strategies and Local Development Frameworks. It can also inform business planning processes, as well as identify targets for investment

1.1.3 The methodology adopted for this Assessment utilises a mix of primary and secondary data from local and national sources which are appropriately identified throughout the report.

1.1.4 The core objectives of this project were to identify a robust evidence for future base to support the targets to be set in the Local Development Framework Documents, and local housing and planning policies for delivery at local level.

1.1.5 It is now essential to assess the future demand and need for housing in the District by tenure, type and size to inform future development of market housing and to inform affordable housing delivery in each sub-area and the main service villages.

1.1.6 The assessment must also consider the impact of demographic and household formation change, socio-economic trends and of household migration as key drivers of the housing market.

1.1.7 The survey will identify the needs of special housing groups whose requirements are different to those of general households and may require specific support strategies.

1.1.8 **The report will closely follow the 2007 CLG Practice Guidance process** (to which DCA contributed as it was developed), particularly in the style of the Report.

1.1.9 The assessment process will involve consultation with the Local Housing Partnership Group of local authority personnel and key delivery partners.

1.2 Purpose, Aims and Objectives

1.2.1 The purpose of the survey was to undertake a comprehensive and robust assessment to obtain high quality information about current and future housing needs at a local authority level and to inform the development of polices and underpin local housing strategies.

1.2.2 The objectives of the survey were to:-

- Support future housing strategy to meet the criteria set out by Communities and Local Government (CLG) in its Good Practice Guidance and the Housing Strategy Guidance and to prioritise investment decisions;
- Co-ordinate housing and community care strategies;
- Inform the Council's affordable housing policies in the Local Development Framework and assist in target setting for site development briefs and for negotiation in accordance with the NPPF.

1.3 The Local Area

1.3.1 A sub-area structure was agreed with the Council and consisted of grouping the District into 3 sub-areas. The structure is detailed in Table 1-1 below.

Table 1-1 Sub-Area Structure

Sub-Areas	Wards contained within
Maldon & Heybridge	Maldon / Heybridge
Rural South	Burnham-on-Crouch, Southminster, Althorne, Mayland, Purleigh, Tillingham
Rural North	Great Totham, Tollesbury, Tolleshunt D'Arcy, Wickham Bishops & Woodham

1.4 Methodology

1.4.1 The survey consisted of the following elements:-

- A postal household survey completed by 1,182 households across the 3 sub-areas.
- In depth analysis of the local housing market to assess affordability through an internet search of local estate agents in relation to the delivery, cost and supply of market access level properties and in the private rented sector.
- Secondary data analysis, including a strategic review of the 2001 Census, 2011 Census, District Population Growth, Local Plan, Nomis, Land Registry, Housing Strategy, 2007 SHMA Report, LDF documents and the Housing Register and CORE/ELASH (HSSA) Returns.

1.4.2 The questionnaire was designed in consultation with Council officers and based upon tried and tested questionnaires used in previous comparable assessments.

1.4.3 The questionnaire was designed to gather a comprehensive range of information on existing and concealed households and was structured in three parts.

1.4.4 Part One sought information about the existing housing situation including:-

- household composition by gender, age and ethnicity;
- house type and number of bedrooms;
- adequacy of current housing to meet the households needs;
- property repair and improvement requirements;
- forms of heating and energy efficiency facilities;
- housing costs and income;
- employment and travel to work;
- support and adaptation needs.

1.4.5 Part Two of the questionnaire collected information on the existing households' future moving intentions and Part Three on the moving intentions of concealed households. Questions in these two sections included:-

- when people expect to move;
- who is forming new households;
- how much they can afford and the household savings and income;
- preferred tenure, type, size and location of the housing they require;
- supported housing and support service requirements.

1.4.6 The survey questionnaire is provided as an **Appendix (I)**.

1.5 Sampling

1.5.1 Sample size depends on two key factors: the degree of accuracy required for the sample and the extent to which there is variation in the population with regard to key characteristics. The most important points to note about these issues are:-

- Beyond a certain sample size, there is no benefit in a bigger sample in terms of accuracy.
- The size of the population is largely irrelevant for the accuracy of the sample. It is the absolute size of the sample that is important.

1.5.2 The Survey sample size was structured to achieve a 95% confidence rate and was weighted to known data to ensure that the results reflect the population. Using simple random sampling, the confidence interval with a sample size of 2,000 households is in the region of 2%.

1.5.3 This means, for example, that if 53% of respondents in a survey do not have central heating then we can be 95% confident that 53% of households plus or minus 2% do not have central heating (i.e. 51% - 55%).

1.5.4 The postal sample was stratified into the 3 sub-areas as specified at Table 1-1 and selected by random probability from the Council Tax Register.

1.5.5 The main issue is whether non-respondents are different in some way to responders (e.g. low education, older). Increasing the sample size does not necessarily alleviate this problem if some groups of people systematically do not respond.

1.6 Promotion

1.6.1 A comprehensive promotion campaign of posters (**Appendix II)** and local press coverage was agreed with the Council to create awareness of the survey, and its importance to the Council. All councillors and parish clerks were contacted to inform them of the survey and enlist their assistance in publicising the survey and maximising the response rate.

1.7 Survey Process and Response

1.7.1 The questionnaires were posted on 26th June 2013, allowing around three weeks for response, with an original closing date of the 17th July 2013.

1.7.2 4.4% of all households in Maldon took part in the survey. The response rate by sub-area and District is detailed in the table below.

Table 1-2 Response Rate by Sub-area

SUB-AREA	2013 resident households	Sample	Total response	Response rate %	Confidence interval ±%
Maldon / Heybridge	9,955	1,850	462	25.0	4.65
Rural South	11,418	2,100	440	21.0	4.77
Rural North	5,653	1,050	280	26.7	5.98
TOTAL	**27,026**	**5,000**	**1,182**	**23.6**	**2.91**

1.8 Data Validity

1.8.1 All areas reached response levels based on household numbers adequate to ensure statistical validity at the confidence level of 95% (discussed in more detail in section 1.5). The confidence interval ranged from ±5.98% to ±4.65% at sub-area level and was ± 2.91% at District level.

1.8.2 These levels at Ward, Sub-area and District level have resulted in a large total sample adequate to ensure that the findings of the survey are representative of the population and sufficiently large to overcome bias.

1.9 Survey Weighting

1.9.1 The data file was checked against the 2011 Census Tenure data and the Council's Local Authority Statistics on Housing (ELASH) for bias and re-weighted where necessary.

1.9.2 Given the nature of the random sample of households within the agreed wards and sub-areas embodied in the postal survey, tenure type is expected to provide the main validation that the sample is representative of the whole population.

1.9.3 The data set out below on household population and tenure is based on the Council Tax number of resident households i.e. excluding vacant properties and second homes. The only known data in 2013 is the social housing stock which has been weighted to the number of units supplied by the Council, by the wards.

1.9.4 Private sector tenure has been compared with the 2011 Census data and re-weighted where necessary.

1.9.5 The overall data set is therefore representative of the District population and is the basis for the calculation of all the subsequent tables i.e. all responses are given the weight appropriate to the actual tenure balance.

Table 1-3 Tenure of Present Households
Question 1

Tenure	2013 Survey %	N[os.] implied
Owner Occupied with Mortgage	38.4	1,0374
Owner Occupied no Mortgage	39.7	1,0724
Private rented	9.8	2,385
RP rented	11.0	2,973
Shared Ownership	0.2	60
Tied to employ / living rent free	0.9	509
Total	**100.0**	**27,025**

1.9.6 The private rented sector constitutes 9.8% of households, lower than the national level of around 16.8% and the regional level (East) of 14.7%. This group includes those renting from a private landlord or from a friend or relative. 11.2% of households are social housing tenants and around 78.1% of households are owner occupiers.

1.10 Guidance Model

1.10.1 This Strategic Housing Market Assessment has been undertaken in line with the CLG Strategic Housing Market Assessments Practice Guidance Version 2 (August 2007)', referred to throughout the report as the 'SHMA Practice Guidance'.

1.11 Definitions

1.11.1 Households that can enter the general market without intervention of any sort can be defined as demand. Those households unable to enter the general market without some form of intervention can be defined as having a housing need.

1.11.2 Affordability in DCA's view is defined by the relationship between local incomes and the local general housing market. Our definition of affordable housing is as follows:-

> *'Affordable housing is that provided with subsidy, both for rent and intermediate market housing, for people who are unable to resolve their housing requirements in the local private sector housing market because of the relationship between housing costs and incomes.*
>
> *This definition covers housing for social rent, shared ownership, shared equity and intermediate rent.'*

1.11.3 The issue of affordability is central to DCA's approach. Within the project a range of data on actual incomes and costs of housing and the likely level of incomes and the accessible cost of housing is captured for moving or newly forming households.

1.11.4 DCA also examine secondary data on incomes, house prices and rent levels. Thus a reliable indicator of affordability is derived that leads towards the identification of real options for meeting housing need.

1.12 Data Sources

1.12.1 The Guidance stresses the importance of using good quality data from a range of sources.

1.12.2 Extensive secondary data and primary data collected during the 2013 Housing Survey have been used. Throughout this report, the 2013 primary household survey data has been used unless indicated otherwise.

1.12.3 All local, Regional and national documents mentioned in the report are current at the time of report writing. However these documents are subject to change and may be superseded by revised policy and strategy over time.

1.12.4 The sources of data used within each section of the report are referenced where appropriate and **Appendix III** contains a list of the secondary data sources used in the report.

1.13 Survey Household Data

1.13.1 It should be noted that the 'numbers implied' column inserted in some of the tables is DCA's assessment of the total numbers to be derived after applying the appropriate weighting factor based on location and tenure responses to that sub-area's household numbers.

1.13.2 Where multiple choices are not involved, this will generally equate to the household population of the Local Authority as a whole but some individual questions may not be answered by all respondents, giving a marginally lower total.

1.13.3 Where multiple choice questions are involved, two percentage columns are shown. The first percentage column relates to each heading to the total number of actual responses. Those responses are set out at sub-area level in the accompanying data tables and are the basis of the 'numbers implied' column in the report.

1.13.4 The second percentage column relates the same numbers to the number of choices, which in the case of a multiple choice question is likely to give a total in excess of 100% depending on the level of multiple choice made.

1.13.5 **All tables included in this report are extracted from the DCA Housing Survey data for the District, unless otherwise indicated.** A comparison is also provided for some results throughout this report to the average of over 250 DCA Housing Assessment Surveys nationally.

1.14 Glossary of Terms

1.14.1 A glossary of the technical terms used throughout this report is provided as Appendix IV.

APPENDIX VI

AFFORDABLE HOUSING DEFINITIONS

Affordable Housing

The NPPF definition of affordable housing is:-

- *'Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.*

Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

The types of affordable housing are as follows:-

Social rented housing*:*

- *Is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.*

Affordable rented housing:-

- *Is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.*
- *Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).*

Intermediate housing:

- *is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.*

These definitions replace those given in previous editions of PPS3 (2006 and 2010) and related Guidance such as Delivery of Affordable Housing 2006.

APPENDIX VII

LOCAL HOUSING PARTNERSHIP MEMBERS

Appendix 9

LOCAL HOUSING PARTNERSHIP MEMBERS

Name	Organisation
Andrew Martin	Andrew Martin Planning
Sophie Westlake	A S Planning ltd
Richard Burrows	Bellway
Trevor Faulkner	Bloor Homes
Dave Steel	Braintree District Council
Kathryn Carpenter	Braintree District Council
Emma Goodings	Braintree District Council
Jo Albini	Braintree District Council
Malcolm Knights	Brentwood Borough Council
Liz Best	Chelmsford City Council
Charis Ahmed	Chelmsford City Council
Karen Syrett	Colchester Borough Council
Holly Brett	Colchester Borough Council
Tina Bourne	Colchester Borough Council
Gary Duncan	Countryside Properties
Nick Mann	Dartmouth Park Estates
Matthew Jericho	Essex County Council
Neil Keylock	Essex County Council
Moira Griffith	Family Mosaic
Lee Webster	Flagship Housing
Robert Church	Galliford Try/Linden Homes x2 delegates
Amy Sand	Greenfields Community Housing
John Lefever	Hastoe Housing
Joy Magna	Haven Gateway
Steve Clarke	Haven Gateway
Jonathan Hills	Hills Group
Steve Heywood	
John Swords	Maldon District Council
Stuart Cock	Merseahomes
Angie Hooper	Moat Housing
Simon Butler-Finbow	
John MacFarlane	
Jonathan Woolmer	
James Firth	Strutt & Parker
Gary Guiver	Tendring District Council
Michael Aves	Kate Gordon's contact

Strategic Housing Market Assessment (SHMA) September 2014
Explanatory Note

The updated SHMA 2014 report (EB010f) replaces its previous version (EB010e) The final version suggests an annual requirement over a 15 year period for 319 homes (189 for market housing and 130 for affordable housing) to meet all of the housing need identified in the District. This is a reduction from the 381 homes identified in the previous version (ref EB010e) because the following amendments have been made:

1) Demand for market housing had been identified for three years but then used for the calculation over five years, this means that the numbers of estimated households moving into and out of the District have both been increased to show the flow over a five year period.[1]

2) Dissolutions (homes becoming available due to people dying or moving into care) had not been considered as people are very unlikely to predict this when surveyed, so this has now been added as part of the supply of homes, 108 a year[2]

3) The section on Demographic Context and Future Projections is now out of date, more recent information has since become available and has been used to provide an up to date report on the projected population for the District[3].

4) The Planning Advisory Service has produced a technical note to help local authorities set their targets for housing[4]. The technical note suggests that when calculating the need for affordable housing, only the need from newly forming households should be counted, so this has been applied to the number of affordable homes that the revised SHMA now suggests may be needed each year.[5]

The SHMA shouldn't be seen as an alternative basis to the population projection from which to determine the Objectively Assessed Need for the number of homes that may be needed[6]. By analysing the current profile of the local housing stock and its flow (turnover) the SHMA does provide an invaluable insight into the type of homes that are needed and information about the local housing market. The SHMA will help to inform the Council's Objectively Assessed Need for housing.

[1] See Para 11.6.6 SHMA Final Report pg 130
[2] See Section 11.7 SHMA Final Report pg 131
[3] Assessing Maldon's Housing Requirement, McDonald and Whitehead, August 2014
[4] Objectively Assessed Need and Housing Targets: Technical Advice Note, PAS & PBA, June 2014
[5] See Paras 14.11.9 and 14.11.10 SHMA Final Report pg 172
[6] Para 4.11.5 SHMA Final Report pg 45.

Maldon District Council Local Development Plan 2014-2029

Identification of Objectively Assessed Needs for Housing (OAN)

Supplementary Statement to 'Assessing Maldon's Housing Requirements' (EB098a)

Executive Summary

This statement has been produced by Maldon District Council to supplement the report entitled 'Assessing Maldon's Housing Requirements' (ref. EB098a). The recently completed report provides an independent audit of the OAN (Objectively Assessed Needs for Housing) for the District and was undertaken by Neil McDonald and Christine Whitehead (NM Strategic Solutions Ltd and Visiting Fellow at the Cambridge Centre for Housing and Planning Research).

This Statement provides supplementary information in order to clarify and summarise how other considerations and factors have been considered in accordance with best practice and the NPPG, which were beyond the scope of the report produced. This statement therefore provides an overview of all of the relevant evidence available in order to supplement, corroborate and further substantiate the conclusions and recommendations of the independent audit that the OAN for Housing in the District should be based upon the latest official projections for the area as the starting point with adjustments for factors which appear to be departures from the longer term trend.

'Assessing Maldon's Housing Requirements' concludes that OAN for the District should be in the range of 280 and 310 dwellings per annum (dpa) between 2014 and 2029 (equating to 4,200 - 4,650 dwellings over the plan period), but that it would be prudent to set OAN at the top of this range. Alongside this Supplementary Statement, the Council has also issued and published the final Strategic Housing Market Assessment (SHMA) report (ref. EB010f). The SHMA report has been updated to reflect further information now available (please see the Explanatory Note ref. EB010g) and the report now supersedes EB010e. The final SHMA report (ref. EB010f) suggests an annual requirement over the 15 plan period for 319 homes (189 for market housing and 130 for affordable housing) to meet all of the housing need identified in the District[1].

[1] In accordance with best practice the figure of 319 homes over the 15 year plan period equates to 'Net New Need Only' as identified by the SHMA.

The annual requirement of 319 homes per annum identified by the SHMA is marginally above the 310 dwellings per annum recommended by the recent independent audit of OAN, and should not be directly translated into OAN for housing for the following reasons:

- The stock flow analysis utilised in the SHMA is not intended as an alternative basis to the demographic projections as the base from which to determine the OAN figure (see section 4.11 of EB010f and paragraph 123 of EB098a);

- The independent audit of OAN has recommended that the OAN should be based upon the latest official projections for the area with adjustments for factors which appear to be departures from the longer term trend (in accordance with the National Planning Practice Guidance). These suggest a requirement of 280 to 310 homes a year over the plan period. By accepting that the OAN figure is likely to be represented by the highest figure within the range presented, the Council is also ensuring the potential for future outward pressure from London, and also ensuring a sufficient buffer for any other anticipated factors which may lead to small adjustments (either upwards or downwards);

- The SHMA's stock flow based analysis is based on a survey of households in the area conducted in June and July 2013. Such surveys can only provide information on what respondents intend to do. As a result there are greater uncertainties in the estimates of the number of flows when compared with the official household projections (ref. EB098a); and

- The SHMA identifies affordable housing need utilising the DCLG model which is a well-established approach in accordance with national policy and guidance. However, the model only takes into account the current committed supply of affordable units in the District (delivery in the pipeline) which equates to 28 dwellings in the District. However, through the LDP the Council is planning to significantly increase the supply of affordable units within the next five years, which in turn would reduce the longer term affordable housing requirements identified by the SHMA.

In considering employment trends, the Council has concluded that by delivering 310 dwellings per annum, the District would maintain a broadly stable workforce over the plan period, given the significantly ageing population profile of the District. This would enable the Council to fulfil the stated economic objectives set out by the LDP and the Economic Prosperity Strategy – to sustain a vibrant local economy and create a solid base for potential future growth and regeneration.

In considering housing market trends, the Council has considered a range of relevant indicators and data to determine that no upward adjustment would be required to the OAN for housing in the District.

Through the consideration of all of the available evidence, and having taken into account all the relevant factors, as outlined above the Council concludes that 310 dwellings per annum represents the most up to date and robust basis for the identification of OAN for the District.

The Council has not at this stage formally adopted 310 dwellings per annum as a revised housing target for the Local Development Plan. However, it is accepted that this figure represents the latest available and most robust evidence in relation to the identification of OAN for the District, and the Council accepts that this should be further considered through the Examination process. It is anticipated that should any modification be required to the OAN for the District this would form part of the Inspector's recommended main modifications to make the Plan sound following the hearings. Any such modifications would then be formally considered by the Council in due course.

The remainder of this report provides further details in relation to the approach to identifying OAN for the District, including how other factors not explicitly referenced by the independent audit, have been carefully considered by the Council in accordance with the National Planning Policy Framework and National Planning Practice Guidance.

Through the LDP the Council is seeking to allocate and release a significant amount of land for future residential development (and other uses). By planning to meet OAN, the Council is in effect planning for almost a threefold increase in the housing target for the District when compared with the targets previously stipulated by the East of England Plan (Regional Spatial Strategy). Based on historic trends and the overwhelmingly rural nature of the District, the Council does not consider that it would be realistic, achievable or deliverable to plan for a higher level of growth either now or in the future.

1. Introduction and Purpose

1.1 This statement has been produced by Maldon District Council to supplement the report entitled 'Assessing Maldon's Housing Requirements' (ref EB098a). The recently completed report provides an independent audit of the Objectively Assessed Needs for Housing (OAN) for the District and was undertaken by Neil McDonald and Christine Whitehead (NM Strategic Solutions Ltd and Visiting Fellow at the Cambridge Centre for Housing and Planning Research).

1.2 This Statement provides supplementary information in order to clarify and summarise how other considerations and factors have been considered in accordance with best practice and the NPPG, which were beyond the scope of the report produced. This statement therefore provides an overview of all of the relevant evidence available in order to supplement, corroborate and further substantiate the conclusions and recommendations of the independent audit that the OAN for Housing in the District should be based upon the latest official projections for the area as the starting point with adjustments for factors which appear to be departures from the longer term trend.

1.3 Alongside this Supplementary Statement, the Council has also issued and published the final Strategic Housing Market Assessment (SHMA) report (ref. EB010f). The SHMA report has been updated to reflect further information now available (please see the Explanatory Note ref. EB010g) and the report now supersedes EB010e.

1.4 The remainder of this report provides further details in relation to the approach to identifying OAN for the District, including how other factors not explicitly referenced by the independent audit, have been carefully considered by the Council in accordance with the National Planning Policy Framework and National Planning Practice Guidance.

2. Planning Policy Context

2.1 Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area (as far as is consistent with the other policies included within the Framework).

2.2 The National Planning Practice Guidance (NPPG) provides further detailed guidance in relation to the approach and scope of assessments to be undertaken by local planning authorities when assessing needs. This indicates that household projections published by the Department for Communities and Local Government (DCLG) should provide the starting point for the estimate of overall housing need. However, the guidance also indicates that the household projection-based estimate of housing need may require adjustment to reflect factors affecting local demography and housing formation rates which are not captured in past trends. The guidance also states that any local changes would need to be clearly explained and justified on the basis of established sources of robust evidence.

2.3 In addition, the Planning Advisory Service (PAS) has recently published a Technical Advice Note entitled 'Objectively Assessed Need and Housing Targets'. The advice has no official status, but is intended to bring together relevant best practice and experience from recent Local Plan examinations across the country. The Advice Note seeks to enhance the NPPG guidance that requires planning authorities to analyse market signals to see if planning in the past has constrained housing development. Where that was the case it may be necessary to adjust housing need numbers upward. In order to assess the possibility of under-provision local authorities should consider other local evidence including: the balance between jobs and workers, market trends and the need for affordable housing.

3. Maldon District Council Approach to Identifying OAN for Housing

3.1 In order to inform the determination of OAN for housing within the District, Maldon District Council (MDC) has undertaken and collated a significant amount of research and evidence. This has included:

- Greater Essex Demographic Forecasts – Phases 1-6 (EB043a-f);
- Heart of Essex Housing Growth Scenarios (EB062);
- Heart of Essex Economic Futures Study (EB060);
- Strategic Housing Market Assessment (SHMA) (EB010a-g);
- Maldon District Economic Prosperity Strategy (EB068a-b);
- Maldon District Employment Land Review (EB035a-b);
- Objectively Assessed Needs Housing Technical Paper (EB078); and
- Assessing Maldon's Housing Requirements (EB098a-b).

3.2 MDC's approach to identifying OAN has been closely linked to the household projections. The Council endorsed the identification of OAN as 4,410 dwellings (294 dwellings per annum) in May 2013 (please refer to DOC77). The identification of OAN was based upon a range of factors and evidence (please refer to EB078). Further details are set out below in paragraphs 3.3 and 3.4.

3.3 In 2012 the Heart of Essex Housing Growth Scenarios report (ref. EB062) was produced by Roger Tym and Partners and considered a range of housing growth scenarios against the available demographic projections for Maldon, Chelmsford and Brentwood. The scenarios included 'population stable', 'workforce stable' and household projections. Please refer to section 4 of EB078 for a summary of the consideration of these scenarios for the identification of OAN for housing in the District.

3.4 Following careful consideration of the range of evidence available the Council determined, in May 2013, that OAN was reflected by the 2010 household projections (Sub-National Population Projections (SNPP) published by the Department for Communities and Local Government (DCLG) and subsequently updated by Edge Analytics as SNPP 2010 – R ('SNPP 2010 – R' utilised the same population growth rate as the SNPP 2010 household projections but updated household headship rates). Please refer to EB043c.

3.5 The target of 294 dwellings per annum represented a significant uplift in the level of housing planned in the District and an almost threefold increase in the target previously stipulated by the East of England Plan which previously formed the basis for the District's Draft Core Strategy (DOC52). In considering the evidence, the Council took into account evidence available in relation to economic needs, affordable housing needs and other factors. Planning to meet the household Sub National Population Projections (SNPP) projections would result in a significant increase in the population of the District over the plan period, and would also increase the workforce of the District[2].

[2] In 2012 the 'Housing Growth Scenarios Report' (EB062) concluded that 263 additional households were needed in Maldon District each year in order to keep the size of the workforce stable. Based on the now dated 2008 sub-national population projections it was also estimated that 380 additional households were required per

3.6 Consideration of the SHMA also enabled the Council to conclude that the needs for affordable and market housing in the District could and should be appropriately met through an improved supply of new homes that also provides a better configuration of the overall housing stock, achieving the optimum use of housing supply, in addition to planning to increase the overall supply. As a relatively small and rural District with limited infrastructure, limited connectivity and few large settlements, the Council accepts the need to plan for OAN in accordance with national planning policy requirements, but does not seek to plan for significant additional growth, either in economic or housing terms, above and beyond the requirements of the NPPF.

3.7 The recently completed independent audit of the OAN for the District (ref. EB098a-b) was undertaken by Neil McDonald and Christine Whitehead, (NM Strategic Solutions Ltd and Visiting Fellow at the Cambridge Centre for Housing and Planning Research) and concluded that the overall approach used in the Plan to identify OAN was sound (page 2 of EB098b), but the projections used to formulate it were now considered dated. The report seeks to provide updated and adjusted projections to take into account the latest available household and SNPP projections, and to account for recessionary trends. The report also considers the methodology and findings of the SHMA, and recognises its value in providing evidence to support and inform rather than replace the use of official projections as the basis of OAN for housing within the District.

3.8 The report concludes that:

"The OAN should be based on the latest official projections for the area with adjustments for factors which appear to be departures from the longer term trend. These suggest a requirement of 280 to 310 homes a year between 2014 and 2029. It would be prudent to set the Objectively Assessed Needs for Housing at the top of this range bearing in mind the likelihood of increased out migration from London."

3.9 The remainder of this supplementary statement further clarifies and justifies how and why the Council considers that the full OAN for the District is represented by the figure of 310 dwellings per annum based upon a revised and updated household projection and the latest available evidence. This demonstrates how the Council has considered and where necessary accounted for other adjustments that may be required to this figure for the District as suggested by relevant Government guidance and best practice.

annum to meet future needs. This figure reduced significantly following the release of the 2010 sub-national population projections.

3.10 The additional factors requiring consideration and potentially requiring adjustments to be made to the housing target for the District (above and beyond the household projections) can broadly be identified as:

- **Employment trends** – including job numbers, future working age population and aspirations for economic growth; and

- **Housing Market signals** – including market indicators of housing need, affordability, rates of development and the need for affordable housing.

3.11 The recommendations of 'Assessing Maldon's Housing Requirement' suggest an OAN of 310 dwellings per annum, which is at the top of a range of 280 to 310 dwellings per annum. Whilst these numbers are trend based, they do also take into account departures from the underlying trends. One such potential departure is the future outward pressure from London. By accepting that the OAN is represented by the highest figure within the range presented, the Council is also ensuring a sufficient buffer for any other unanticipated factors and other potential departures from the longer term trends which may lead to small adjustments (either upwards or downwards).

3.12 Through the LDP the Council is seeking to allocate and release a significant amount of land for future residential development (and other uses) by planning for OAN. Based on historic trends and the overwhelmingly rural nature of the District, the Council does not consider that it would be realistic, achievable or deliverable to plan for a higher level of growth either now or in the future.

4. Employment Trends

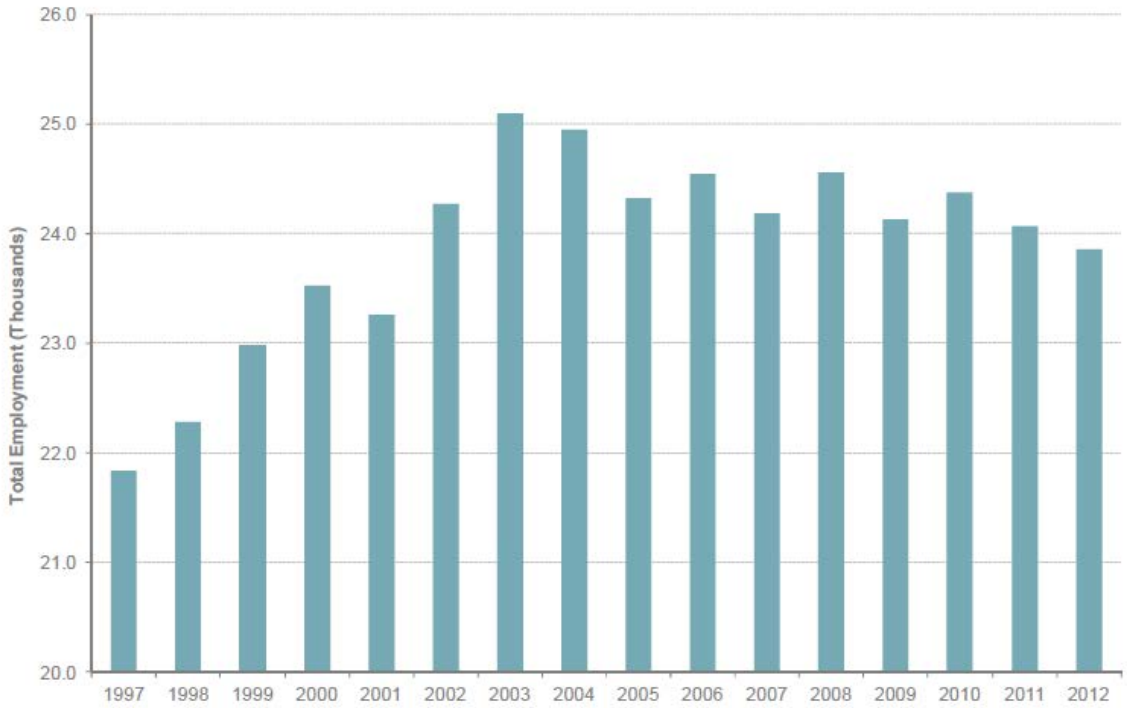
4.1 The NPPG states that plan makers should make an assessment of the likely change in job numbers based on past trends and/or economic forecasts as appropriate and also have regard to the growth of the working age population in the housing market area as these factors could impact on the OAN for the plan area.

4.2 The Economic Prosperity Strategy Evidence Base (ref. EB068b) clearly set out the Council's overarching ambition which is to 'Maintain a vibrant and competitive economy, balancing the needs of industry and prosperity whilst sustaining a high quality of life, increasing incomes and promoting the Maldon District as a great place to live, play, work and do business (paragraph 3.210 of EB068b, also reflected in paragraph 4.7 of the LDP)'. While the Council's adopted housing target of 294 dwellings per annum is derived from household projections, the Council has taken into account both past employment trends, economic forecasts as well as local aspirations before coming to a conclusion that the current housing target figure does not require any adjustments in light of the available economic and employment evidence.

4.3 The Heart of Essex Economic Futures Study (ref. EB060) indicated that local employment (job numbers) experienced a moderate level of growth between 1998 and 2004 at a similar rate to Chelmsford. However unlike the rest of the Heart of Essex sub-region where employment growth continued, the District has witnessed a slight year on year decline in employment since 2004 (paragraph 5.9 of EB060). Figure 1 overleaf is an extract from the Heart of Essex Economic Futures report which shows historic trends of total employment in the District.

4.4 Contrary to the identified historic trends, the Council's Economic Prosperity Strategy Evidence Base (ref. EB068b) suggested that, assuming unconstrained housing growth and a more positive forecast on overall economic growth, the District's economy could in theory create 3,300 additional jobs between 2012 and 2031 under a 'sector-derived' scenario (paragraph 6.19 of EB068b). This scenario was based on economic forecasts made under the East of England Forecast Model (EEFM) in 2012. The EEFM base scenario and forecasts, however, have been criticised for being over optimistic in their growth assumptions and therefore are unlikely to be deliverable due to the level of investment that would be required (paragraph 6.22 of EB068b).

Figure 1: Extract from Heart of Essex Economic Futures – Total Employment in Maldon



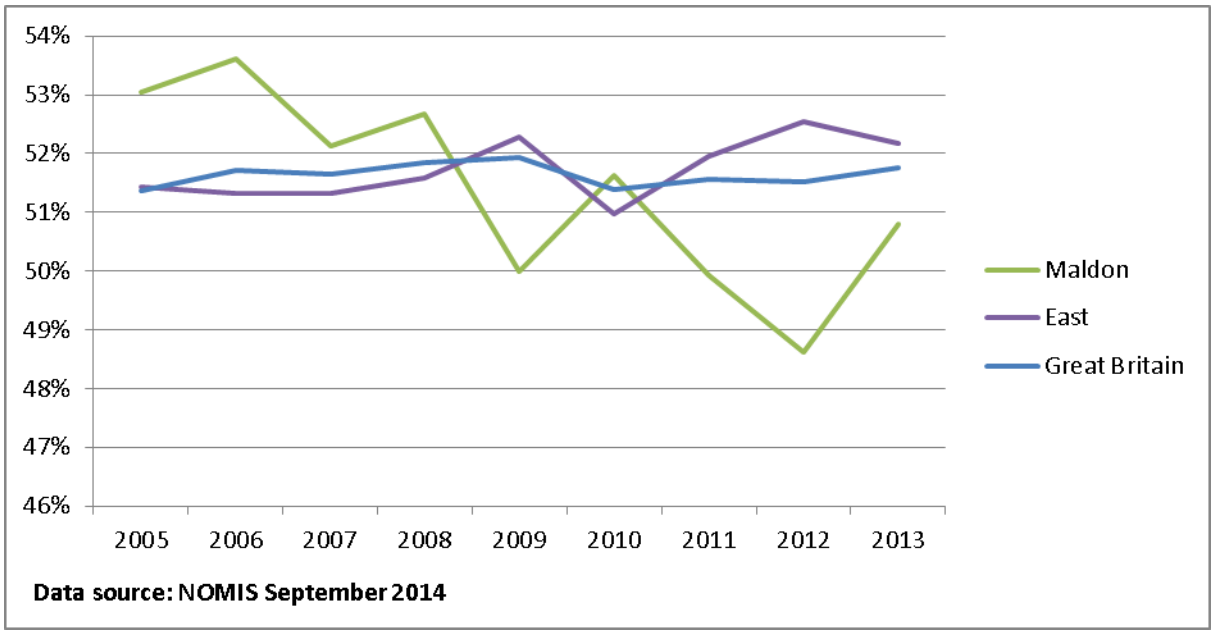
4.5 A further 'sector-derived' scenario was also considered in the Heart of Essex Economic Futures report which forecast a growth of 2,800 jobs based on a different set of growth assumptions[3]. It should be noted that this scenario assumed the delivery of a new nuclear power station at Bradwell within the plan period (paragraph 5.51 of EB060). However, the future delivery of a new nuclear power station at Bradwell is currently uncertain and therefore cannot form part of the LDP.

4.6 In terms of the local work force (or those who are economically active as defined by the Office of National Statistics) the Heart of Essex Housing Growth Scenarios (ref EB062) indicates that the District would suffer from a loss of 184 of its labour force per annum if it continued to build 120 new homes each year in accordance with the now revoked Regional Spatial Strategy (paragraph 2.27 of EB062). This finding is echoed by the Heart of Essex Economic Futures Study which suggests that even with a building rate of 200 new homes per annum (as proposed in the LDP - Preferred Options public consultation, ref. DOC53), total employment would still decline marginally over the next two decades (paragraph 6.4 of EB060). To keep the size of the local work force stable over the plan period, the Heart of Essex Housing Growth Scenarios Study suggests that the District would need to deliver a minimum of 263 additional dwellings each year (paragraph 9.21 of EB062).

[3] The 'sector-derived' referred to in the Economic Prosperity Strategy Evidence Base was based on data from the East of England Forecast Model (EEFM) while the scenario in the Heart of Essex Economic Future was based on Experian data

4.7 Background data from the 'Assessing Maldon's Housing Requirements' (ref EB098) report suggests that with a build rate of 310 dwellings per annum, the total working age population (aged 16-64) is projected to decline marginally by 490 over the 15 year plan period 2014-2029. However this marginal projected decline in the working age population does not imply a fall in the local labour force, particularly when taking into account the ageing population of the District. Economic activity rates are expected to increase for those aged 60 and over, especially when taking into account the rise in the state pension age to 68. The future housing provision planned through the LDP will therefore maintain a broadly stable labour force for the District over the plan period.

Figure 2: Economically active population as a percentage of the total population



4.8 Whilst the employment rate of Maldon District is higher than the national average, it is lower than neighbouring benchmark areas and therefore reliant on established commuting trends (please refer to 'Key Points' in section 5.1 of EB010f). As illustrated by Figure 2 above the District has a lower proportion of the population economically active in comparison with the regional and national average. This is likely to reflect the demographics of the District (the ageing population), the relatively small size of the District's population and the overwhelmingly rural nature of the District. Trends have been shown to fluctuate over the longer term and an improvement was experienced between 2012 and 2013. The Employment Land Review (ref. EB035a) concludes that the District has a small base in employment terms and half of its resident workers commute to work outside of the District. The main destinations of the out-commuting residents of Maldon District are neighbouring districts within the Mid Essex area: 15% of Maldon working-age residents work in Chelmsford; 5% in Braintree; and 2% in Brentwood. Approximately 11% of Maldon's working age residents commute to London (paragraph 3.57 and 3.81 of EB035a).

4.9 Given the largely rural nature of the District, the relatively poor connectivity to the strategic road and rail network, and the lack of any major 'regional' employment centres within the District (Maldon 'town' is the largest settlement in the District and is only categorised as a Market Town by the Greater Essex Integrated County Strategy, ref. EB014) the Council acknowledges that economic growth is likely to be stronger in the larger neighbouring urban areas, such as Chelmsford, Colchester and London than it is in Maldon District (paragraph 4.83 of EB068b). It is therefore reasonable for the Council to anticipate that future trends in out-commuting will broadly remain as they are at present and that a significant number of the working age population who live in the District will continue to seek employment outside of the District due to the District's characteristics outlined above.

4.10 In view of the above considerations and the need to balance economic growth with quality of life, the Council has considered that it is not appropriate to aim for substantial economic growth. Instead, the Council is seeking to maintain a broadly stable working age population over the plan period, by significantly increasing its housing requirements from 120 dpa (RSS target) to 310 dpa. Whilst this will not fully address issues such as out-commuting, it will help to sustain a vibrant local economy and create a solid base for potential future growth and regeneration. Through the LDP the Council will regenerate, modernise and expand existing employment sites, as well as allocate new employment sites to meet future demands.

4.11 Taking into account the employment and economic evidence, the Council considers that OAN will not impede future employment and economic plans and policies included within the LDP and Economic Prosperity Strategy. The Council therefore does not consider any upward adjustment is necessary to the OAN to reflect local employment trends.

5. Market Signals

5.1 The NPPG indicates that the housing need number suggested by household projections should be adjusted to reflect appropriate market signals, as well as other market indicators of the balance between the demand for and supply of dwellings within the local Housing Market Area. The Council has considered a number of relevant market factors including house prices, rent levels, and affordability and has summarised the most relevant indicators below within this supplementary note. The Council has concluded that, in view of the evidence, there is no need to make any upward adjustments to the household projections. A summary of these considerations for each market factor suggested by the guidance is provided below.

Land Value

5.2 Values of different land uses (including greenfield) within Maldon District and neighbouring areas are not readily available for comparison purposes. In addition transactions for different uses of land over recent years within Maldon District have been limited particularly for large scale greenfield sites. This makes it difficult to draw any particular conclusions in relation to potential price premiums and shortage of land availability of any particular use. However, through the LDP the Council is allocating a large amount of greenfield land in order to significantly increase the supply of land availability for different uses over the plan period 2014-2029.

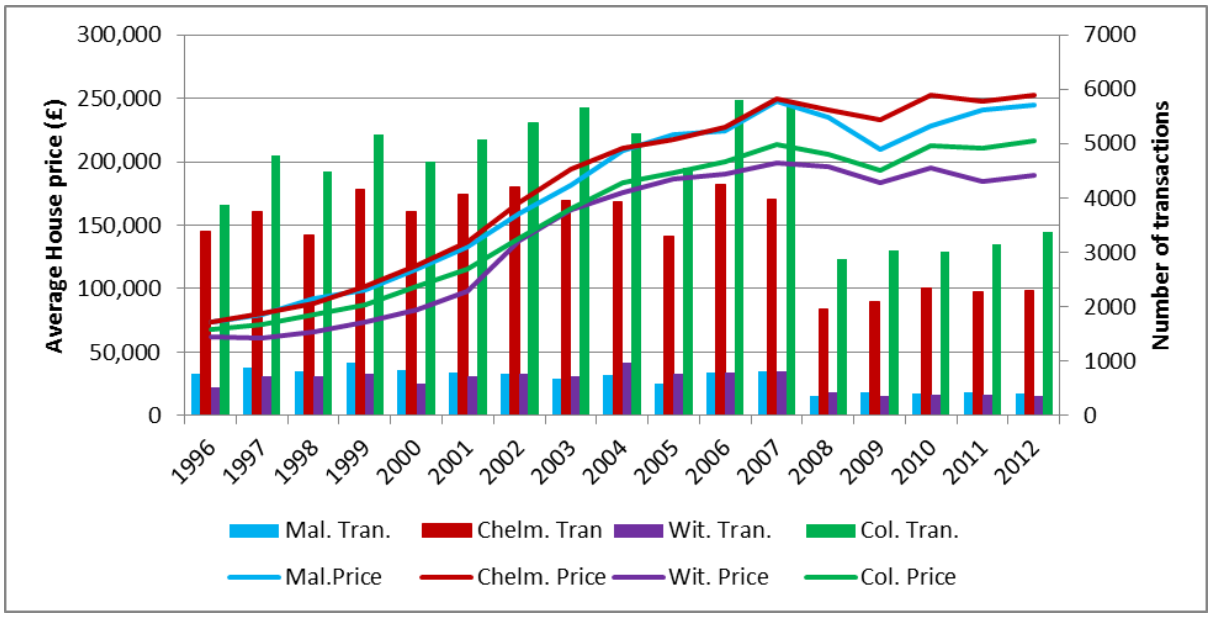
5.3 Furthermore the Council has undertaken viability testing (ref. EB040a-d) of the LDP and strategic sites. Through consultation with relevant local stakeholders the Council developed a range of assumptions for use in the viability modelling undertaken. The findings of the viability testing do not indicate that land value poses a risk to the deliverability of the plan or of any individual strategic sites.

House Prices

5.4 A comparison of longer term changes in local house prices in the District relative to other areas may indicate an imbalance between the demand for and the supply of housing which may need to be considered when planning for future housing delivery in the District.

5.5 Average house prices and market activity in the District have followed the general trends of surrounding areas, which, in turn, have tracked regional patterns, indicating no abnormal trends (See Figure 3 overleaf). The return towards pre-recession values with a reduced number of transactions indicates that demand is now from a smaller number of households purchasing larger value properties. This suggests that whilst average prices may have returned to pre-recession levels, market activity has not and what may have been seen as a cyclical response to the recession may become a more established, longer term trend.

Figure 3: Average house prices and number of transactions for Maldon, Chelmsford, Witham and Colchester district (source: Land Registry).



5.6 The Council has significantly increased its housing target in the LDP. This will be a challenge to the capacity of the local housing market, exceeding, in the short to medium term, the requirements for open market homes suggested in the SHMA. Through the increased supply of homes planned through the LDP there will be a significant increase in the supply of smaller and more affordable homes to address the housing needs indicated by the SHMA.

5.7 Trends in average local house prices for the District largely reflect those of the neighbouring areas and the wider region, and therefore do not indicate any particular market undersupply relative to demand in the District. The Council has already accepted the need to significantly boost the local housing supply through the LDP by providing for an almost threefold increase in the local housing target. In line with other areas, the reduced local transaction rates over recent years in the District indicates that housing supply is not the only factor resulting in increased house prices, reflecting the weakness in the local housing market and UK economy in general.

Rents

5.8 Similar to house prices, rent is also a useful indicator against which the local housing market can be gauged. Longer term changes in rent levels of the District in comparison with other areas may indicate a significant local imbalance between local demand and supply of housing. For instance, where private rent levels rise disproportionately this may result in the displacement for those on lower incomes and placing greater demand on the need for affordable housing in the area.

5.9 Comparing open-market rent levels with Local Housing Allowance (or LHA[4]) can help illustrate the extent to which the District is responding to market signals. Where demand exceeds supply, rent levels will rise and may rise above the level that is 'affordable' to those on lower incomes. Table 7-3 of the SHMA (ref. EB010f, please see extract below) shows that the Maldon lower quartile rent levels in general are well below its LHA rates and therefore rent levels can be considered relatively affordable. In most other areas, LHA is slightly or significantly below the emerging market rent levels showing a higher level of demand and possibly a more limited supply.

Figure 4: Extract from the SHMA – Table 7-3 – Maximum Local Housing Allowance / Lower quartiles Private Rented Sector Monthly Rents at May 2013

Area	Shared		1 Bedroom		2 Bedrooms		3-Bedrooms	
	LHA	PRS Rent	LHA	PRS Rent	LHA	PRS Rent	LHA	PRS Rent
Brentwood	£282	£400	£550	£675	£685	£825	£801	£1,000
Braintree	£325	£350	£525	£450	£450	£575	£575	£695
Chelmsford	£325	£425	£525	£550	£650	£675	£792	£795
Colchester	£275	£350	£445	£495	£562	£615	£700	£700
Maldon	£325	no data	£525	£425	£650	£550	£792	£700
Outer NE London	£310	£377	£664	£700	£819	£897	£1,000	£995

5.10 The above evidence demonstrates that the private rented sector is not under as great a level of demand within the Maldon District in comparison with neighbouring areas and therefore does not suggest any need to consider an uplift to the population based housing need figure.

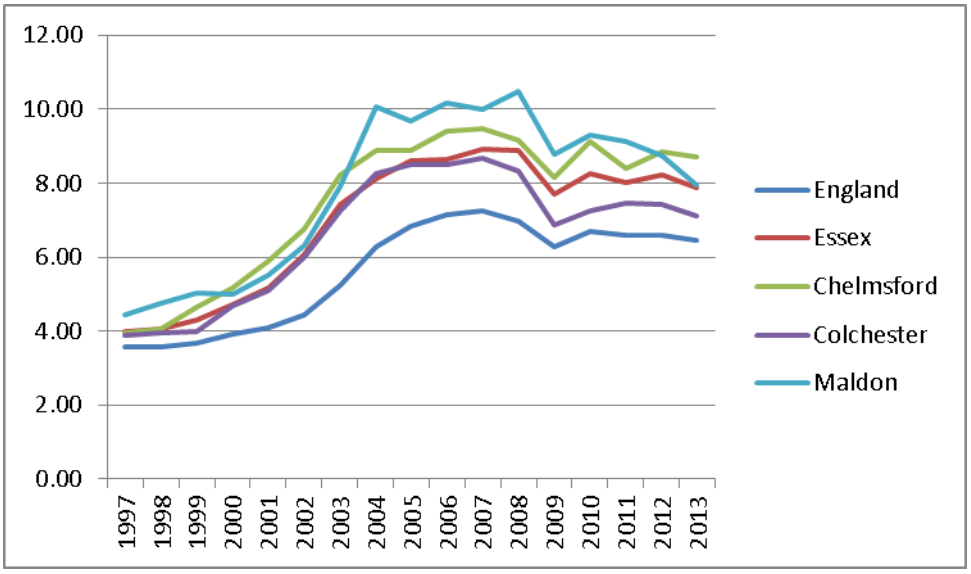
Affordability

5.11 The ratio between lower quartile house prices and lower quartile income can be used to assess the relative affordability of housing. Figure 5 overleaf compares the historic trends of the affordability ratio for Maldon, Chelmsford, Colchester and the wider areas. While the local ratio of affordability has exceeded the sub-regional average in the years leading up to the economic downturn (indicating that the affordability in the District has been relatively poor in comparison with neighbouring areas), the affordability ratio has shown an improvement over the last few years and has been more in line with regional trends. Historically the District has experienced a higher ratio of affordability, which may be attributed to the District having a greater proportion of larger homes (see Figure 8-1 on page 98 of EB010f).

[4] Social rent is set at levels that will be covered by benefits if tenants are on low income or out of work, private rent follows market trends and does not have to take regard of the level of benefit (Local Housing Allowance or LHA) a tenant may be entitled to.

5.12 The most appropriate response to this would be to seek to improve the proportion of affordable homes and smaller homes rather than to increase the overall quantity of homes planned through the LDP. The LDP policies already seek to maximise future provision of affordable housing in the District (taking into account viability) and to increase the supply of smaller homes in the District, therefore no further uplift to the OAN or housing target for the District is required.

Figure 5: Ratio Lower Quartile House Price to Lower Quartile Earnings



Rate of Development

5.13 If actual housing supply consistently falls below planned supply, future supply should be increased to reflect the likelihood of under-delivery of the plan. A ten year period may look reasonable but PAS suggest that because planning may restrict development over a number of years, obscuring constrained need from projections "…we might have to look at a longer historical period and use judgement rather than formal modelling" (Objectively Assessed Need and Housing Targets: Technical Note, Planning Advisory Service, June 2014).

5.14 Local monitoring data indicates that between 1996 and 2012 Maldon has consistently met its housing requirements (See Figure 6 below). There is no indication that there is a likelihood of under-delivery of the Plan. Therefore there is no need to consider an uplift to the OAN or housing target to reflect historic under-delivery or the rate of development.

Figure 6: Maldon District's Historic Residential Delivery Record (1996-2012)

Strategic Policy	Total Housing Requirement	Annual Housing Requirement	Housing Delivery	Surplus / Deficit
The Essex and Southend-on-Sea Replacement Structure Plan 1996 – 2011 (adopted 2001)	2,800	186	3,270	+470
East of England Plan 2001 – 2021 (adopted 2008)	2,400	120	1,448*	+128*

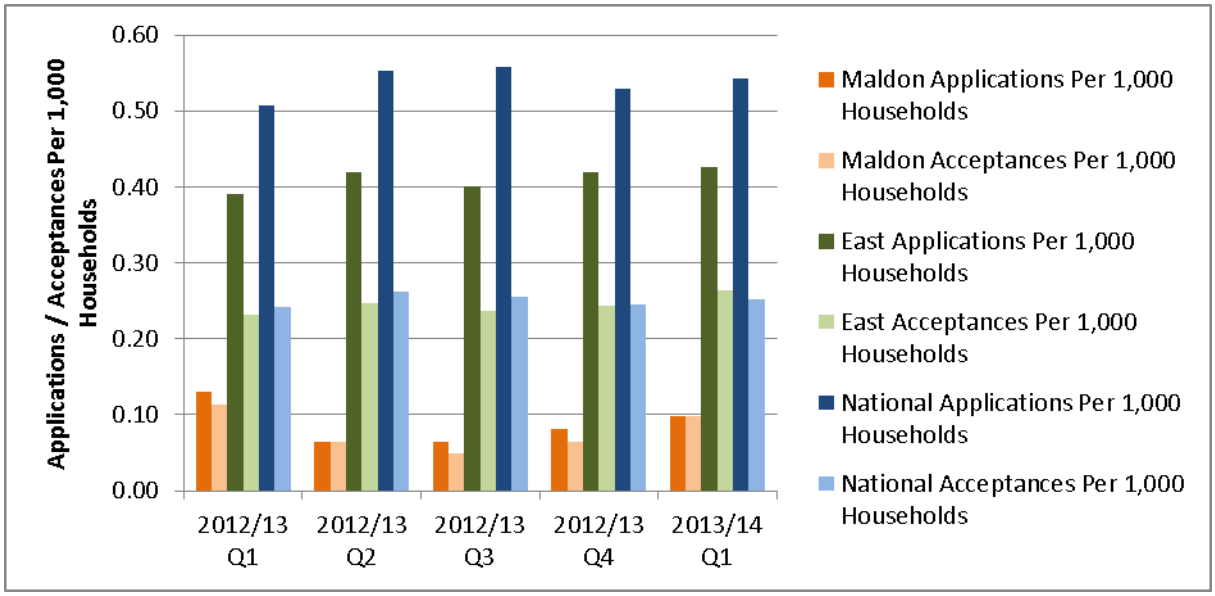
***Housing completion figures for the period 2001 to 2012**
Source: Annual Monitoring Report 2004 to 2012

Overcrowding, homelessness and households accommodated in temporary accommodation

5.15 Significant levels of overcrowding, homelessness and households accommodated in temporary accommodation can all be symptomatic of the District struggling to meet its housing requirements.

5.16 Over recent years Maldon District Council has consistently been able to keep its homelessness level well below the national and regional average (see Figure 7 below).

Figure 7: Homeless ness Applications and Acceptances 2012.103 – 2013/2014 (Source: DCLG, Annual P1E Returns)



5.17 Over-occupation or over-crowding is also relatively low, with only 1.7% of households affected across all tenures (see SHMA Table 8-10, ref. EB010f). In contrast the SHMA has identified a much higher proportion of under-occupation, with an overall average of 46.7% which is higher than the average of 40% in most other studies (paragraph 8.6.6 of EB010f) providing the opportunity to improve the overall supply of affordable housing through making better use of the existing stock.

5.18 In conclusion the levels of homelessness, overcrowding and concealed need in the District compare favourably with neighbouring areas and there are no reasons to consider an uplift to the OAN to account for this.

The Need for Affordable Housing

5.19 To assess local affordable housing need for the Maldon District the SHMA utilised DCLG's standard model which is a well-established approach covering the categories in the NPPG (NPPG, Housing and economic development needs assessments, paragraphs 23 to 29). The DCLG model calculates affordable housing need in the locality over a five year period in accordance with the SHMA guidance[5]. Local Development Plans and OAN however are based on a 15 year period rather than a five year period. The SHMA produced a 15-year projection of the District's affordable housing need by utilising the DCLG model. The SHMA has also taken into account the latest technical guidance published by the Planning Advisory Service, which suggested that only net new needs should be included in the calculation. As a result the SHMA has identified a need for 130 affordable units per annum over a 15 year period. Taking into account an identified annual need for 189 market housing, the SHMA suggested that for a 15 year period the District's overall housing need is 319 dwellings per annum.

5.20 The overall housing need identified in the SHMA is marginally higher (less than 10%) than the Council's LDP target of 294 dwellings per annum, and less than 3% higher than the 310 dwellings per annum recommended by the latest evidence (EB098a). However, it should be noted that the SHMA has been produced at a time when committed supply of new affordable homes (which affects the overall number in need for affordable housing) is much lower (28 units) than what is being planned for over the next 15 years. If a more realistic future supply of affordable housing is applied to the model which is more in keeping with the provisions of the LDP, this indicates that the affordable housing requirements of the District would gradually reduce over the plan period. Therefore, by delivering affordable housing in accordance with the LDP, the longer term need for housing identified in the SHMA would be less than 319 per annum.

5.21 Taking into account the above, the Council is satisfied that the need for affordable homes can be met through the LDP and therefore there is no need to make an upward adjustment to the OAN to account for affordable housing need.

[5] DCLG, 2007, 'Strategic Housing Market Assessments: Practice Guidance'

6. **Conclusion**

6.1 This Statement provides supplementary information in order to clarify and summarise how other considerations and factors have been considered in accordance with best practice and the NPPG, which were beyond the scope of the report produced (ref. EB098a). This statement therefore provides an overview of all of the relevant evidence available in order to supplement, corroborate and further substantiate the conclusions and recommendations of the independent audit that the OAN for Housing in the District should be based upon the latest official projections for the area as the starting point with adjustments for factors which appear to be departures from the longer term trend.

6.2 'Assessing Maldon's Housing Requirements' concludes that OAN for the District should be in the range of 280 and 310 dwellings per annum between 2014 and 2029 (equating to 4,200 - 4,650 dwellings over the plan period), but that it would be prudent to set OAN at the top of this range. Alongside this Supplementary Statement, the Council has also issued and published the final SHMA report (EB010f). The SHMA report has been updated to reflect further information now available (please see the Explanatory Note ref. EB010g) and the report now supersedes EB010e. The final SHMA report suggests an annual requirement over the 15 plan period for 319 homes (189 for market housing and 130 for affordable housing) to meet all of the housing need identified in the District[6].

6.3 The annual requirement of 319 homes per annum identified by the SHMA is marginally above the 310 dwellings per annum recommended by the recent independent audit of OAN, and should not be directly translated into OAN for housing for the following reasons:

- The stock flow analysis utilised in the SHMA is not intended as an alternative basis to the demographic projections as the base from which to determine the OAN figure (see section 4.11 of EB010f and paragraph 123 of EB098a);

- The independent audit of OAN has recommended that the OAN should be based upon the latest official projections for the area with adjustments for factors which appear to be departures from the longer term trend (in accordance with the National Planning Practice Guidance). These suggest a requirement of 280 to 310 homes a year over the plan period. By accepting that the OAN figure is likely to be represented by the highest figure within the range presented, the Council is also ensuring the potential for future outward pressure from London, and also ensuring a sufficient buffer for any other anticipated factors which may lead to small adjustments (either upwards or downwards);

[6] In accordance with best practice the figure of 319 homes over the 15 year plan period equates to 'Net New Need Only' as identified by the SHMA.

- The SHMA's stock flow based analysis is based on a survey of households in the area conducted in June and July 2013. Such surveys can only provide information on what respondents intend to do. As a result there are greater uncertainties in the estimates of the number of flows when compared with the official household projections (ref. EB098a); and

- The SHMA identifies affordable housing need utilising the DCLG model which is a well-established approach in accordance with national policy and guidance. However, the model only takes into account the current committed supply of affordable units in the District (delivery in the pipeline) which equates to 28 dwellings in the District. However, through the LDP the Council is planning to increase the supply of affordable units within the next five years, which in turn would significantly reduce the longer term affordable housing requirements identified by the SHMA.

6.4 This report provides further details in relation to how the Council has carefully considered all relevant factors in determining OAN in accordance with the National Planning Practice Guidance. This has included the consideration of employment trends and housing market signals, which are not explicitly referenced by the independent audit of OAN (ref. EB098a).

6.5 In considering employment trends, the Council has concluded that by delivering 310 dwellings per annum, the District would maintain a broadly stable workforce over the plan period, given the significantly ageing population profile of the District. This would enable the Council to fulfil the stated economic objectives set out by the LDP and the Economic Prosperity Strategy – to sustain a vibrant local economy and create a solid base for potential future growth and regeneration.

6.6 In considering housing market trends, the Council has considered a range of relevant indicators and data to determine that no upward adjustment would be required to the OAN for housing in the District. Trends in average local house prices for the District largely reflect those of the neighbouring areas and the wider region, and therefore do not indicate any particular market undersupply relative to demand in the District. The Council has already accepted the need to significantly boost the local housing supply through the LDP by providing for an almost threefold increase in the local housing target. In line with other areas, the reduced local transaction rates over recent years in the District indicates that housing supply is not the only factor resulting in increased house prices, reflecting the weakness in the local housing market and UK economy in general.

6.7 By tracking rent levels alongside benefit levels, the Council has found that the private rented sector is not under as great a level of demand within the District in comparison with neighbouring areas. This therefore does not suggest the need to consider any uplift to the OAN for housing.

6.8 The Council has considered the affordability of local housing by examining the ratio between lower quartile house prices and lower quartile income in the District and it is apparent that while the local affordability index has exceeded the sub-regional average in the years leading up to the economic downturn, the affordability ratio has shown an improvement over recent years. The Council considers that under the circumstances the most appropriate policy approach is to seek to improve the proportion of affordable and smaller homes through the LDP, rather than to further increase overall housing targets.

6.9 Through the consideration of all of the available evidence, and having taken into account all relevant factors as required by national planning policy and guidance, including employment trends and housing market signals, the Council concludes that 310 dwellings per annum represents the most up to date and robust basis for the identification of OAN for the District.

6.10 The Council has not at this stage formally adopted 310 dwellings per annum as a revised housing target for the Local Development Plan. However, it is accepted that this figure represents the latest available and most robust evidence in relation to the identification of OAN for the District, and the Council accepts that this should be further considered through the Examination process.

6.11 Through the LDP the Council is seeking to allocate and release a significant amount of land for future residential development (and other uses). By planning for OAN for housing in the District, this represents an almost threefold increase in the housing target for the District when compared with the targets previously stipulated by the East of England Plan (Regional Spatial Strategy). Based on historic trends and the overwhelmingly rural nature of the District, the Council does not consider that it would be realistic, achievable or deliverable to plan for a higher level of growth either now or in the future.

Assessing Maldon's Housing Requirement

Report to Maldon District Council

Neil McDonald with Christine Whitehead

August 2014

NMSS

Acknowledgements

The authors would like to than David Couttie and his team at DCA for the assistance they provided in understanding the SHMA stock-flow analysis

Authors

Neil McDonald with Christine Whitehead

Report

This report has been prepared by NM Strategic Solutions Ltd for Maldon District Council

NMSS works with local authorities and others rather than just producing reports for them. We take considerable care to ensure that the analysis presented is accurate but errors can slip in and even official data sources are not infallible, so absolute guarantees cannot be given. Statistics, official or otherwise, should not be used uncritically: if they appear strange they should be thoroughly investigated before being used

ASSESSING MALDON'S HOUSING REQUIREMENT

Contents

Page No.

Executive Summary 4

Report

Introduction
- Aim 7
- Background 7
- The issue 7
- The approach 7

What population should be planned for?
- Recent projections 9
- Births 10
- Deaths 10
- Natural change 11
- Flows from and to the rest of the UK 12
- International migration 15
- Total net migration 16
- Unattributable population change (UPC) 17

Conclusions on the population to be planned for 18

How the population is likely to group itself into households
- What assumptions should be made about household formation patterns? 20
- Modelled scenarios 24
- London 26

Conclusion on the number of households to be planned for 27

Why does the SHMA's stock-flow model suggest a different housing requirement?
- The survey-based stock flow model 28
- Part 1: Market housing flows 29
- Part 2: Affordable housing 33

Conclusions on the SHMA stock-flow model 35

Summary and conclusions 37

ASSESSING MALDON'S HOUSING REQUIREMENT

Executive Summary

Aim

This report provides an independent and objective assessment of Maldon District's housing requirement in order to provide a basis on which Maldon District Council can respond to the concerns raised on this issue by the Inspector examining the District's Local Development Plan (LDP).

Background

The Inspector has indicated in his letter IED06 that his initial view is that the District Council's full, objectively assessed housing need is more likely to be 381 homes per year, a figure suggested by the 2014 Strategic Housing Market Assessment (SHMA), instead of the 294 homes per year on which the Plan is based. The figure of 294 homes a year is based on applying the Office for National Statistics' (ONS') 2010-based population projections to the Department for Communities and Local Government's (DCLG's) 2008-based household formation rates. He says that he does not understand "why the Council has chosen to disregard its more up-to-date 2014 SHMA in favour of the older and cruder 2010 SNPP population projections". He also comments that he has "concerns about the 2014 SHMA in that it appears not to adequately take account of the …. recessionary trends in the 2010 SNPP and the 2011 Census population projections, and so this total of 381 homes per annum could well be an underestimate…".

Summary

- It is understandable that the Inspector has reservations about a housing requirement estimated by applying the ONS's 2010-based population projections to DCLG's 2008-based household formation rates as both of these pre-date the 2011 census and, as such, are rather dated. This report sets out an estimate of Maldon's housing requirement based on the latest available official population and household projections and reviews the estimate in the 2014 SHMA (EB010e). The reasons for the differences between the two are discussed.

Estimating Maldon's housing requirement based on the latest available data

- The latest DCLG household projections are the 2011-based population projections published in April 2013. They can be updated using the ONS's 2012-based Sub-national Population Projections published in May 2014 to provide the latest official view. However, these projections suffer from two significant weaknesses:
    - they are based on flow rates for people moving from one authority to another within the UK derived from the period 2007 to 2012, a period when flows were low as a result of the recession. In Maldon's case this has resulted in an underestimation of the likely increase in its population; and
    - the household formation rate projections have been heavily influenced by the 2011 census results which represent a snapshot taken before the

recovery from the economic downturn was well-established and after a prolonged period of poor housing affordability relative to earnings. This also causes the likely increase in the number of households in the area to be underestimated.

These are examples of the 'recessionary trends' to which the Inspector refers.

- If adjustments are made to compensate for these two factors a housing requirement of 310 homes per year between 2014 and 2029 is suggested.
- There is a sizeable discrepancy between the increase in Maldon's population suggested by the estimates made for births, deaths and migration flows and the difference between the populations recorded in the 2001 and 2011 censuses. It can be argued that the fact that the latest ONS population projections ignore this discrepancy has resulted in a projection that is too high. Adjusting for this would, at most, reduce the housing requirement to 280 homes per year, but this would be to take an extreme view. The best trend-based estimate using the latest available data lies in the range 280-310 homes per year.
- It seems likely that London will not be able to accommodate the projected increase in its population and that, as consequence, there will be greater pressure for households to move out of London than the projections suggest. This could have a significant impact on all local authorities in the wider South East. A rough approximation suggests that the impact on Maldon could be of the order of a requirement for an additional 16-32 homes a year.
- It is not suggested that it would be appropriate to add that number of homes to the range suggested by the updated demographic analysis as that analysis includes an adjustment to the net flow into Maldon from the rest of the UK. However, it is a strong argument for planning on the basis of the top end of the range i.e. an average of 310 homes a year over the period 2014 to 2029.

The SHMA's flow-based estimate of Maldon's housing requirement

- The SHMA's flow based analysis is based on a survey of households in the area conducted in June and July 2013 which asked about the composition of households, whether they had moved recently or were intending to move and, if so, where from or to.
- Such surveys can only provide information on what respondents intend to do. What they actually do may be very different as a result of changes in their circumstances or because when they attempt to move they cannot find the type of home they had envisaged at a price they can afford.
- The main areas in which there is significant uncertainty in the results presented by the model are:
    - The number of households likely to move into the area to buy or rent homes appears to have been significantly underestimated;

- Respondents may have been over-optimistic about the likelihood of grown up sons and daughter who are currently living with their parents setting up a home of their own in Maldon in either market or affordable housing;
- The model does not make an allowance for homes released on to the market as a result of deaths or people moving into care homes; and
- The number of households likely to leave the area may have been under-estimated.

- What the survey suggests about the demand for housing and the number of households who will move out of the area can be compared both with what the survey says about what happened in the previous three years and ONS historical data. This reveals large discrepancies suggesting that there is considerable uncertainty in the SHMA model's figure of 381 homes per year.
- DCA have made it clear that it was not their intention that the survey-based model should be used to estimate the Maldon District's Objective Assessed Needs and that they have never used the model for that purpose.
- In view of the scale of the uncertainty in the figures produced by the SHMA's flow based model it is not a suitable basis on which the estimate Maldon's housing needs.

Conclusion

- **Although the SHMA is an important part of the evidence base in other respects, its stock-flow model is not an appropriate basis on which to quantify Maldon District's Objectively Assessed Needs (OAN) for housing as the uncertainties in the estimates of a number of the flows are just too great. In particular, it appears to underestimate the number of new households likely to arrive in and leave the District; overestimate the number of concealed households likely to set up separate households; and does not allow for the homes that will be released onto the market as a result of deaths or moves into care homes.**
- **The OAN should be based on the latest official projections for the area with adjustments for factors which appear to be departures from the longer term trend. These suggest a requirement of 280 to 310 homes a year between 2014 and 2029. It would be prudent to set the Objectively Assessed Needs for Housing at the top of this range bearing in mind the likelihood of increased out migration from London.**

ASSESSING MALDON'S HOUSING REQUIREMENT

Introduction

Aim

1. This report provides an independent and objective assessment of Maldon District's housing requirement in order to provide a basis on which the District Council can respond to the concerns raised on this issue by the Inspector examining the Maldon District Local Development Plan (LDP).

Background

2. The Inspector has indicated in his letter 'Key Concerns' (IED06) on the LDP that his initial view[1] is that the District Council's full, objectively assessed housing need is more likely to be 381 homes per year as suggested by the 2014 SHMA[2] than the 294 homes per year on which the Plan is based. The figure of 294 homes a year is based on applying the ONS's 2010-based population projections to DCLG's 2008-based household formation rates. He says that he does not understand "why the Council has chosen to disregard its more up-to-date 2014 SHMA in favour of the older and cruder 2010 SNPP population projections". He also comments that he has "concerns about the 2014 SHMA in that it appears not to adequately take account of the above recessionary trends in the 2010 SNPP and the 2011 Census population projections, and so this total of 381 homes per annum could well be an underestimate…".

The issue

3. This is a classic case of "which projections should be believed". Using the various recent official population and household projections it is possible to produce demographic projections suggesting a housing requirement ranging from 210 to over 400 homes a year for the period 2014 to 2029. The 2014 SHMA at 381 homes a year sits towards the upper end of this range.

The approach

4. This report seeks to understand why the different projections produce such a wide range of numbers as a basis for narrowing the range within which a reasonable view of Maldon District's objectively assessed needs for housing should fall.

[1] Inspector's Key Concerns (IED06), Paragraphs 14-16.
http://www.maldon.gov.uk/downloads/file/1959/ied06_inspectors_key_concerns_letter

[2] Maldon District Council Strategic Housing Market Assessment, Draft Final Report, (EB010e) DCA
http://www.maldon.gov.uk/LDP/pre-submission/4%20Housing/EB010e%20Strategic%20Housing%20Market%20Assessment%20Update%202014.pdf

5. A demographically based household projection involves two main steps:

- Estimating how the population living in the area is likely to change; and
- Taking a view on how that population is likely to group itself into households.

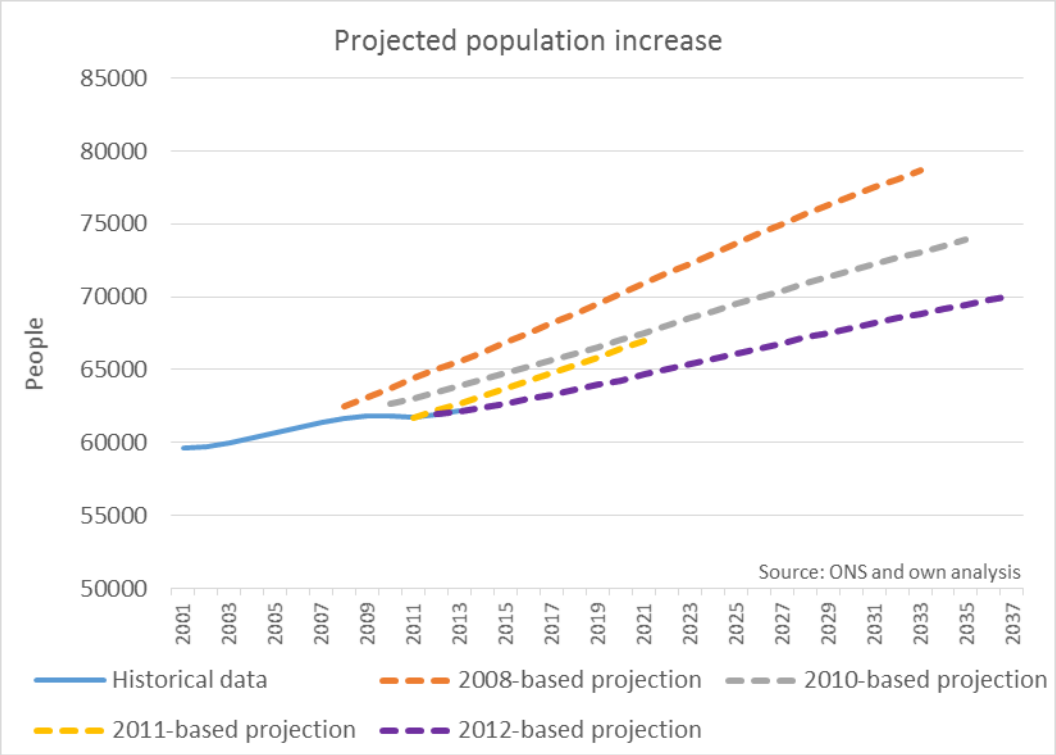
6. This generates a projection for the increase in the number of households in the area. An allowance then needs to be added for vacant and second homes to give an estimate of the housing requirement. Further adjustments may then need to be made to ensure that there is sufficient housing to support any aspirations for economic growth; address market factors; respond to past undersupply and cater for any existing unmet need. Those issues are not, however, dealt with in this report, apart from a brief mention of out migration from London.

7. This report looks firstly at the significantly different views in the recent official projections on how the population is likely to change. It then considers what assumptions should be made about how the population will group themselves into households, looking at the assumption made in the two most recent Department for Communities (DCLG) household projections. Both pieces of work are then brought together to produce a view on what a reasonable assessment of the housing requirements of the area might be.

What population should be planned for?

Recent projections

8. The following chart and table illustrate the range of views presented by the various recent ONS projections about how the population of Maldon might increase.



Population growth 2011-21	2011	2021	Increase 2011-21	
			People	Percentage
2008-based projection	64400	70900	6500	10.5%
2010-based projection	63052	67544	4491	7.3%
2011-based projection	61720	66971	5251	8.5%
2012-based projection	61720	64658	2938	4.8%

9. To understand why the projections give such different views it is necessary to look at the assumptions made about the 'components of change'.

10. The future population of any area is the current population plus those who come less those go. Those who come are those who are born in the area plus those who move in from outside. Those who go are those who die plus those who leave the area. It is helpful to divide arrivals and departures into those who come from or go to the rest of the UK and those who come from or go to other countries. This gives six 'components of population change':

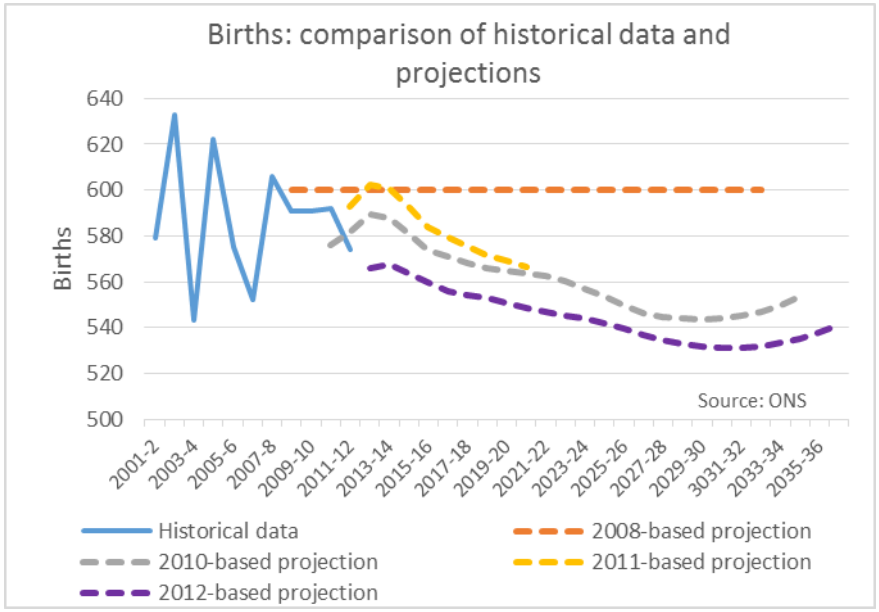
- Births
- Deaths
- Arrivals from other parts of the UK – "internal migration in"

- Departures to other parts of the UK – "internal migration out"
- Arrivals from abroad – "international migration in"
- Departures abroad – "international migration out"

11. By looking at the assumptions made in the different projections for each of the six components of change and comparing those assumptions with what has actually happened in the recent past it is possible to take a view on what a reasonable planning assumption might be. The next sections look at each component in turn.

Births

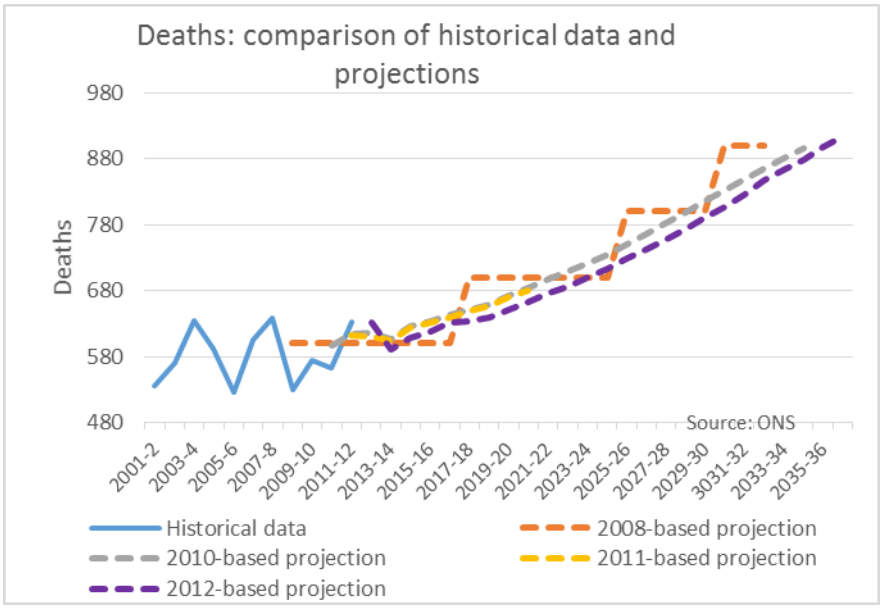
12. The chart below compares various projections for births. In interpreting it it should be noted that the 2008-based projection uses ONS data rounded to the nearest 100 births. (Unrounded data is not available for that projection.) This means that there may be little difference between that projection and the others.



13. Note also that the 'Y' axis has been truncated to enable the relatively small differences between the projections to be seen. Leaving aside the rounded data for the 2008-based projection, the differences between the other projections are only of the order of 20 births a year. Given that the assumptions made on births will have very little impact on how many households are projected as children do not form households, it is not necessary to pursue the small differences in any greater depth.

Deaths

14. The following chart shows similar data for deaths to that for births above. The same caveats apply.

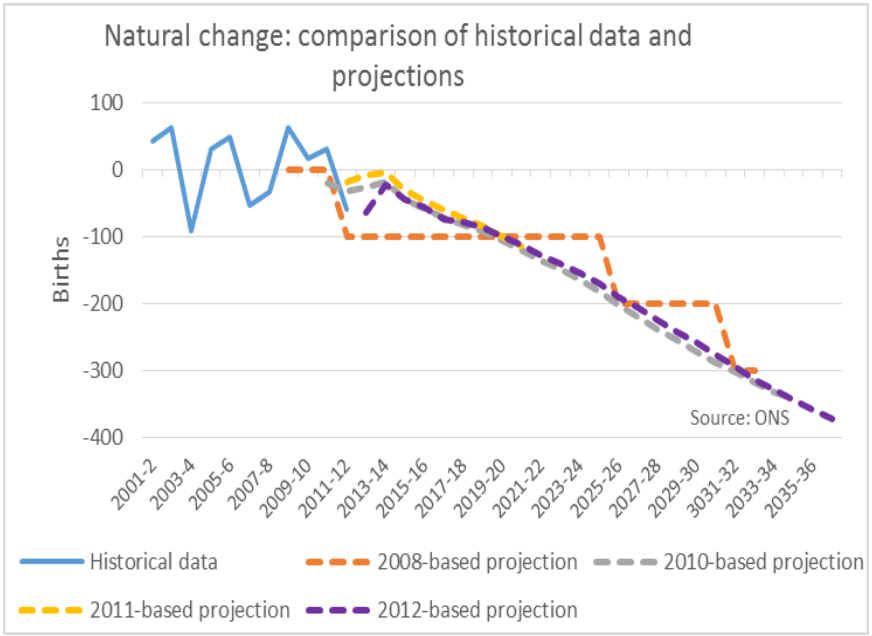


15. The projected number of deaths a year rises as the number of older people in the population increases. The differences between the various projections are even smaller than for births and immaterial for the purposes of estimating housing requirements.

Natural change

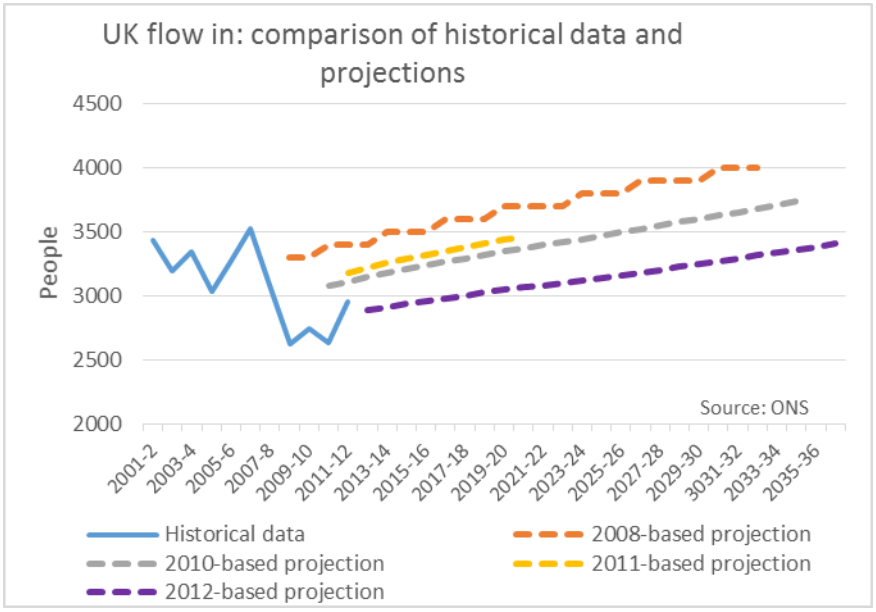
16. To simplify the remainder of the analysis it is helpful to refer to the difference between births and deaths –'natural change'. This is shown in the following chart on a similar basis.

17. The differences between the various projections for natural change are very small. The clear message from the chart is that, without net migration into Maldon, the population of the area would decline fairly quickly.



Flows from and to the rest of the UK

18. The chart below compares the projections for the flow in from the rest of the UK on a similar basis to the above charts.

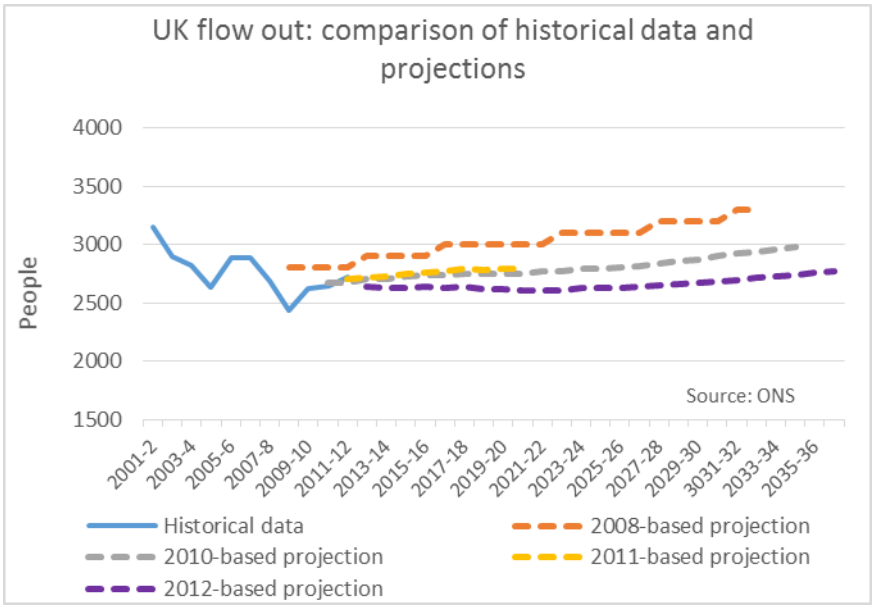


19. Note that the scale here is much smaller and the difference between the two extreme projections – the 2008 and 2012-based projections – is around 640 people a year – a highly significant difference.

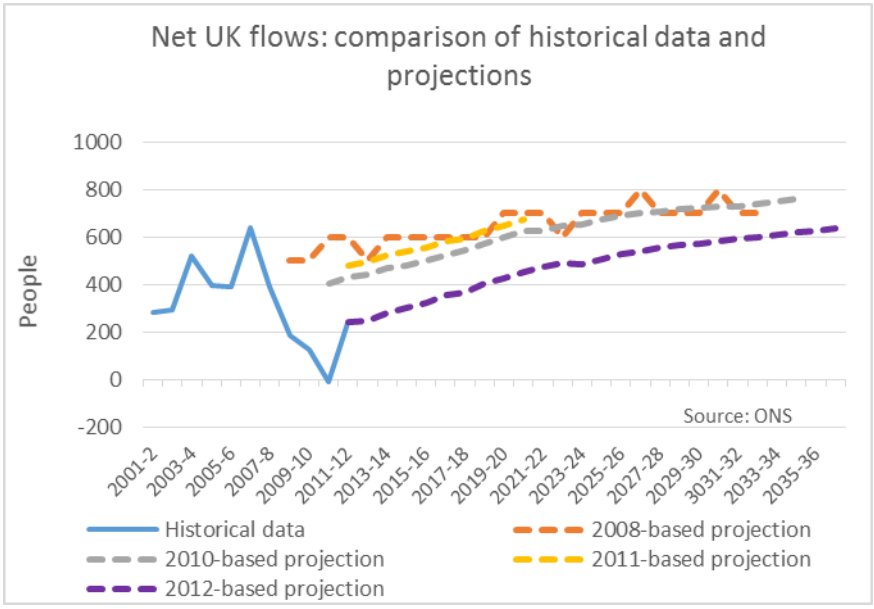
20. Note that the 2010 and 2011-based projections are very similar. This is unsurprising as the 2011-based projections used the migration flow rates from the 2010-based projections as, at the time they were produced, the data was not available from the census to update those trends. However, the failure to update that trend data has meant that in some cases the internal migration flows have been either under or over-estimated. This is an issue that was acknowledged by the ONS in the statistical bulletin which accompanied the 2011-based population projections.

21. Leaving aside the 2011-based projection, the differences between the other projections are almost certainly due to the periods used to produce the flow rate trends. The 2012-based projection is based on flows in the years 2007-8 to 2011-2, a period which included the economic downturn during which flows were relatively low, as shown by the historical data in the chart above.

22. There is a similar picture for flows out to the rest of the UK, but the differences are smaller, averaging 430 people a year:



23. When the 'in' and 'out' flows are brought together to produce the net flow the differences partially cancel each other out, but the remaining difference is still of the order of 200 people a year.



24. The difference between the 2008-based projection and the 2012 based projection would represent about 80 households a year if those moving in and out were in households with the same average size as all households in Maldon[3]. The issue of the basis to be used in projecting flows to and from the rest of the UK is therefore critical to assessing Maldon's housing requirement.

[3] This is a very approximate calculation: the average household size of those who move into and out of the area could be larger as those who move tend to be in the younger adult age groups which tend to live in larger households than older people. Nevertheless it provides an indication of how significant the difference is for Maldon's housing requirement.

What basis should be used to project forward flows to and from the rest of the UK?

25. The National Planning Policy Framework (NPPF) is clear[4] that account should be taken of the migration flows but no guidance is given as to how those flows are to be estimated, although the National Planning Practice Guidance (PPG) gives some encouragement[5] to use the latest official projections. The average net inflow into Maldon over the period 2001-2 to 2005-6 was 380; the comparable figure for 2006-7 to 2010-11 was 270: therefore trends based on these two periods will be very different.

26. It can be argued that the appropriate course of action is to base the projection on either a 'typical' period or a longer period. A longer period would have the advantage of being less affected by economic or housing market cycles. This is particularly important at a time such this when the economy is recovering after a prolonged and deep recession. It is likely that flows will return to higher levels once more normal economic conditions return although that is not to say that the years immediately before 2008 were typical or that those flow rates will necessarily occur again.

27. The ONS do not, however follow this approach in the official population projections: they base their trends on a recent five year period – 2007-8 to 2011-2 in the case of the 2012-based projections. This has the advantage of picking up changes in trends more quickly but the disadvantage of potential distortions as a result of cyclical changes.

28. A key consideration is that, by definition, net internal migration flows between local authorities in the UK must sum to zero. This means that adjusting the projected net flow into Maldon to reflect a longer trend period should be accompanied by compensating adjustments in the other direction for the authorities which are net exporters of people to Maldon. Or, to put this another way, making this kind of adjustment would have the effect of moving a projected population increase from other authorities into Maldon, whilst keeping the overall UK population increase unchanged.

29. There is a further issue in that, without a clear national policy on this, there is a danger that local authorities choose which trend period to use to suit their own convenience, perhaps choosing the approach which produces the lowest number if there is local opposition to house building. That could result in an overall under-supply of housing in some sub-regions.

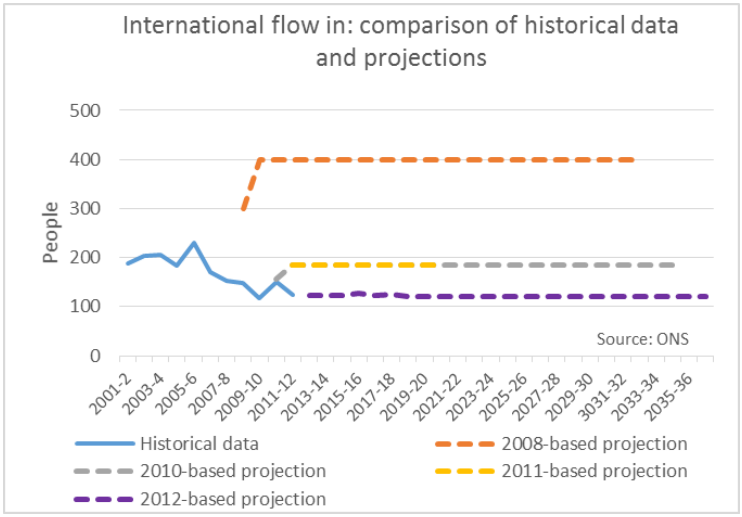
[4] Paragraph 159, National Planning Policy Framework, 27 March 2012
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

[5] Paragraph: 016 Reference ID: 2a-016-20140306. Planning Practice Guidance dated 6 March 2014
http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/methodology-assessing-housing-need/

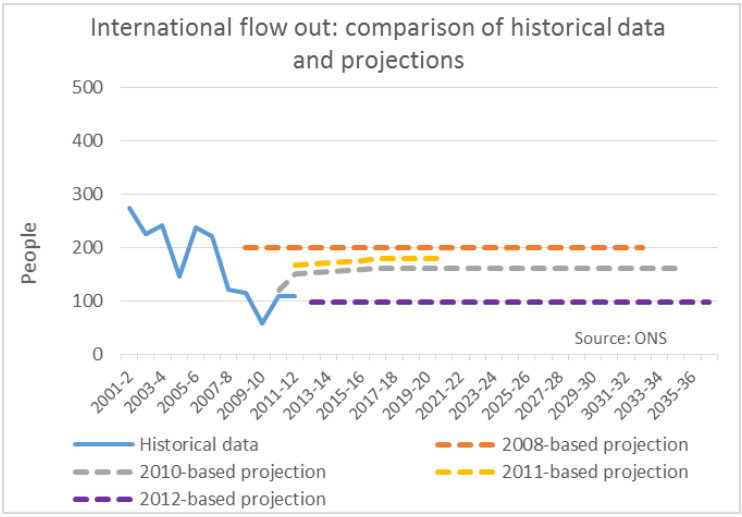
International migration

30. Adopting a similar approach for international flows is equally revealing. The next two charts show the comparable data for international flows in and out of Maldon.

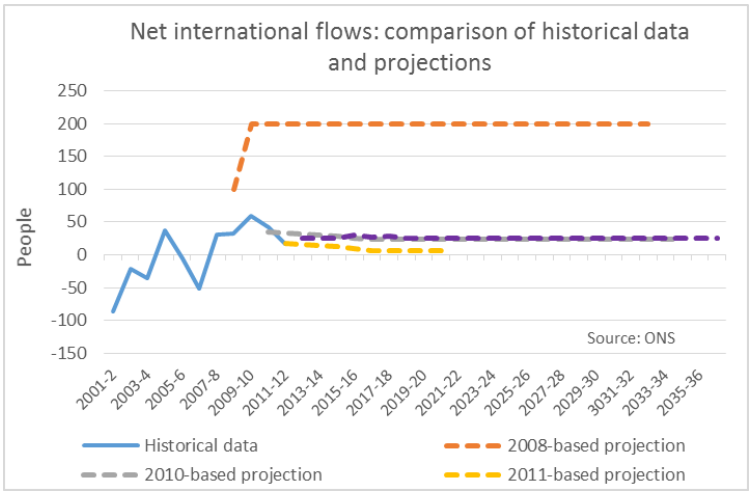
31. The first chart shows that the 2008-based projected international inflow is out of line with both the recent past data and all of the subsequent projections by a considerable margin. In ONS's defence it should be acknowledged that identifying the local authority destinations of inward migrants is one of the most difficult aspects of developing the sub-national population projections as the base data is of poor quality. Since 2008 the ONS have put considerable effort into refining their methodology in this area through the Migration Statistics Improvement Programme. As the graph indicates the results of this work in the later projections are certainly much more credible for Maldon.



32. The projections for flows out of Maldon are much closer. Indeed, when it is borne in mind that the 2008-based figures are rounded to the nearest hundred there need not necessarily be any significant difference between the 2008-based projection and the 2010 and 2011-based ones.



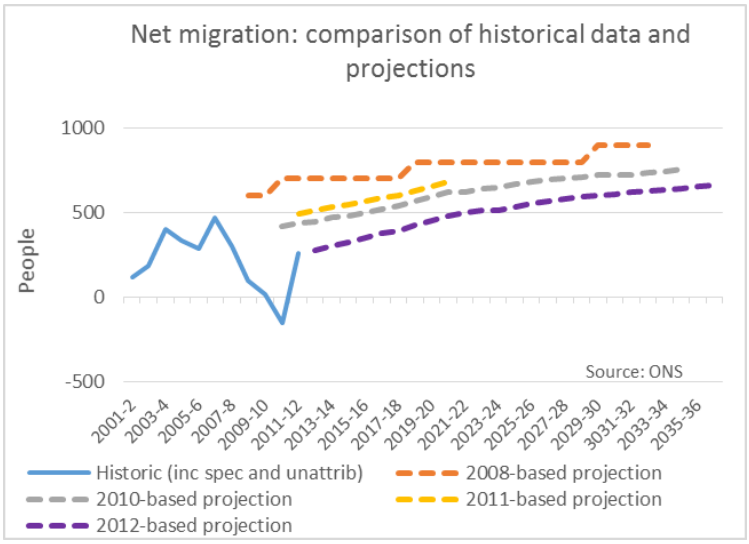
33. Note that in both 'in' and 'out' flows the 2012-based projections are lower than the 2010 and 2011-based numbers. However, when the 'in' and 'out' flows are pulled together to produce the net flows the differences virtually disappear. Indeed, the 2010-based and 2012-based net international flows are virtually identical. In contrast, the 2008-based projection sticks out like a sore thumb.



34. Note also that, whilst the historical data shows fluctuations in the annual net flow, over the period 2001-2 to 2011-2 the average net flow over this period is close to zero. This emphasises the implausibility of the 2008-based projection which suggest and substantial net inflow. The sensible conclusion is to plan on the basis of the consensus of the later projections and to discount the 2008-based projection, thus narrowing the range of plausible projections.

Total net migration

35. Bringing UK and international migration together we get the following picture of total net migration.



36. It is no accident that this chart shows a strong resemblance to the net UK flow chart in paragraph 24 above. As we have seen, the main difference between the 2008-

based projection and the others is the assumption made on international 'in' migration. The difference between the 2010 and 2012 projection is the assumption made in net UK flows – driven by the difference between the periods from which the flow rate trends were estimated.

Unattributable Population Change (UPC)

37. If all of the data were completely accurate the population in one census plus the cumulative effect of the components of change in the intervening years would equal the population counted in the next census. That is not the case: there is a discrepancy known as the 'Unattributable Population Change' (UPC). At the national level the discrepancy was 103,700 people between the 2001 and 2011 census. That is not a large number in the context of England's population of 53 million in 2011, only 0.2%. It is, however, 2.8% of the population change between the two censuses and that is arguably the more relevant comparison.

38. At the local authority level UPC can be much larger proportionately. There are 28 English local authorities for which the total UPC over the period 2001-11 is more than 5% of the population in 2011 and 83 for which the average UPC is more than 50% of the average population change between 2001 and 2011. A discrepancy of that size is highly significant in estimating population changes.

39. There are three possible causes of UPC:

- International migration estimates
- Flows within the UK
- Census estimates in both 2001 and 2011

It is not thought likely that there are significant errors in the estimation of births and deaths as we have effective registration systems for both.

40. The ONS considered the arguments for and against taking UPC into account in its sub-national population projections and concluded that they should not take it into account. The main reasons were that:

- It is unclear what proportion of UPC is due to errors in the 2001 and 2011 censuses and what proportion is due to errors in the components of change. Insofar as the errors are in either the 2001 and 2011 censuses they will not affect projections based on trends in the components of change.

- If UPC is due to international migration, the biggest impacts will have been during the earlier years of the decade as significant improvements in the migration estimates were made in the latter part of the decade.

41. This is the considered view of the ONS's experts in this field and should not be lightly dismissed. However, where UPC is sizeable compared with the total population, a significant part of it could only be due to errors in the 2001 and 2011 censuses if there were large errors in one or both of those censuses. This suggests that in such cases a large part of UPC is likely to be due to errors in the estimation of migration

flows. It may well be that those errors are likely to be largest in the earlier years of the decade and hence less likely to affect projections based on trends over the last five years, however, there is a risk of under or over estimation of population changes.

42. Insofar as UPC is caused by errors in the migration components of change, the effect will largely be to misallocate the projected population growth between local authorities. Correcting for it will largely be a question of redistributing the projected population growth.

43. For Maldon total UPC over the period 2001 to 2011 was 55% of the population increase over that period and was negative, implying that the components of change were suggesting that the population change was larger than it was. However, Maldon's population growth was relatively slow over this period at only 3.6%, less than half the national population increase, so the 55% figure perhaps exaggerates the significance of UPC for Maldon. UPC over the period was 1.9% of the population in 2011, suggesting that it is unlikely that it was largely caused by errors in the two censuses. That implies that a significant proportion was caused by errors in the migration flows.

Conclusions on the population to be planned for

44. The above analysis suggests that:

- There is no material difference between the assumptions made on natural change in the recent projections
- The 2008-based projection for net international migration should be discounted as it bears no relation to what has happened in the recent past.
- There is no material difference between the other three projections for net international migration.
- The key issue on flows to and from the rest of the UK is whether the projection should be based on the low flows over the period between 2007-8 and 2011-2 (as in the latest ONS projections) or a more typical period.
- The omission of the substantial and negative unattributable population change in the 2012-based projection has probably resulted in population increases being over-estimated.

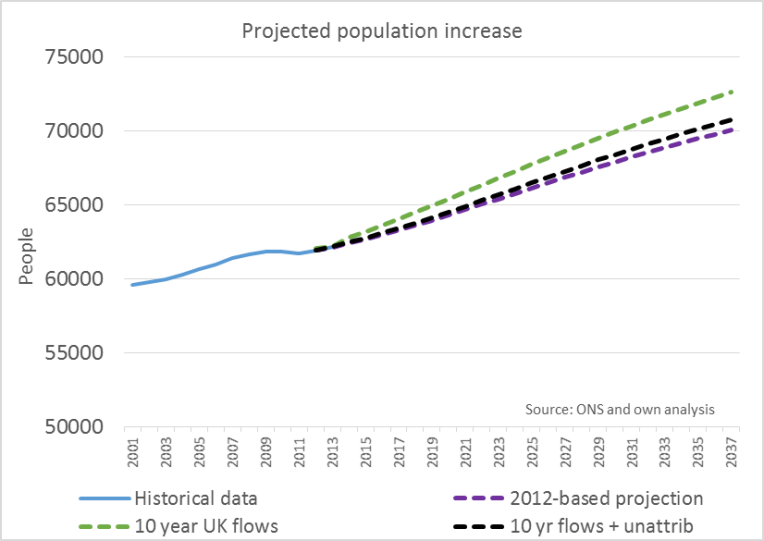
45. The overall conclusion is that adjustments should be made for the last two factors before the 2012-based ONS projection (2012 SNPP) is used for planning for housing. To do this two alternative population change scenarios have been modelled alongside the 2012-based population projections, which are taken as the baseline scenario. These are:

- **10-year internal migration flows.** This starts from the ONS's 2012-based population projection and adjust both the 'in' and 'out' flows from and to the

rest of the UK. The adjustments are based on the ratio of the average annual flows over the ten year period 2002-12 to the flows over the period 2007-12, the period used by the ONS in its 2012-based population projections. The average inflow to Maldon from the rest of UK over the period 2002-12 was 8.3% higher than the inflow in the period 2007-12 so inflows have been increased by 8.3%. Similarly average outflows to the rest of the UK were 3.9% larger in the period 2001-12 than they were in the period 2007-12, so the alternative projection increases outflows by that percentage. The model producing the alternative scenario allows for births, deaths and 'out' migrations from the extra people assumed to come to Maldon. Each year a fifth of the extra migrants in each 5-year age group is moved up to the next age group so that the age profile of the District's residents is adjusted appropriately.

- **10-year migration and unattributable flows.** This builds on the above scenario by adding a further adjustment to the net flow equal to the average UPC for the period 2001-11. This potentially exaggerates the impact of UPC as some of it may have been due to errors in either or both of the 2001 and 2011 censuses.

46. The chart and table below show how the population projection in these two scenarios compare with the official 2012-based population projection.



Population growth 2014-29	2014	2029	Increase 2014-29	
			People	Percentage
2012-based projection	62408	67548	5139	8.2%
10 year internal migration	62805	69498	6693	10.7%
10 year migration + unattributabl	62470	68026	5556	8.9%

How the population is likely to group itself into households

What assumptions should be made about household formation patterns?

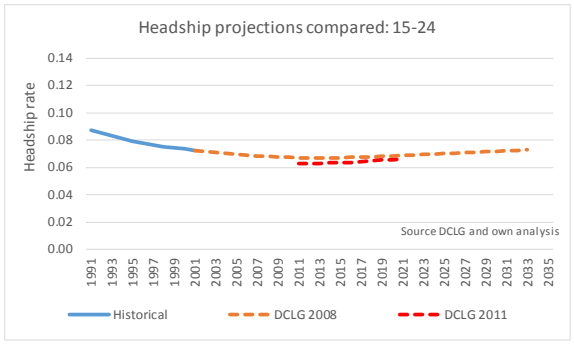
47. The assumptions made about how people will group themselves together into households are crucial in estimating the number of homes needed in Maldon. The key issue is whether household formation patterns will revert to the earlier trend towards smaller average household sizes or whether the economic downturn and a long period of deteriorating housing affordability have caused a permanent change.

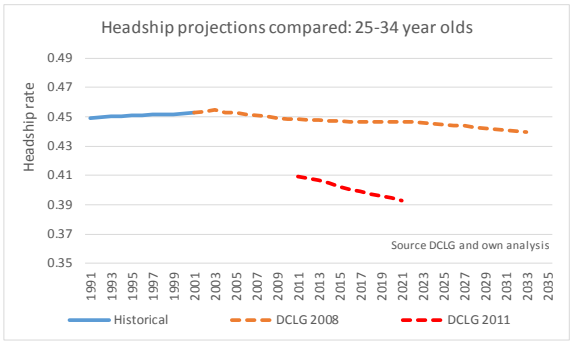
48. The two most recent DCLG household projections are the 2008-based and 2011-based projections. The 2008-based projections, in effect, predate the economic downturn and can be taken as broadly indicative of the previous longer term trend. The 2011-based projections were produced following the 2011 census and take some account of census data which generally found fewer households than had been projected in the 2008-based projections, suggesting that household formation patterns had departed from the previous long term trends.

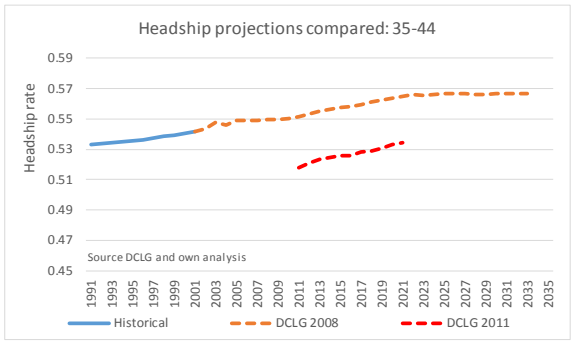
49. It should be noted, however, that the 2011-based projections were based on the ONS's 2011-based population projections. These had a number of weaknesses as a result of having used trends taken from the ONS's 2010-based population projections and not updated in the light of the 2011 census (as the necessary data was not available from the census at that time). As already noted in paragraph 21, this has meant that some flows within the UK have been either over- or underestimated.

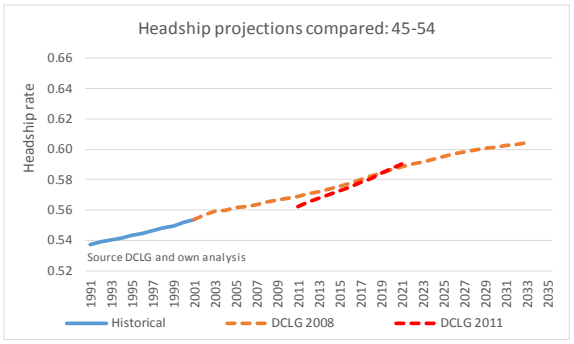
50. To understand the changes that have occurred in household formation patterns it is necessary to look at how different sections of the community have been affected. The charts below compare the household formation patterns in the 2008 and 2011-based projections for the nine age groups used by DCLG.

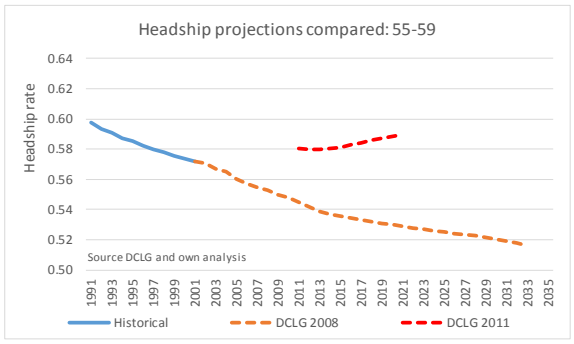
Comparison of household formation rates by age group

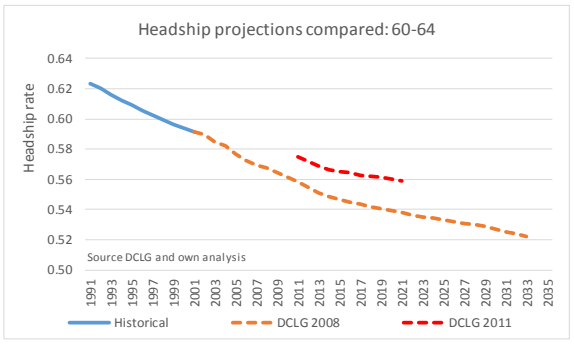


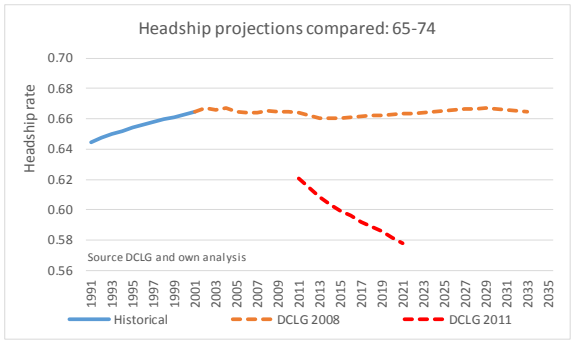


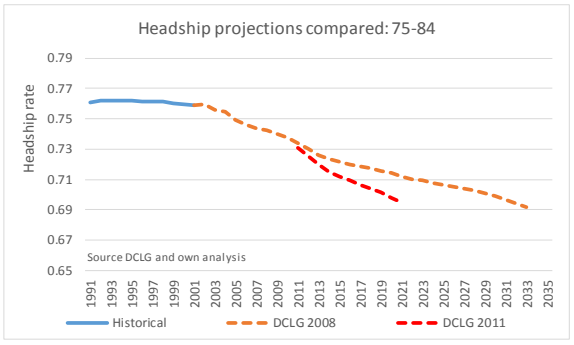


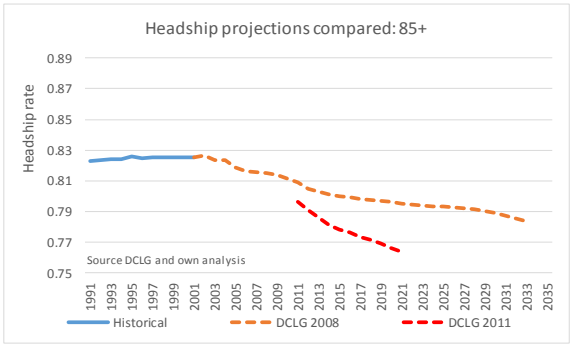












51. As can be seen, the extent and direction of the departure from the previous trend varies considerably. The charts have been drawn on similar scales to facilitate a fair comparison. The distance between the start of the red line for the 2011-based formation rates and the orange line for the 2008-based rates is an indication of how far below or above the expected rate the 2011 census results were. Where the red line is below the orange one there were fewer households formed by a given number of people than expected in the 2008-based projections.

52. Note that:

- The departure from trend is largest for the 25-34 age group. Headship rates for this age group were significantly below the level in 1991, let alone the level projected for 2011, and the 2011-based projection suggests that they will continue to diverge from the 2008-based trend. This implies that a smaller and smaller proportion of people in this age group will set up their own households (either on their own or with others). A key issue is whether this is what Maldon District Council want to plan for.

- The 2011-based projection for people aged 35-44 also starts below trend but is projected to move upwards, approximately following the previous trend, albeit from a lower starting point.

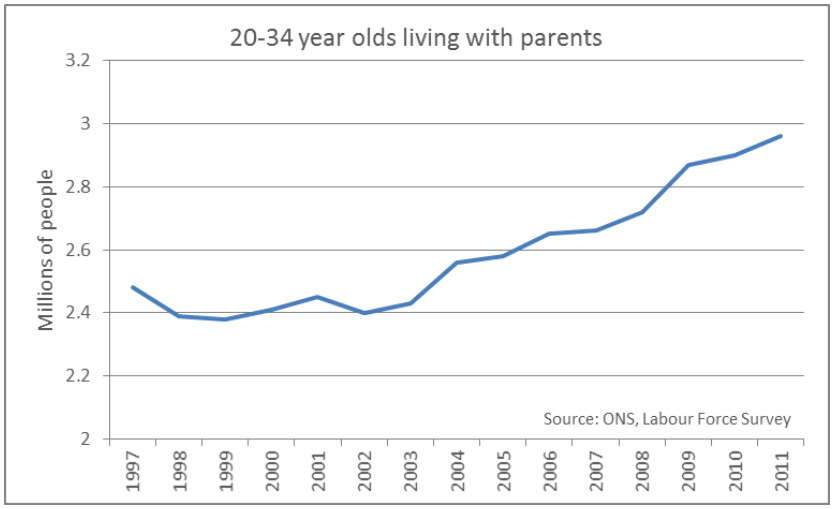
- The 55-59 and 60-64 age groups are shown to have higher household formation rates than was expected. It is not clear what the cause of this might be, but it underlines the point that the recent difficult housing conditions have affected different groups differently: there have been some 'winners'.

- The only other group showing a significant departure from trend is the 65-74 age group who also have below trend headship rates. This is unlikely to be due to high house prices or the credit crunch and economic downturn as this group will already be homeowners if they are ever going to be and, if anything, are likely to be trading down to smaller properties.

53. Two reasons have been suggested for the departure from previous trends amongst the younger adult age groups.

54. First, the 2008-based projections over-estimated the likely increase in household formation rates as a result of not taking into account the significantly higher numbers of new international migrants This impacts on headship rates as recent international migrants tend to live in larger households (i.e. they have a lower propensity to form separate households) than the rest of the population of a similar age. There is evidence to suggest that the increased volumes of international in migration seen in the first decade of the century were responsible for at least half of

the difference between the expected number of households in 2011 and the actual number found by the census[6].



55. Second, there is evidence that there has been a significant increase in young adults living in shared houses and flats or with their parents. The latter issue was explored in an ONS report entitled "Young adults living with parents in the UK, 2011"[7] (see above chart). Using data for the Labour Force Survey this suggested that there had been a 21% increase in the number of young adults living with their parents between 2001 and 2011 – an increase of over ½ million people – as shown in this chart. Note also that the increase started well before the credit crunch and recession suggesting that other factors such as the deteriorating affordability of housing were at work.

56. Whilst it is possible that some of these changes in the living patterns of young adults will have been free choices, it seems more probable that most are changes caused by the economic situation, the cost of housing and the difficulty in obtaining a mortgage without a sizeable deposit. As such it seems likely that there will be a move back towards the previous trend if economic conditions improve. However, the fact that the recent changes appear to have started well before the credit crunch and recession suggests that better economic conditions alone will not be sufficient on their own. It seems likely that what happens to the affordability of housing (i.e. the relationship between earnings and house prices/rents) will also be an important factor. In addition there may also be structural factors which would not reverse even if the conditions of the early years of the century were fully replicated.

57. Moreover, if around half of the difference between the actual and expected household formation rates is due to the 2008-based rates exaggerating the likely increase in headship rates as a result of not making an allowance for increased international migration, a move all the way back to those trends may not be likely. A

[6] Holmans, A. (2013), *New estimates of housing demand and need in England, 2011 to 2031,* London, TCPA. http://www.tcpa.org.uk/pages/new-estimates-of-housing-demand-and-need-in-england-2011-to-2031.html

[7] Young Adults Living With Parents in the UK, 2011, ONS, 29 May 2012 http://www.ons.gov.uk/ons/rel/family-demography/young-adults-living-with-parents/2011/young-adults-rpt.html

more prudent assumption would be that, in time, headship rates may recover to a point mid-way between the 2008 and 2011-based rates.

58. This discussion suggest that there is a case for modelling two household formation rate scenarios: the DCLG 2011-based scenario and a 'part return to trend' scenario. The latter assumes that from 2015 household formation rates begin to move steadily back towards the 2008-based rates until in 2025 they are half-way between the 2008 and 2011-based rates. Thereafter, household formation rates are assumed to remain half-way between the 2008 and 2011-based rates.

Modelled scenarios

59. The above analysis suggests that there are three population scenarios and two household formation rate scenarios that might be considered. However, to avoid excessive complexity, four scenarios are presented here:

- **Updated official projections:** this applies DCLG's 2011-based household formation rates extrapolated[8] to 2033 to the ONS's 2012-based population projections (2012 SNPP). As the most recent combination of the official projections this should be regarded as the 'starting point' recommended by the PPG[9]. It does, however, include population projections which have been affected by low internal migration rates between 2007 and 2012 and is based on household formation rates which appear to have been depressed by the impact of poor housing affordability and the economic downturn.

- **2012 population projection with partial return to previous headship rate trend.** This adjusts for the impact which the economic downturn and a prolonged period of deteriorating house price affordability have had on household formation rates.

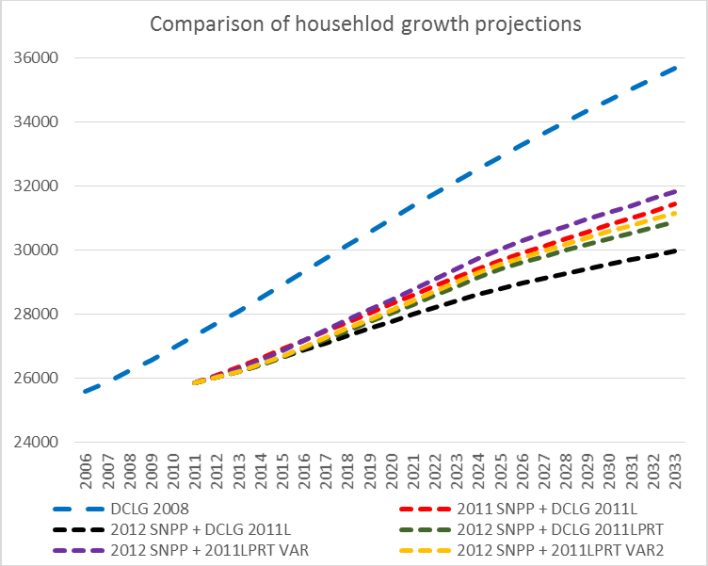
- **10-year flows with partial return to previous headship rate trend.** This adjusts for the lower internal migration rates on which the 2012-based population projections are based and corrects for what appear to be below trend household formation rates.

- **10-year flows + unattributable flows with partial return to previous headship rate trend.** This builds on the previous scenario by additionally correcting for the omission of the unattributable item from the ONS projections[10].

[8] This has been done using a linear extrapolation to produce results comparable with those in the Greater Essex Demographic Forecasts produced by Edge Analytics and used in other parts of the LDP evidence base.
[9] Paragraph: 015 Reference ID: 2a-015-20140306. Planning Practice Guidance dated 6 March 2014 http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/methodology-assessing-housing-need/

[10] The average UPC for the period 2001-2011 has been added to the inflow into Maldon District

60. The chart and table below summarise the results. The chart shows the 2008 and 2011-based DCLG projections for comparison.



Comparison of household growth projections	Households in		Increase in households	Homes per year
	2014	2029		
Updated official projection	26400	29400	3000	210
2012 population + part return to trend	26400	30200	3750	260
10 year UK flows + part return to trend	26600	31000	4390	310
10 year UK flows + unattributable + part trend	26500	30400	3920	280

Note: these figures assume 5.1% vacant or second homes.

61. The updated official projection brings together the most recent ONS and DCLG views on population change and household formation rates. However, it suffers from the combined effect of low net migration as a result of low flow rates from other UK authorities in the trend period (2007-12) and low household formation rates as a result of headship rates having been projected forward from the 2011 census without any allowance having been made for a return towards the previous trend. It therefore produces a very low estimate for the increase in household in the area. It is not a plausible basis on which to plan for housing in Maldon.

62. The increase from 210 homes a year in the updated official projection to 260 homes a year in the in the 2012 population + part return to trend scenario indicates how large an impact is made by assuming a recovery in household formation rates towards the earlier 2008-based trend. However, that only corrects for one of the distortions in the updated official projections.

63. The 10 year UK flows + part return to trend scenario corrects in addition for the low UK flows in the 2012-based population projections and suggests a housing requirement of around 310 homes a year.

64. The final scenario, which adjusts net flows by the average UPC between 2001 and 2011, reduces of the housing requirement to 280 homes a year. However, that

assumes that all of UPC is due to errors in the migration flows and hence probably exaggerates its impact.

65. A trend-based estimate based on the latest available data would lie somewhere between these last two projections, i.e. between 280 and 310 homes per year, probably in the upper half of that range.

66. It should be emphasised that these numbers assume that past trends continue, albeit with adjustments to reflect what are thought to be departures from the underlying trend. There may be reasons why this might not happen or why it might not be desirable. Consideration of this should include a review of market signals, the need for affordable housing and whether the housing supply envisaged is sufficient to support economic growth. That, however, is beyond the scope of this report but a short section follows on the potential impact of increased out migration from London.

London

67. According to the ONS[11] flows from London accounted for 390 of the 2870 migrants arriving in Maldon from the rest of the UK in the year to end-June 2013. However, net out migration from London during the trend period for the 2012-based population projections (2007-12) was some 30% below the average for the ten year period 2002-12, although some of this reduction is accounted for by changes to the gross inflows. An issue, then, is whether out migration from London will return to previous rates.

68. There is also a question as to whether it is reasonable to expect that migration flows will simply return to the previous trend or whether other factors will come into play. A key constraint factor here is the physical capacity of London to accommodate additional households.

69. The latest official projections (SNPP 2012 combined with DCLG's 2011-based household formation rates) suggest that the number of households in London will grow by over 1 million over the 20 years 2011 to 2031, an increase of over 30%. It also suggests that 15 boroughs will need to provide more than one extra home for every three they have at present. That is not a realistic scenario.

70. Further evidence of a major problem becomes evident when the Mayor's draft London Plan is compared with the household projections. The Plan seeks to provide 42,000 homes a year[12]. This is an ambitious figure but compares with a projected

[11]See: Internal migration between English and Welsh local authorities, Scotland and Northern Ireland, square matrix, year ending June 2013 at:
http://www.ons.gov.uk/ons/rel/migration1/internal-migration-by-local-authorities-in-england-and-wales/year-ending-june-2013/rft---matrices-of-internal-migration.xls

[12] Homes for London: the London Housing Strategy.
https://www.london.gov.uk/sites/default/files/Draft%20London%20Housing%20Strategy%20April%202014_0.pdf

annual increase of some 51,000 households a year suggested by the latest ONS projections – based on household formation rates that imply that fewer and fewer 25-34 year olds set up a home of their own. Making an allowance for some recovery in household formation rates towards the previous long term trend increases the number of households forming each year to 60,000 or more, depending on the exact assumptions made.

71. All of this suggests that London will need to export considerably more people than envisaged in any recent official projection.

72. An approximate indication of the potential size of the impact on Maldon can be gained by looking at the scale of out migration from London to Maldon. The latest data (for 2013) suggest that Maldon accounts for 0.16% of the total gross out flow to the rest of the UK. If it is assumed that London will need to export 10-20,000 more households a year than the latest projections suggest and that these are shared between local authorities in the same proportion as recent migrants, this would imply Maldon would need to accommodate an additional 16-32 households a year. It should be stressed that this is a very broad-brush calculation intended only to give an indication of the order of magnitude of the potential impact on Maldon.

Conclusion on the number of households to be planned for

73. It would be wrong simply to add an allowance for the likelihood of larger outflows from London to the adjusted trend-based demographic analysis in the preceding sections as the adjustments include revisions to the net flow into Maldon from the rest of the UK. However, it provides a strong argument for choosing the top of the trend-based range i.e. taking 310 homes a year as a reasonable central estimate.

Why does the SHMA stock-flow model suggest a different housing requirement?

The survey-based stock flow model

74. At the outset this section I should like to record my appreciation of the open and helpful way in which David Couttie and his team at DCA have explained the analysis that sits behind the SHMA stock-flow model.

75. The MDC SHMA (EB010e)[13] refers to two estimates of the District's housing requirement: a demographic projection carried out by Edge Analytics suggesting a requirement of 294 homes a year and a stock-flow analysis which suggests a requirement of 381 homes a year[14]. The first of these has been discussed in earlier sections of this report and a revised estimate of 310 homes a year has been suggested on the basis of the latest available data. This section looks at the stock flow analysis and seeks to understand why it arrives at a different number.

76. The stock-flow analysis is based on a Housing Needs Survey conducted in June and July 2013. Survey forms were sent to 5000 households and 1182 were returned, a response rate of 23.6%. The survey asked about the recipients' existing housing, the composition of their household, how long they had lived there and where they had come from if they had moved within the previous three years. It also asked whether they or a member of the household were intending to move in the next five years and, if so, to what kind of accommodation and where that accommodation was likely to be.

77. From the survey responses it is possible to build up a picture of how people have moved around in the area in the past and how they hope to move in the future. However, the accuracy of information that can be derived from the survey depends on the recipients understanding the questions and responding to them accurately and, most importantly, on whether they actual do what they say they will do. In particular, asking people whether they or a member of their household intends to move in the next five years can, at best, only provide information about current intentions. Peoples' circumstances change; they may find that they cannot afford to move to the type of housing they had envisaged and decide to move to somewhere else or not all; they may find that they need to move when previously they had no intention of moving. A key issue in interpreting such surveys is taking a view on the extent to which the responses given may under- or overestimate what is likely to happen.

78. In order to reach a view on this the next sections compare the responses to the survey with the available data on past population flows. They also compare what

[13] Maldon District Council Strategic Housing Market Assessment, Draft Final Report, (EB010e) DCA http://www.maldon.gov.uk/LDP/pre-submission/4%20Housing/EB010e%20Strategic%20Housing%20Market%20Assessment%20Update%202014.pdf

[14] This is on the assumption that the backlog of unmet affordable housing need is dealt with over the 15 year plan period and not more quickly.

people say about the house moves that have occurred in the past three years with what they say about what will happen in the next five years. I am grateful to David Couttie Associates for providing some additional analysis of the survey responses to assist in this.

79. The stock flow analysis is in two parts:

- **Part 1:** An analysis of market housing flows suggesting a requirement for 199 homes a year.
- **Part 2:** An assessment of affordable housing needs using the DCLG housing needs model which suggests a need for 182 units.

Adding the two components together produces a requirement for 381 homes.

SHMA stock-flow analysis: Part 1: Market housing flows

80. The estimation of the demand for market housing flows is based on five flows:

- Three components of demand:
  - Demand from 'existing households' – households already living in the area which move within the area
  - Demand from 'concealed households' such as the sons and daughters of existing Maldon households who intend to set up homes of their own in the district; and
  - In-migration
- Two components of supply:
  - Homes released by households moving within Maldon
  - Homes released by households migrating out of the area

Demand from existing households moving within the area

81. From the point of view of estimating the total requirement for market housing, existing households in market housing moving within the area into market housing are 'self-cancelling' as one home is released as another is occupied. The volume of such moves is not, therefore, important to the current discussion. (The volume and mix of housing types and sizes is, however, important in determining the mix and location of the new housing that is required, but that is beyond the scope of this report.)

82. The only relevant issue here is whether some of the households who intend to move within the district will end up moving away from the area because they cannot find what they want at a price they can afford. That is discussed further under 'out migration'.

Demand from concealed households

83. The survey responses suggest that 1,625 concealed household are intending to form a separate household within the district within the next five years. The vast majority

of these (89%)[15] are sons and daughters. 1071 (66%) are aged 18-24 and 374 (23%) are aged 25-34[16]. 78% of the concealed households say they need either owner occupied housing (43%) or rented housing (35%)[17]. From this the SHMA concludes that the demand for market housing from concealed households moving within the district is 224 households a year[18].

84. Analysis kindly provided by DCA of the responses on households formed in the last three years suggests that there were 501 first homes formed by people who had previously lived in Maldon, implying an annual average of 167[19]. 88% of these (147 households) were occupying market housing.

85. It is not to be expected that the figures for the past three years will tie up exactly with the intentions expressed for the next five years. Some of the difference may be accounted for by household formation having been suppressed over the last three years by the economic downturn resulting in a backlog of households waiting to form. However, other factors are almost certainly involved including:

- over optimism (either by the parents or their adult children) about the prospects of the children setting up their own homes; and
- parents or the adult children taking an unrealistic view on whether, when the children do move out, they will set up a home in Malden rather than somewhere else.

86. A realistic view would probably lie somewhere between the average of 147 concealed households who set up in the last three years and the survey response of 224 households. The difference between those figures is 77. The uncertainty in the flow model estimate could potentially be half of that or more.

Demand from households moving into the area

87. Survey results suggest[20] that 2,401 households moved into Maldon over the last three years, an average of 800 a year. Of these 681 or 85% moved into market housing.

88. Table 11-16 on page 131 gives a figure of 406 for the annual demand for market housing from households moving into the area. This is drawn from Table 11-15 on page 130 which provides data on the property size requirement. Most of the data in this table is for a five year period, except the data on 'in' migrant households which is for a three year period. This has led to a miscalculation. DCA propose to amend the figure for the annual demand for market housing from households moving into the area to 704.

[15] See Table 10-3 on page 119 of the SHMA (EB010e)
[16] See Table 10-4 on page 119 of the SHMA (EB010e)
[17] See Table 10-7 on page 121 of the SHMA (EB010e)
[18] See Table 11-16 on page 131 of the SHMA (EB010e)
[19] Data provided by DCA on 28 July 2014
[20] See Table 9-1 on page 111 of the SHMA (EB010e)

89. According to the ONS, the average inflow over the three years 2010-11 to 2012-13 was 2950[21]. If that were to relate to 800 households that would imply an average household size of 3.69. This is large compared with the average household size in Maldon of 2.37[22]. However:

- those who move tend to be in the younger age groups who generally live in larger households than older people; and
- not everyone who will have moved into Maldon in the period will have moved as a household. For example, students returning home after university to live with their parents will not have counted as new households.

90. A combination of these two factors could easily explain the larger apparent household size, indicating that the inflow of 800 households a year suggested by the survey is not unreasonable.

91. It should, however, be noted that the revised estimate of 704 incoming households a year seeking market housing is based on survey responses about what happened in the period 2010-13 when the economy was only beginning to recover from the downturn. Future inflows could well be significantly larger.

Supply of housing from households moving within Malden

92. As already noted, existing households in market housing moving into market housing within the district are self-cancelling, both supplying a home to the market place and taking one up. However, if households currently living in market housing move into social or intermediate housing they release a market home. It is understood that that is the reason why Table 11-16 on page 131 of the SHMA shows a supply of 841 homes from households moving within the District and a demand of only 684.

93. Survey based flow models cannot easily take account of homes released from the dissolution of households as a result of deaths or people moving into a care home and selling their homes and dissolutions have not been taken into account in the SHMA flow model. They are, however, an important part of the supply of homes.

94. It has not been possible within the limited scope of the work reported here to obtain reliable data on the number of homes released to the market as a result of dissolutions. However, there were an average of 570 deaths a year in the District over the last 5 years. Allowing for the fact that a home is only released to the market on the second death of a couple or the surviving member moving into a care home, and the likelihood that the numbers dying in care homes will approximately balance those entering care homes (if the total number in care homes is not to rise or fall), the number of homes released as a result of deaths or moves into care homes could

[21] Revised figure includes international inflows

[22] Derived from DCLG's 2011-based household projection baseline figure for 2011

be of the order of 200 a year. That, however, equates to about a quarter of the properties sold in Maldon District over the last 3 years[23] so may be on the high side.

Supply of housing as a result of households moving out of Maldon

95. The SHMA suggests that 1621 existing households will move out of Maldon[24] over the next five years, an average of 324 year. 274 of these will be occupying market housing[25] and will consequently add to the supply of housing. In addition 191 concealed households are expected to move out of the area each year[26], although these will not add to the supply of housing. That suggests an annual outflow of 515 households[27].

96. ONS data on the other hand suggests that an average of 2770 people moved out of Maldon each year over the last three years. This is hard to reconcile with an outflow of 515 households: even allowing for a substantial proportion of out migrants not moving as households (for example, students going to university) the implied average household size would need to very large. This suggests that the number of households which will leave the area may have been underestimated.

97. It is difficult to assess how large the underestimation of households moving out of the area might be. However over the period 2001-12, ONS data suggests that total outflows (i.e. people, not households) were 90% of total inflows. If the flow of households in and out were in the same ratio (and this need not necessarily be the case) the survey result suggesting that 800 households a year moved into the area over the last 3 years, would suggest an annual outflow of 720 households i.e. 205 more than suggested by the survey. Reliance should not be placed on that figure, but it provides some indication of the potential uncertainty in the estimate of the number of households leaving the area.

Conclusions on the flow based model for market housing

98. Seeking to gauge the future demand for housing by asking people about their future moving intentions is inevitably going to produce results with significant uncertainties and cannot provide information about housing supply as a result of the dissolution of households due to deaths or moves into care homes. As a consequence the stock-flow model is not a suitable basis on which to estimate the market component of Maldon District's OAN.

[23] From DCLG Live Table 584, based on Land Registry data
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/305847/Table_583.xlsx

[24] Paragraph 9.4.1 on page 112 of the SHMA (EB010e)
[25] See Table 11-16 on page 134 of the SHMA (EB010e)
[26] Paragraph 9.4.1 on page 112 s of the SHMA (EB010e) suggests that 956 concealed households will move out of the area in the next five years. 191 = 956/5.
[27] 191 concealed households + 324 existing households = 515 households in total

SHMA stock-flow analysis: Part 2: Affordable housing

99. As already noted, the main calculation of the requirement for affordable housing is based on the DCLG's Affordable Housing Model. This involves:

a. **Estimating the number of existing households in housing need who cannot afford adequate housing using their own resources.** This is based on data for homelessness, overcrowding concealed households and those living in unsuitable accommodation. Adjustments are made to avoid double counting and those who are expected to leave the district or can afford the housing they need are subtracted. This produces a total of 772 current households in housing need.

b. **Estimating the future annual requirement.** There are two components to this:

i. Concealed households intending to form separate households, less an allowance for those who will be able to afford for themselves the housing they need. This is based on results from the housing needs survey and produces an annual requirement of 139 households.

ii. Existing households falling into housing need. This is based on data from the Council's Housing Register. Only those who are judged to be in housing need are included in the total of 128 households.

The total annual newly arising need is the sum of these two items, i.e. 267 households a year.

c. **Estimating the affordable housing supply.** There are two elements to this:

i. The 'starting position' which takes into account the homes which will be vacated if those who are currently in inadequate housing are re-housed and the 28 new affordable homes which are to be built. This gives a total of 416 affordable homes that are potentially available.

ii. The annual supply from re-lets of social and intermediate housing, estimated at 137 homes a year.

100. On the basis that the backlog is dealt with over the 15 years of the plan period the calculation is set out in the following table.

Backlog of households currently needing affordable housing	772	
Less: affordable housing stock potentially available	-416	
Net backlog	356	
If backlog is addressed over 15 years, annual requirement is 356/15 = 24		24
Need from concealed households unable to afford own homes	139	
Existing households falling into housing need	128	
Total annual newly arising need	267	267
Total annual requirement		291
Less: annual supply from existing stock relets etc.		-137
Overall annual shortfall		154

101. The estimated annual shortfall is 154 homes. To this the 28 new units that are to be built have been added, producing a total of 182 homes a year.

102. The addition of 28 new units to the ongoing annual requirement does not seem appropriate. Council officers have informed me that the 28 homes referred to are committed supply with practical completion expected within a year. It is therefore appropriate that they have been taken into account in assessing the current backlog. They will not affect the estimate of newly arising need or the figure estimated for annual supply (which relates to the re-lets from the existing stock). They therefore have no impact on the ongoing requirement for affordable housing. It is therefore not appropriate to add 28 homes to the 154 estimated as shown in the above table.

103. The largest item in the annual requirement is the need of concealed households intending to set up separate households but who cannot afford to do so themselves. This is estimated at 139 households a year from the 2013 Housing Needs Survey. Some of the points made on this part of the survey in the context of market housing are relevant here:

- The vast majority of the concealed households (89%)[28] are sons and daughters. 1071 (66%) are aged 18-24 and 374 (23%) are aged 25-34[29]. It is uncertain how many of these would meet the Council's criteria for affordable housing should they apply for it.
- The issues about optimism on how quickly sons and daughters will be able to set up their own home also apply here. The survey results could overestimate the number of concealed households that will actually form separate households.
- The calculation depends quite significantly on whether it is based on the average number of households expecting to form over the next 1, 2 or 3

[28] See Table 10-3 on page 119 of the SHMA (EB010e)
[29] See Table 10-4 on page 119 of the SHMA (EB010e)

years. The number expected to form in the first year is 349; the average over the first two years is 462; and the average over the next three years is 419. It is the last figure that is used in the SHMA. The range – 349 to 462 – is perhaps a broad indication of the uncertainty attaching to this aspect of the survey results.

- According to the survey results (as opposed to the calculation in the DCLG Affordable Housing Model) 357 concealed households intending to form over the next 5 years thought they needed affordable housing[30]. This implies an annual requirement of only 72 homes.

104. These observations suggest that there is considerable uncertainty about this aspect of the calculation. The annual requirement could plausibly be half that suggested i.e. 70 households – or less. That would reduce the total annual requirement for affordable housing by 69.

105. It should be noted that the SHMA is clear that the results of the DCLG Affordable Housing model should not be applied uncritically but seen as just part of the evidence base. Paragraph 15.4.6 states that :

> *"Local planning authorities are not expected to simply translate housing demand into actual housing targets that need to be met. They are only part of the evidence and need to be considered against other corporate strategies."*

Conclusion on the SHMA flow model

106. Housing needs surveys can provide useful information on the need and demand for housing that cannot be obtained from other sources but they are dependent on how the respondents fill in the survey form and how realistic they are when assessing whether they or a member of their household will move and, if so, to what housing and where. In addition there are some issues on which information cannot be obtained from a survey, including the number of homes released as a result of deaths or moves into care homes.

107. The main areas of uncertainty are:

- The number of households moving into market homes from outside the area may have been underestimated.
- Over-optimism by survey respondents can result in the number of concealed households like to be formed being over-estimated. This affects both the market housing and affordable housing.
- The model does not make an allowance for homes released onto the market as a result of deaths or people moving into care homes
- The number of households likely to leave the area may have been under-estimated; and

[30] See Table 10-7 on page 121 of the SHMA (EB010e)

- The treatment of planned new affordable housing appears inappropriate and to have caused the annual affordable housing requirement to have been over estimated.

108. Only approximate indications can be given of the extent to which these factors may have affected the annual housing requirement suggested by the model (381 homes a year). However, adjustments for the individual items listed above could range from 25 homes a year to over 300. Only the first item would cause the total housing requirement to increase.

109. DCA have made it clear that it was not their intention that the survey-based model should be used to estimate the Maldon's Objective Assessed Needs and that they have never used the model for that purpose.

110. The overall conclusion is that survey-based stock flow models are too uncertain to provide a basis for quantifying an objective assessment of housing needs.

111. It should be emphasised that the stock-flow model is only part of the SHMA. There is a great deal of other material in the SHMA which provides an important part of the evidence base. Survey-based analyses do have other uses, including providing evidence on the mix of housing required which is difficult to obtain from other sources.

Summary and Conclusions

Summary

112. It is understandable that the Inspector has reservations about a housing requirement based on applying the ONS's 2010-based population projections to DCLG's 2008-based household formation rates as both of these pre-date the 2011 census and are, therefore, rather dated.

Estimating Malden's housing requirement based on the latest available data

113. DCLG's 2011-based household projections are the most recent official household projections, but these are open to criticism in two main areas:

- Their household formation rate projections have been heavily influenced by the 2011 census results which represent a snapshot taken before the recovery from the economic downturn was at all well-established and after a prolonged period of poor housing affordability relative to earnings. It would be more prudent to plan on the basis that there will be some return towards the previous long term trend in household formation rates.

- The population projections on which the 2011-based household projections are based used trend data taken from earlier ONS population projections and as a result suffer from a number of weaknesses which affected the projections made for births and migration flows within the UK.

114. Using the ONS's latest sub-national population projections (published in May 2014) to update the DCLG's 2011-based projections deals with the second criticism, but it introduces a new issue: the impact of projecting flows from and to the rest of the UK from flow rates derived from the period 2007-12, a period which encompassed the economic downturn and had atypically low flows.

115. To produce a prudent projection based on the latest available data it is necessary both to adjust the flows into and out of Maldon for the impact of the economic downturn and to allow for some return towards previous household formation rate trends. A full return to the previous trend in the near future seems unlikely, not least because research carried out by Dr Alan Holmans for the TCPA suggests that around half of the difference between the previous projections (DCLG's 2008-based projections) and the household formation rates suggested by the 2011 census is due to those earlier projections not having taken account of the impact of increased international migration. This means that the earlier projections over-estimated the likely increases in household formation rates. There have also been structural changes which are unlikely to be reversed.

116. A projection based on correcting the ONS's latest population projections for the low flows within the UK and assuming that the household formation rates in DCLG 2011-based projections will make a partial return toward the previous trends suggests an annual requirement of around 310 homes a year between 2014 and 2019.

117. That projection ignores the unexplained difference between what the components of change would have suggested Maldon's population should have been in 2011 and what the census found – the Unattributable Population Change (UPC). It is unclear to what extent UPC is due to errors in the 2001 and 2011 census and to what extent it is due to errors in the estimation of migration flows. However, a sensitivity test which assumes that it was entirely due to errors in the estimation of migration flows would reduce the housing requirement to 280 homes a year. That, however, probably overestimates the impact of UPC, suggesting that a trend-based estimate based on the latest available data should lie in the range 280-310 homes a year.

118. That range is based solely on a trend-based demographic approach. There may be reasons why it is either not plausible or desirable that recent trends continue. A particular issue is the likelihood that London will not be able to accommodate the projected increase in its population and that as a result the pressure for households to move out of London will be stronger than the trend-based projections suggest: the shortfall could be in the range 10 – 20,000 homes a year. Allowing for that, a prudent approach would be to plan on the basis of the top end of the trend-based range i.e. for 310 homes a year.

The SHMA's flow-based estimate of Maldon's Objectively Assessed Needs for Housing (OAN)

119. The SHMA's flow based analysis is based on a survey of households in the area conducted in June and July 2013 which asked about the composition of households, whether they had moved recently or were intending to move and, if so, where from or to.

120. Such surveys can only provide information on what respondents intend to do. What they actual do may be very different as a result of changes in their circumstances or because when they attempt to move they cannot find the type of home they had envisaged at a price they can afford.

121. The main areas in which there is significant uncertainty in the results presented by the model are:

- The number of households likely to move into the area to buy or rent homes may have been underestimated.
- Respondents may have been over-optimistic about the likelihood of grown up sons and daughter who are currently living with their parents setting up a home of their own in Maldon.
- The model does not make an allowance for homes released on to the market as a result of deaths or people moving into care homes
- The number of households likely to leave the area may have been under-estimated.

122. Comparison of the survey-based estimates for the demand for both market and affordable housing with both what the survey suggest about past moves and ONS data for past flows into and out of Maldon suggest that the uncertainty in a number

of these area could be significant compared with the SHMA model's figure of 381 homes a year.

123. DCA have made it clear that it was not their intention that the survey-based model should be used to estimate the Maldon's Objective Assessed Needs and that they have never used the model for that purpose.

124. In view of the scale of the uncertainty in the figures produced by the SHMA's survey-based stock-flow model it is not a suitable basis on which the estimate Maldon District's Objectively Assessed Housing Needs. The survey does, however, provide useful information about others aspects of the supply and demand for housing, some of which cannot be obtained from other sources.

Conclusion

125. **Although the SHMA is an important part of the evidence base in other respects, its stock-flow model is not an appropriate basis on which to quantify Maldon District's Objectively Assessed Needs (OAN) for housing as the uncertainties in the estimates of a number of the flows are just too great. In particular, it appears to underestimate the number of new households likely to arrive in and leave the District; overestimate the number of concealed households likely to set up separate households; and does not allow for the homes that will be released onto the market as a result of deaths or moves into care homes.**

126. **The OAN should be based on the latest official projections for the area with adjustments for factors which appear to be departures from the longer term trend. These suggest a requirement of 280 to 310 homes a year between 2014 and 2029. It would be prudent to set the Objectively Assessed Needs for Housing at the top of this range bearing in mind the likelihood of increased out migration from London.**

Maldon District Council's comments on Chelmsford City Council's response to the Barton Willmore SHMA

Note: These comments only relate to the suggestion in the Barton Willmore submission that Maldon should be treated as part of a Colchester Housing Market Area (HMA) and not as a standalone HMA.

The correct approach to HMAs on examination

We would submit that the correct approach to be taken at Examination is whether any of the other proposals for the definition of the HMA is demonstrably preferable to the HMA identified by the Local Planning Authority. This is supported by a very recent decision by an Inspector examining the Central Bedfordshire Development Plan. In his letter of 16th February 2015 at para 73 (provide link) the Inspector says 'none of the alternative methods for assessing the HMA submitted in evidence and discussed would be demonstrably preferable in the particular circumstances of the wider area'. We would commend this approach to the Inspector.

On a secondary point, paragraph 74 of the Inspector's letter notes that a wider HMA would be likely to lead to a series of interlocking HMAs across a wider area and would be unlikely to be coincident with the administrative boundaries of any one Authority or group of Authorities.

The Housing Market Geography

Maldon District Council agrees with the Mid-Essex Consortium that whilst, the Centre for Urban and Regional Development Studies (CURDS) study of HMAs is a sensible starting point, it is only a starting point. As PBA has noted, that work was based on 2001 census data and needs to be updated. Moreover, as that and other work on HMAs has found, the boundaries of HMAs are not clear cut: in many places they overlap or small changes in the criteria used result in very different boundaries. This is echoed by a recent comment from the Inspector examining the Uttlesford Plan[1]:

> *'Past SHMAs covering much wider areas of Essex/North London/Hertfordshire/Cambridgeshire demonstrate that the history of trying to define and get to grips with Housing Market Areas hereabouts has been rather complicated.'*

[1] See paragraph 3.3 of the Inspector's conclusions on his Examination of the Uttlesford Local Plan (ULP) at http://www.uttlesford.gov.uk/CHttpHandler.ashx?id=4506&p=0

Containment of house moves

One of the criteria which can be used to identify HMAs is the extent to which local house moves are contained within the area. PBA discuss the data put forward by Barton Willmore in Figure 3.4 of their study (Page 18) but conclude that it has no bearing on whether Braintree, Chelmsford, Colchester, Maldon and Tendring form an HMA. This is because the data presented is for moves across local authority boundaries and does not include moves within the local authority areas. The Maldon SHMA[2] sets out the appropriate data. This was based on the 2001 census as the 2011 results were not available at the time. The 2011 census data shows that 63% of local moves to an address in Maldon were from elsewhere in Maldon. Whilst 63% is below the threshold suggested in the PPG[3], that threshold is described as "typically 70%", indicating that it should not be regarded as a hard and fast cut-off. 63% is sufficiently close to 70% for Maldon to be regarded as a sensible area for planning for housing. The 2001 and 2011 census data is set out below.

Place of Previous Residence		
	Maldon (2011)	Maldon (2001)
Maldon	2,297	2,544
Brentwood	51	59
Braintree	286	230
Chelmsford	520	640
Colchester	201	109
Basildon	153	222
Rochford	52	33
Southend-on-Sea	81	74
Total	**3,641**	**3,911**
Local Moves %	**63.1%**	**65.0%**

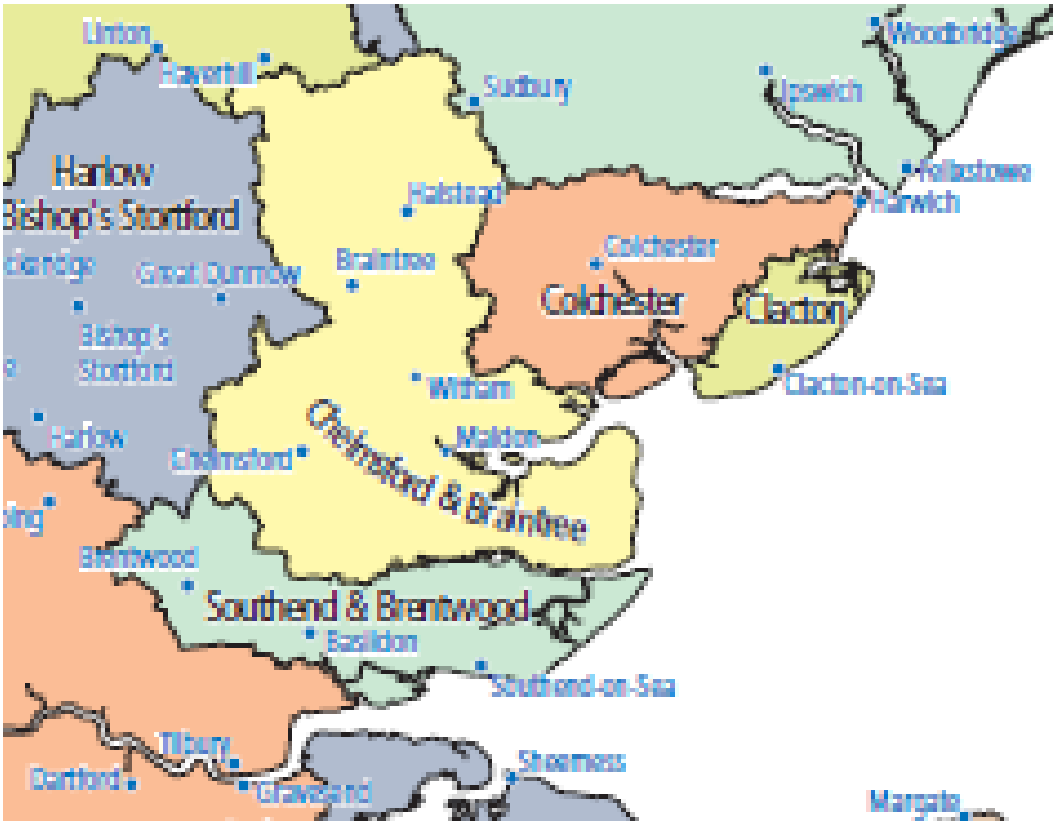
Travel to Work Areas

The PPG suggests that Travel to Work Areas (TTWAs) is another basis which might be used to identify housing market areas (paragraph: 011 Reference ID: 2a-011-20140306). The map below is a detail from the ONS's map of TTWAs[4]. This is based on 2001 census data as the ONS have yet to issue similar maps based on the 2011 data. Note that the ONS divide the suggested Colchester HMA into three separate TTWAs: Chelmsford and Braintree, Colchester, and Clacton, with Maldon included in the Chelmsford and Braintree area. This further illustrates that the suggested Colchester HMA is by no means a clear cut or self-evident HMA and that on this criteria an alternative geography would make at least as much sense.

[2] Insert EiP reference

[3] See paragraph: 011 Reference ID: 2a-011-20140306

[4] http://www.ons.gov.uk/ons/guide-method/geography/beginner-s-guide/maps/travel-to-work-areas-2001.pdf



Other Factors

Whilst statistics such as those for house moves and travel to work are an important element in determining housing market areas other aspects of the local geography can also be relevant. Maldon's transport links, with only one A road, and the physical barriers on three sides, creates an area which is naturally fairly self-contained. Moreover, the predominantly rural character of the area makes it rather different from the other authorities in the suggested Colchester HMA. This is illustrated by Maldon's much lower population density than the other local authority areas5:

Population density	Persons per hectare
Braintree	2.4
Chelmsford	5.0
Colchester	5.3
Maldon	1.7
Tendring	4.1

Source: ONS

[5] From: 2011 Census: population and household estimates for Wards and Output Areas in England and Wales, published 23 November 2012

Practical considerations and on-going joint working between neighbouring authorities

Maldon has undertaken extensive Duty to Cooperate exercise with neighbouring authorities during the preparation of the Local Development to consider any cross boundary issues (Please refer to document SD06 - Duty to Cooperate - Statement of Compliance). However, at the time the Council was embarking on the production of its Local Development Plan the other authorities were at different stages in their planning cycles, and the option of a joint Local Plan was neither available nor realistic. It should be noted that even with the emerging joint housing study between the four mid-Essex authorities, there still doesn't seem to be any appetite for the production of a joint Local Plan between the authorities. This is evidenced by the two recent public consultations on two separate local plans published by Colchester Borough Council[6] and Braintree District Council[7] respectively.

Given the urgent need to have a Local Plan and a housing target in place, the only option available to the Council was therefore to progress with its own Local Development Plan, which in any case, given the distinctiveness of the District from its surrounding areas and the degree of self-containment, seemed the preferable course of action. Moving forward, the Council will continue to work closely with neighbouring authorities on cross boundary issues including strategic growth and infrastructure delivery (please refer to DOC113 for further information).

Conclusion

For the above reasons it is concluded that the Barton Willmore proposal for the HMA is not 'demonstrably preferable' to Maldon's identified HMA, and the Council's identified HMA should therefore be supported.

[6] http://www.colchester.gov.uk/planningconsult

[7] http://www.braintree.gov.uk/info/200230/planning_policy/701/new_local_plan/4

MALDON DISTRICT COUNCIL

Maldon District Council
Maldon District Local Development Plan

Inspector's Matters (April 2016)

The Housing Market Area

Statement made on behalf of the Local Planning Authority

Appendix 14

CONTENTS

MATTER: THE HOUSING MARKET AREA

Introduction	1
Planning Practice Guidance	2
Neighbouring authorities	3
Conclusion	4

STATEMENT

MATTER: THE HOUSING MARKET AREA

Inspector's Matter

The Council takes its administrative area to be the Housing Market Area (HMA). It appears that the SHMA Update 2013 [EB010e] and the 2014 SHMA [EB010f] support this stance, to some extent at least.

However, this position is disputed by other participants. Some consider that the HMA should be a wider area – that Maldon falls within a Colchester HMA, also involving Colchester, Chelmsford, Tendring and Braintree. It is argued that from the Council's figures, the level of commuting for work is such that the HMA should be more widely drawn.

I understand from the hearings that the other aforementioned authorities have commissioned a study to establish the most appropriate HMAs for their areas. Maldon has not been involved in this largely, as I understand it, because the Maldon District Local Development Plan had recently been, or was about to be, submitted for examination.

On this point, I am not wholly clear about the Council's stance. Considering the level of commuting, does the Council, on reflection, now consider that it would be more appropriate for future plan-making to re-consider the HMA? If so, should an early review of the Local Development Plan be required to address this matter? I would be grateful for clarification of your view on this issue.

Maldon District Council response

Introduction

1. The Council's *Hearing Statements in Response to Inspector's Matters, Issues and Questions for Legal Compliance and Housing Policies* (January 2015)[1] sets out the Council's approach to the Housing Market Area (HMA) in Matter 2: Strategic Housing Growth – overall numbers S1 and S2. This confirms that the Council considers that Maldon District should be considered as a single housing market area (paragraph 2.7).

2. During February to March 2015 the Inspector requested additional information ('Extra Work Tasks') on a number of topics, including responses to a submission by Barton Willmore. *Maldon District Council's Comments on Chelmsford City Council's Response to the Barton Willmore Strategic Housing Market Assessment* [EWT-M02-02][2] provides further explanation of the Council's approach to the geography of the HMA. This

[1] Available to view at: http://www.maldon.gov.uk/info/856/local_development_plan/83/maldon_district_local_development_plan_ldp/13#pagenavbox

[2] Available to view at: http://www.maldon.gov.uk/downloads/file/2428/mdc_comments_on_to_bwshma_20_02_2015

statement sets out practical reasons why - given the distinctiveness of the district from its surrounding areas, the degree of self-containment and the different stages of plan preparation of the District Council and its immediate neighbours - the preferred option is to adopt a single HMA for Maldon District.[3]

Planning Practice Guidance

3. Regarding the definition of HMAs, Planning Practice Guidance (PPG) states that housing market areas can be broadly defined by using three different sources of information:

   - house prices and rates of change in house prices
   - house migration and search patterns
   - contextual data (for example travel to work area boundaries, retail and school catchment areas)[4]

   The Council has used this approach to defining the HMA, and has utilised a number of the data sources listed under each heading.

4. Following an analysis of cumulative pieces of research across several documents, the Council believes that Maldon District is a good approximation for a housing market area to plan for. Relevant documents include:

   - *Supplementary Statement to 'Assessing Maldon's Housing Requirements'* [EB098C][5]
   - *Final Strategic Housing Market Assessment* (SHMA), DCA, September 2014 [EB010f][6]
   - *Maldon District Council's Comments on Chelmsford City Council's Response to the Barton Willmore Strategic Housing Market Assessment* [EWT-M02-02][7]

5. The Council's SHMA 2014, demonstrates through ONS migration data that the District is 65% self-contained in terms of household migration (Section 3.10). Although this is

[3] See EWT-M02-02, page 4
[4] Paragraph: 011, Reference ID: 2a-011-20140306
[5] Available to view at: https://www.maldon.gov.uk/LDP/pre-submission/1%20Spatial%20Vision%20and%20Development/EB098c%20Supplementary%20Statement%20to%20Assessing%20Maldon's%20Housing%20Requirements.pdf
[6] Available to view at: https://www.maldon.gov.uk/LDP/pre-submission/4%20Housing/EB010f%20Strategic%20Housing%20Market%20Assessment%20September%202014.pdf
[7] Available to view at: http://www.maldon.gov.uk/downloads/file/2428/mdc_comments_on_to_bwshma_20_02_2015

lower than the benchmark identified by PPG as *"typically 70 per cent"*,[8] it is influenced by longer distance moves from London. At 65%, the Council considers the self-containment sufficiently close to 70% to be regarded as a sensible area to plan for. In terms of travel to work patterns, there is also a high level of employment self-containment for an authority close to London with good transport links.

Neighbouring authorities

6. Since the completion of the work outlined above, the District Council's neighbouring authorities - Chelmsford City, Braintree District, Colchester Borough and Tendering District Councils - have undertaken further work to determine objectively assessed housing needs. The results of this work are set out in *Objectively Assessed Housing Need Study*, Peter Brett Associates, July 2015.[9] This study uses the National Housing and Planning Advisory Unit's (NHPAU) HMA boundaries as a starting point (Section 2: Defining the Housing Market Area). The study has assessed the implications of excluding Maldon District from the NHPAU HMA and has concluded that this will not make a significant difference; the study finds that Maldon District Council's decision to assess its housing need independently is in no way detrimental to the consideration of the HMA for the four authorities (paragraphs 2.25-2.27).

7. These authorities are continuing to progress their new Local Plans to different timetables to Maldon District Council's Local Development Plan (LDP):

- Chelmsford City Council is expecting to submit its Local Plan for examination in Autumn of 2017
- Colchester Borough Council is expecting to submit its Local Plan for examination in Spring 2017
- Braintree District Council is expecting to submit its Local Plan for examination in Spring 2017
- Tendring District Council is expecting to submit its Local Plan for examination in Spring 2017 however, it has also decided to seek further clarification from the consultants on the joint Objectively Assessed Housing Need Study

[8] Paragraph: 011, Reference ID: 2a-011-20140306

[9] Available to view at: http://188.39.22.30/sites/default/files/documents/planning/planning%20policy/Objectively%20Assessed%20Housing%20Needs%20Study%202015.pdf

Conclusion

8. The Council considers that Maldon District should be considered as a single HMA. In undertaking work for their own Local Plans, the neighbouring authorities have concluded that the inclusion of Maldon in a larger NHPAU-defined HMA has a limited effect on the area's containment. The different authorities, Maldon and its neighbours, are capable of addressing their housing needs through their respective HMAs and Local Plans and there is no need for a single HMA to accomplish this.

9. Regarding a future plan review, the District Council acknowledges the guidance in PPG which states: *"Where Local Plans are at different stages of production, local planning authorities can build upon the existing evidence base of partner local authorities in their housing market area but should co-ordinate future housing reviews so they take place at the same time."*[10]

10. Maldon District Council will continue to work with its neighbours through the Duty to Cooperate. However, at this stage, it is considered that an early review option would be difficult to coordinate given that, as set out above, the neighbouring authorities are expecting to adopt new Local Plans throughout 2017 and 2018.

[10] Paragraph: 007, Reference ID: 2a-007-20150320

Appendix 15

HARDISTY JONES ASSOCIATES
Economic Development, Regeneration & Sustainability

Maldon District Council LDP: Employment Evidence and Policy Update

Final Report

Prepared for Maldon District Council

July 2015

Contents

Executive Summary i

1 Introduction 1

2 Planning and Economic Development 3

3 The Maldon District Economy 5

4 Drivers of and Constraints to Future Economic Growth 12

5 Economic and Employment Change in Maldon District 16

6 Demand for Sites and Premises 22

7 Supply of Sites and Premises 29

8 Comparing Demand and Supply 43

9 Conclusions 50

Job Number:	14-08-01
Version Number:	6.0
Approved by:	Gareth Jones
Date:	July 2015

Executive Summary

Background

This report is an independent review of the economic and employment growth prospects of Maldon District using the latest and most up-to-date evidence. It is compliant with the approaches to considering economic development as part of the planning process, as set out in the NPPF and PPG.

The local economy

The economy of Maldon District is not entirely self-contained, and the District is part of a wider functional economic market area (FEMA). Maldon District has the strongest functional economic relationship with the City of Chelmsford, and these two local authority areas are best considered as the core of the Maldon District FEMA. It has less strong relationships with Basildon, Braintree, Colchester and London, which comprise the periphery of the Maldon District FEMA.

The particular strengths of the local economy are:

- The good quality of life, which attracts people to live in the District
- A diverse business base, with a relatively healthy business start-up rate
- Strong residents' earnings (influenced by out-commuting for work) and low unemployment

Weaknesses of the local economy include:

- A high level of out-commuting for work, with lower earnings for those who work in the District compared to regional and national averages
- Lower rates of growth in employment and businesses than regional and national averages
- A lower proportion of the population who are of working age, with higher-skilled residents commuting out for work
- Relatively poor access to the strategic transport network, compared to other nearby places, and poor telecoms and broadband infrastructure
- Relatively poor quality industrial property stock

Opportunities for the local economy include:

- Potential for growth in the tourism, agricultural processing and renewable energy sectors
- Plans to improve transport connectivity into the District
- Potential for the allocation of new employment sites, particularly in the proposed urban extensions

Threats to the local economy include:

- An ageing population, so a decreasing working-age population
- Lack of available high quality industrial premises, and little commercial development activity

Drivers of and constraints to growth

There are a number of drivers of future growth in the Maldon District economy. The quality of life for residents encourages people to move to the District, and should be used to encourage the start-up of new businesses by residents, and the maintenance and growth of those businesses already established in the District. The potential for the regeneration of the Causeway area and redevelopment of particular sites could support economic and employment growth in the District. The allocation of new employment sites as part of larger mixed-use developments (such as the proposed urban extensions) could accommodate significant amounts of employment. The creation of a business innovation or incubation centre could help start-up and growing businesses. Promotion of the visitor economy could help stimulate growth, particularly in the Dengie Peninsula. Transport improvements could help to improve accessibility, and therefore the attractiveness of the District as an employment location.

There are some constraints to economic growth which will need to be overcome. Maldon District has not historically attracted large employers and inward investment, and efforts should be focused on new-start businesses and growing those businesses already located in the District. The transport infrastructure has weaknesses, although there are plans for investment in this. Efforts need to be made to improve the quality of the local workforce. Investment is needed in the quality of overall employment property stock.

Vision for future economic growth

The vision for growth in the District is to maintain a vibrant and competitive economy whilst sustaining the high quality of life. Maldon District is part of the Heart of Essex, and the majority of the forecast employment growth within this sub-region is proposed in Chelmsford.

Projected economic growth

Over the period 2014 to 2029, employment projections derived from the East of England Forecasting Model (EEFM) suggest a growth of 2,200 jobs in Maldon District. This is a reasonable target given the local drivers of and constraints to growth discussed in this report, and it is broadly in line with the Economic Prosperity Strategy ambition of 2,000 jobs over the period 2013-2029. Overall it is the service sector which is forecast to generate job growth over the plan period. The construction sector is forecast to experience more substantial growth than in the historic period. Manufacturing employment is forecast to decline, but not to the extent experienced in the past.

Demand for sites and premises

The assessment of future requirements indicates that approximately 11 hectares of further B1/B2/B8 Use Class land will be required during the Local Plan period. This will support the expansion of the economy and ensure existing employment is safeguarded by facilitating the replacement of ageing stock.

Supply of sites and premises

A list of 38 current employment sites was identified by Maldon District Council and Fenn Wright at the beginning of this study. The largest concentration of existing employment space is to be found

in the Causeway between Maldon and Heybridge. There is scope for some employment-led mixed-use development on some currently poor quality employment sites, but the generally low level of available supply in Maldon District means that none should be de-allocated.

The current availability of vacant stock is around one-year's worth of office take-up and one-quarter of one year's worth of industrial take-up. This vacancy rate is low in comparison to other local centres.

A list of 22 potential development sites was identified by Maldon District Council and Fenn Wright at the beginning of this study. The best potential sites are those in the proposed urban extension and those that comprise extensions to existing employment areas, such as the land south of Limebrook Way, Primrose Meadow, and Mundon Road.

Local property experts Fenn Wright suggest that the main obstacle to the delivery of new sites and premises is the viability of new commercial development. Maldon District is not alone in having to overcome such issues.

Comparing demand and supply

With a target of 2,200 net additional jobs in Maldon District by 2029, there is an insufficient quantity and quality of currently available employment premises to enable and accommodate that growth. Tackling this shortfall will require a range of actions, including: making better use of currently under-utilised sites and premises; occupying currently vacant stock; redevelopment of existing sites; and the allocation of new employment sites, particularly greenfield sites.

The District needs a mix of types and quality of sites and premises to accommodate the range of businesses that are located in and wish to locate in the District. A market-led assessment of the preferred locations for further employment allocations suggests that these are:

- Maldon
- Heybridge
- Burnham on Crouch (primarily to satisfy local demand)
- Latchingdon – but no sites have been proposed for consideration in the Local Plan
- South of the District – near South Woodham Ferrers – but no sites have been proposed for consideration in the Local Plan

Clearly there are not potential sites identified in every one of these locations, and a further site search would need to be undertaken. In much of the District, transport accessibility is relatively poor. It is also acknowledged that traffic congestion in the Danbury to Maldon corridor is an issue that has been discussed during the Examination in Public of the Local Plan, and that this needs to be given weight when considering the location of further employment sites. From a policy perspective there is a preference for further search in the south of the District to avoid exacerbating these traffic issues in the Danbury to Maldon corridor.

The main policy responses needed to enable future economic growth are:

- Allocate land to accommodate future economic growth aspirations

- Ensure that land released by the decline of employment in manufacturing is re-used for employment (unless it is no longer suitable for this use). To achieve viable development, it may be necessary to allow part of such sites for other uses such as retail or residential only insofar as this enables the delivery of employment premises. A cautious approach to allowing residential development should be taken, to avoid it restricting the ongoing operation of businesses on employment sites
- Encourage regeneration in the Causeway area and other employment areas that are currently failing to meet their development potential
- Allocate some sites as part of the proposed urban extensions to Maldon/Heybridge and Burnham on Crouch
- Avoid the over-allocation of land, to maximise the potential for viable development
- Encourage the development of flexible office and industrial buildings which can be sub-divided to accommodate smaller as well as larger businesses
- Ensure that future employment growth does not compromise the quality of life that makes Maldon District an attractive place to live for economically active residents
- Set a criteria-based policy for the future development of employment sites in rural areas
- Set a criteria-based policy to enable the allocation of a site for 'bad-neighbour' uses (e.g. waste transfer and recycling) if a suitable site comes forward

1 Introduction

1.1 Background

1.1.1 A Local Development Plan for Maldon is currently being prepared, to cover the period 2014 to 2029. An evidence base was prepared, to support the Submission Draft Local Plan. An initial review of the Plan by the Inspector has led to him raising concerns about the soundness of the plan, which were set out in a key concerns letter. His concerns mainly deal with housing need, housing numbers, and deliverability, which will impact on the employment aspects of the Plan. He is concerned that any revisions to the housing need assessment could have 'knock-on' effects for the rest of the Plan, including the employment policies. The Inspector also raised some specific concerns with the employment evidence base. A separate review of housing numbers has been carried out.

1.1.2 This report is an independent review of the economic and employment growth prospects of Maldon District using the latest and most up-to-date evidence. In the first instance the economic and employment growth prospects have been considered without any external constraints, such as future housing numbers. The state of the District's economy, the plans for future development, and external factors have been considered in order to arrive at an independent assessment of possible future growth. A number of different scenarios have been considered. This growth projection has then been considered alongside the revised housing numbers, to consider the fit between these two strands of work.

1.2 The paper

1.2.1 This paper is the final summary report, which draws on the detailed research that has been undertaken for this study. This paper comprises the following chapters:

1.2.2 **Chapter 2** sets out the current policy and guidance on planning and economic development

1.2.3 **Chapter 3** is an overview of the current state of the Maldon District economy, using latest data

1.2.4 **Chapter 4** considers the drivers of and constraints to future growth in Maldon District

1.2.5 **Chapter 5** discusses the level and composition of the latest projections of future growth in the Maldon District economy

1.2.6 **Chapter 6** identifies the demand for sites and premises, based on the economic and employment growth projections

1.2.7 **Chapter 7** sets out an overview of a new assessment of the current employment land supply, and the potential future employment land supply in Maldon District

1.2.8 **Chapter 8** compares forecast future land requirements against current and potential future land supply to identify the implications for the Local Plan

1.2.9 **Chapter 9** sets out the conclusions of the study and the implications for the Maldon Local Plan and future economic development strategy

1.2.10 The detailed research is set out in the accompanying appendices:

- Appendix 1 sets out an overview of the methodology for undertaking this research
- Appendix 2 sets out the documentary and data review that has been undertaken, and includes the main messages that have emerged from the consultations that have been undertaken for this study
- Appendix 3 sets out the projected future economic growth in Maldon District, and translates this into projected demand for employment floorspace and employment land
- Appendix 4 considers the current and potential future supply of employment premises and sites in Maldon District

2 Planning and Economic Development

2.1 NPPF and PPG

2.1.1 The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) put economic development at the heart of the planning process, contributing to the achievement of sustainable development. This planning framework is considered in more detail in Appendix 2 to this report. This section summarises the main aspects of the NPPF and PPG that are important, and there is some further discussion at appropriate places later in the report.

2.2 Sustainability and vitality

2.2.1 Local plans should encourage and support growth in a sustainable manner. Promoting the vitality of existing urban areas through enhancing development is part of the core principles set out in the NPPF, and is pertinent to Maldon District.

2.3 Functional economic market area

2.3.1 NPPF and PPG are clear that future economic growth needs to be considered at the level of the functional economic market area. Maldon District is not an entirely self-contained functional economic market area, so its future economic growth needs to be considered within the context of a wider local and regional geography. Given the uncertainty of future economic growth, a range of scenarios for future economic growth in Maldon District should be considered. The Duty to Cooperate suggests that strategic priorities (including homes, jobs, retail, leisure, commercial development, infrastructure etc.) should be considered across administrative boundaries, to the *mutual benefit of neighbouring authorities* (NPPF Paragraph 178). Identifying the functional economic market area(s) that include Maldon District is an important task that is dealt with in the following chapter.

2.4 Economic vision and strategy

2.4.1 Within the context of a functional economic market area, NPPF is clear that local planning authorities should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth (NPPF Paragraph 21). At present there is a recently prepared economic strategy for Maldon District as well as economic visions for several of the wider functional geographies that the District sits within such as the Heart of Essex, Essex County Council and South East LEP.

2.5 Places

2.5.1 Promotion of the development and competitiveness of town centres is discussed in Section 2 of the NPPF, and this is important for Maldon District given the importance of its main town, Maldon, and other towns and villages. Section 3 discusses the need to support a prosperous rural economy, and again this is very important to Maldon District where a large proportion of the District is rural.

2.6 Objective need and plan development

2.6.1 According to Planning Practice Guidance[1], "*The assessment of development needs is an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints. However, these considerations will need to be addressed when bringing evidence bases together to identify specific policies within development plans*."

2.6.2 This study caries out an independent and unbiased assessment of need, and then considers how the Local Plan's policies can respond to this.

[1] http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/the-approach-to-assessing-need/
Paragraph: 004 Reference ID: 2a-004-20140306

3 The Maldon District Economy

3.1 The functional economic market area

3.1.1 The economy of Maldon District is not entirely self-contained, and the District is part of a wider functional economic market area (FEMA)[2]. It is not easy to put a single line around a FEMA, and different data sets can help to identify very strong, less strong and weaker relationships with other places. The best data for assessing the extent of this FEMA are commuting data, housing market data, governance structures and transport infrastructure, enhanced with local consultations.

3.1.2 The strongest commuting relationship is with the adjoining district of Chelmsford, which also contains the urban area of Chelmsford, the nearest city, and a centre for economic activity and employment that serves a wider hinterland. There are also strong net commuting flows to Basildon and London. There are less strong commuting links to other adjacent local authority areas.

3.1.3 Analysis of the local housing market has concluded that Maldon District can be considered as a single housing market area. There are some housing market flows to and from adjacent districts, but the evidence suggests that the District boundary is a good approximation of a housing market area.

3.1.4 Maldon District is a member of two sub-regional partnerships: the Heart of Essex and the Haven Gateway. It is also a district of the County of Essex and a member of the South East LEP. Of these structures, only the Heart of Essex (which comprises Maldon District, Chelmsford and Brentwood) represents a functional economic market area – and in this case it is one centred on Chelmsford. However, other than this partnership commissioning an economic growth study there appears to be little other partnership working.

3.1.5 There are no trunk roads in Maldon District, and the District's main roads connect to the A12 and A130, linking the District to Braintree, Chelmsford, Basildon and Colchester, and onwards to further locations. The rail lines in the south and to the north of the District connect it to London.

3.1.6 Business consultations have not identified any particularly strong linkages with specific places, and local businesses appear to have customer and supplier relationships over a broad and diverse area.

3.1.7 Considering all of the available data, Maldon District has the strongest functional economic relationship with the City of Chelmsford, and these two local authority areas are best considered as the core of the Maldon District FEMA. It has less strong relationships with Basildon, Braintree, Colchester and London, which comprise the periphery of the Maldon District FEMA.

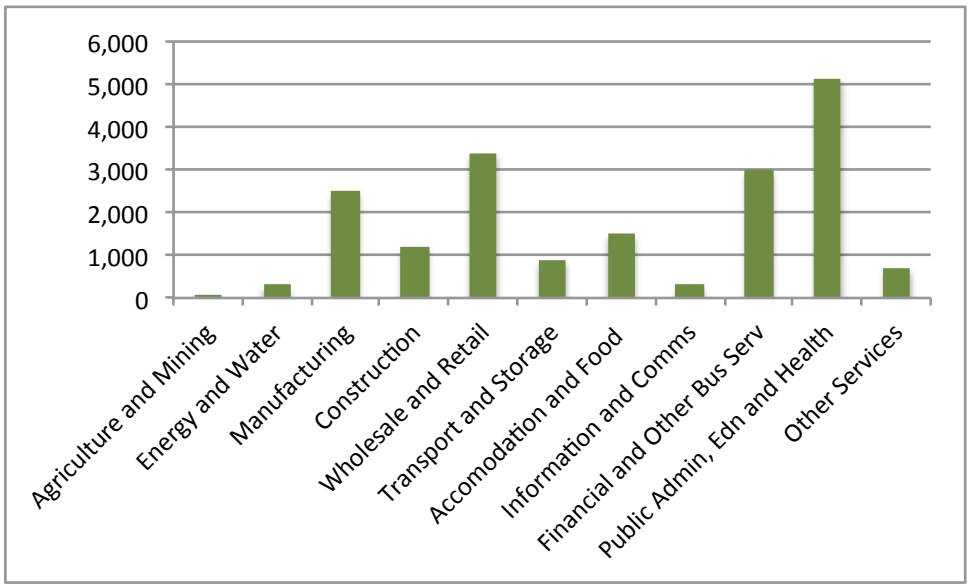
[2] A more detailed discussion of the functional economic market area can be seen in Chapter 2 of Appendix 2

3.2 The local economy

3.2.1 Maldon District has a robust economy[3], with relatively strong out-commuting for work. The District has a slightly lower proportion of the population of working age than for comparator areas such as the East of England or Great Britain, and a lower economic activity rate. The District has fewer employees in employment, but more self-employed residents than average. It has a lower employment density (i.e. jobs per working age resident) than the nearby districts with large towns and cities. Recent growth in employment in Maldon District has been lower than average, and lower than in Chelmsford. 45% of the working residents of Maldon District work in the District (either at a place of work or from home), with the rest commuting out of the District to work. 70% of those who work in Maldon District live in the District, with the balance commuting in from outside.

3.2.2 The District has a broad economy with no particular clusters[4] or networks of specialist economic activity, with employment by sector shown in Figure 3.1. It has a number of advanced manufacturing and technology businesses, but they are not linked to each other. Figure 3.2 below shows location quotients of the main sectors[5], and it can be seen that Maldon District has a relatively small service sector.

Figure 3.1: Employment by Sector in Maldon District, 2013



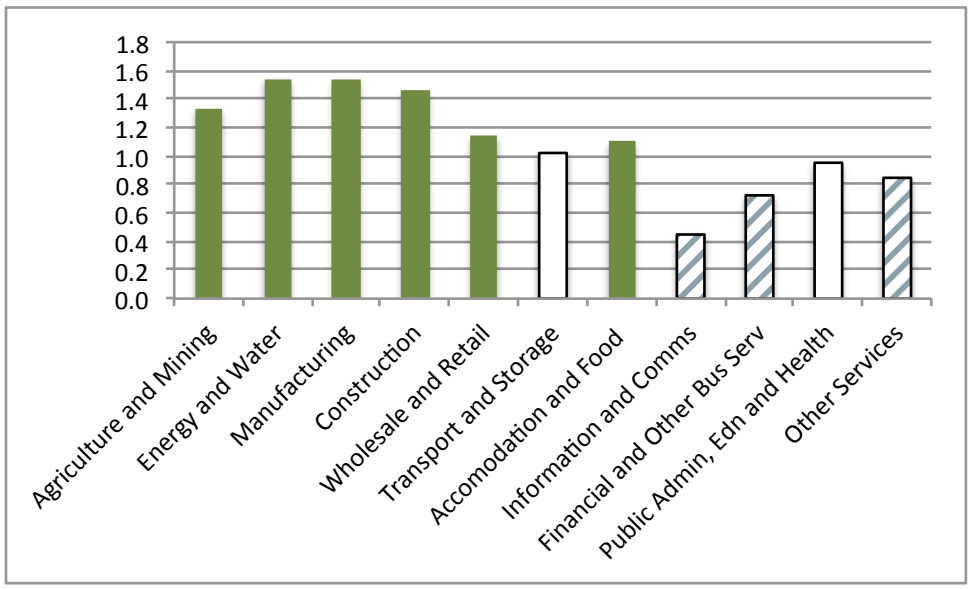
[3] A more detailed discussion of the economy of Maldon District can be seen in Chapter 3 of Appendix 2

[4] In this context we are using the widely accepted definition of clusters defined by Michael Porter in The Harvard Business Review in 1998 as "*geographic concentrations of interconnected companies and institutions in a particular field. Clusters encompass an array of linked industries and other entities important to competition. They include, for example, suppliers of specialized inputs such as components, machinery, and services, and providers of specialized infrastructure. Clusters also often extend downstream to channels and customers and laterally to manufacturers of complementary products and to companies in industries related by skills, technologies, or common inputs. Finally, many clusters include governmental and other institutions—such as universities, standards-setting agencies, think tanks, vocational training providers, and trade associations—that provide specialized training, education, information, research, and technical support*."

[5] A Location Quotient (LQ) is a measure of the concentration of an activity in an area. An LQ less than 1.0 shows a lower concentration of an activity in the local area than in the national economy, and an LQ greater than 1.0 shows a greater concentration of activity in the local area than in the national economy

Source: ONS Business Register and Employment Survey, 2013

Figure 3.2: Location Quotients (LQ) of Sectors in Maldon District, 2013



Bars in green indicate an LQ>1.0; bars in white indicate an LQ=1.0; and bars in grey indicate an LQ<1.0

Source: ONS Business Register and Employment Survey, 2013

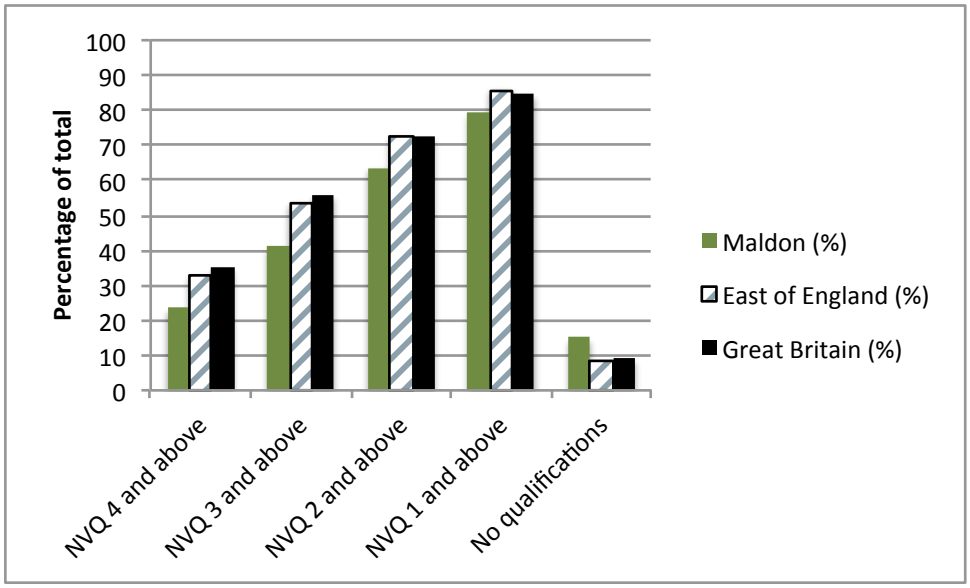
3.2.3 In term of job numbers and annual turnover tourism is a relatively small sector in the local economy. However, the decommissioning of the Bradwell nuclear power station has been a boon for local accommodation and leisure businesses in serving the temporary workforce. However, this is coming to an end and efforts are being made to stimulate more visitors and visitor-spend, to counteract this decline. The District has a larger than average agricultural sector, as would be expected in a rural area, but limited food and drink processing.

3.2.4 The District has slightly more micro businesses and fewer large businesses than the regional and national comparators. A large proportion of the employment in Maldon District is concentrated in Maldon and Heybridge, with over 50% of the District's jobs in the Maldon and Heybridge wards. Maldon town is the main retail and service centre in the District.

3.2.5 The primary asset of Maldon District as a place to do business is its quality of life.

3.2.6 Workforce skills are below regional and national averages, as can be seen in the figure below.

Figure 3.3: Workforce Skills in Maldon District, 2014



Source: ONS Annual Population Survey July 2013 to June 2014

3.2.7 Both gross weekly pay and hourly pay by workplace are significantly lower in Maldon District than in the East of England and Great Britain. However, both gross weekly pay and hourly pay by place of residence are higher for Maldon District residents than for the East of England and Great Britain. This suggests that those living in Maldon District and working outside of the District (i.e. out-commuting) are earning more than those working in the District (whether local residents or in-commuters).

3.2.8 Maldon District has significantly fewer jobs in the higher occupation groups (managers, director, senior officials, professional occupations, associate professionals and technical occupations) than the East of England or Great Britain. It has a similar proportion of jobs in the next occupational groups (administrative & secretarial and skilled trades) than the East of England and Great Britain; and more in the lower occupational groups (caring, leisure, other service occupations, sales, customer services, process plant & machinery operators and elementary occupations) than the East of England and Great Britain.

3.3 SWOT Analysis

3.3.1 A summary SWOT analysis is set out below – considering the strengths, weaknesses, opportunities and threats facing the economy of Maldon District. This is considered in more detail in Appendix 2, Chapter 8.

Strengths

3.3.2 Quality of life

- Good quality of life attracts people and businesses to Maldon, and keeps them in the District

3.3.3 Business base

- Diverse business base

- Relatively healthy business start-up rate
- Independent retailers in Maldon town centre have tended to be robust in the recession

3.3.4 Earnings and unemployment

- Residents' earnings are higher than the regional and national averages (but this is due to out-commuting rather than high paying jobs in Maldon)
- Relatively low unemployment

3.3.5 Other strengths identified in the Heart of Essex Economic Futures study include:

- Significant growth in the professional, scientific and technical sectors
- Retail hub sustaining significant levels of local employment
- Strong presence of education and health sectors, identified as having significant growth potential
- Resilience of the business base, with low level of insolvencies, and the highest adaptive capacity within Heart of Essex

Weaknesses

3.3.6 Quality of employment

- High level of out-commuting to other Districts for work, particularly to Chelmsford
- Workplace earnings are lower than the regional or national averages
- Maldon has fewer jobs in higher quality occupations and more jobs in lower quality occupations
- Relatively low job density (i.e. low number of jobs compared to the working age population)
- Less full-time jobs and more part-time jobs than regionally and nationally
- Lower rate of growth in employees and employment than regionally or nationally (2009-2013)
- Lower rate of growth in businesses than regionally or nationally (2011-2014)
- No strong clusters of inter-linked businesses. The advanced manufacturing businesses in the local area are not part of a cluster
- Parts of the tourism and accommodation sector (particularly in the south of the District) have been reliant on workers involved in the decommissioning of the Bradwell power station, and this is coming to an end

3.3.7 Population and workforce

- Lower proportion of the population are of working age than regionally and nationally
- Relatively lower skilled working population, with higher-skilled residents commuting out
- Businesses believe that many people have unsuitable attitudes as well as poor skills

3.3.8 Infrastructure and accessibility

- Relatively poor accessibility to the strategic transport network (road and rail): which impacts on businesses and commuting
- Relatively poor telecoms and broadband infrastructure
- Vulnerability to flooding in the Causeway industrial area
- Relatively poor quality industrial property stock

- There are few flexible employment sites suitable for new start businesses
- Maldon District is not particularly attractive to mobile and footloose inward investors

3.3.9 Other weaknesses identified in the Heart of Essex Economic Futures study include:

- Reliance on public sector for employment (accounting for a fifth of all employment) leaves Maldon vulnerable to further public sector cuts

Opportunities

3.3.10 Opportunities include:

- There is potential to increase the economic impact of the tourism sector by growing visitor numbers, and increasing the spend per visitor, although this will require investment in infrastructure and training in the sector
- There is potential for adding value to the agricultural sector through processing e.g. wine bottling
- There is potential for more renewable energy generation in the rural parts of the District
- The County Economic Plan and SELEP Growth Deal bid have proposed transport improvement projects for Maldon District, and investment in the Causeway industrial area
- There is a lack of supply of deliverable employment land across Essex (n.b. *commercially deliverable* employment land, not just allocated employment land), and so if sites can be brought to a deliverable state in Maldon (i.e. with services and infrastructure in place), there will be a demand for them

3.3.11 Other opportunities identified in the Heart of Essex Economic Futures study include:

- High proportion of small businesses (*albeit not much higher than elsewhere*) provides an opportunity to flourish and generate employment provided appropriate support
- High levels of entrepreneurialism and self employment providing opportunities for sustainable future growth
- Potential to boost sustainable, nature based and historic tourism given the quality of the environment

Threats

3.3.12 Threats

- As well as having a lower proportion of the population of working age, the population of Maldon District is ageing
- Car parking charges in the town centre may discourage shoppers and visitors
- The lack of available high quality industrial premises is restricting the growth of existing businesses
- Current market rents do not enable landlords to invest in improving their stock
- The local market cannot deliver speculative industrial and commercial property developments
- Chelmsford is an attractive growth location and is forecast to attract a large proportion of future growth in the sub-region, which might displace growth that could otherwise have come to Maldon District. However, there is a lack of deliverable employment land in

Chelmsford (as discussed above), and so cheaper land in Maldon may well be attractive if it can be made available

- Further out-commuting could be constrained by the capacity of the road network

3.3.13 Other threats identified in the Heart of Essex Economic Futures study include:

- Production and manufacturing represent key sectors in Maldon – but have shown strong recent decline
- The construction sector has experienced decline in employment and output during the economic downturn
- Relatively high proportion of businesses in agriculture sector – but this sector has experienced rapid recent declines
- Prevalence of small businesses which face challenges to survive and grow

4 Drivers of and Constraints to Future Economic Growth

4.1 Future drivers

4.1.1 Future economic growth for Maldon District will comprise two main elements:

- Economic and employment growth located within the District boundary
- Economic and employment growth in the functional economic market area, but outside the District, creating employment opportunities for District residents outside the District boundary

4.1.2 This section deals mostly with the former, because this growth has implications for the Local Plan. Despite opportunities for employment outside the District, there is still a demand for employment land within Maldon District, and it is dealt with in this report. There are a number of ways in which the latter can be influenced e.g. through Maldon District's influence on County-level economic plans, and SELEP plans. These need to be considered as part of the District's economic development strategy, remembering that economic growth drivers work across functional economic market areas, and are not constrained within local authority boundaries.

4.2 Growth within Maldon District

4.2.1 The main drivers of future growth in Maldon District are discussed below.

Quality of life

4.2.2 Many businesses are located in Maldon District because of the quality of life for the owners and employees of those businesses. Maintaining that quality of life is important to stimulating future economic growth. Quality of life should be used to maintain and grow those businesses that are already located in Maldon District, and encourage and support local residents (or incoming residents) to start high quality and high growth business in the District.

Regeneration of the Causeway area

4.2.3 The regeneration of the Causeway area is identified as a project in the Local Plan and is listed in the SELEP Growth Deal bid. A study into the future development of the Causeway area has been commissioned by Maldon District Council, and is currently being undertaken.

4.2.4 The objectives of the study are to: meet the needs of existing businesses, in order to retain existing employment; attract new businesses in higher value sectors; consider the development of an employer-led vocational skills training centre; and increase the attractiveness of the area.

Allocation of new employment sites

4.2.5 As well as the regeneration and improvement of existing sites there are proposals for the allocation of three new employment sites within the District, and two of these (at Wycke Hill) are part of plans for larger mixed-use developments. These are:

- 3.4 hectare extension to Burnham Business Park at Burnham-on-Crouch for B1, B2 and B8 uses
- 0.5 hectares of employment land at Wycke Hill (north) for B1 and B2 uses
- 4.5 hectares of employment land at Wycke Hill (south) for B1, B2 and B8 uses

4.2.6 It is worth considering whether there is scope to increase the amount of employment land, particularly in the Wycke Hill proposals adjacent to Maldon or adjacent to existing employment sites throughout the District. Viability and commercial deliverability are key factors that need to be considered.

Business support and an incubation centre

4.2.7 The Council has prioritised business support in its Economic Growth Strategy. It has also referred to the potential for developing a business incubation centre, but there are no detailed plans in place to deliver this.

Promotion of the visitor economy

4.2.8 As part of the promotion of business growth in Maldon District, there is particular interest in promoting tourism and the visitor economy. This is largely part of the response to end of decommissioning work at the Bradwell power station, and so efforts to promote the visitor economy are more prevalent in the south of the District and the Dengie peninsula.

Transport improvements supporting broader growth

4.2.9 There are three proposed projects for improving transport infrastructure in Maldon District, and its links to the strategic highway network set out in the South East Growth Deal. At least one of these, the A414 Maldon to Chelmsford Route Based Strategy, is definitely going ahead.

4.2.10 Transport improvements may make Maldon District more attractive to further investment by existing businesses, or investment from inward investors. Transport improvements may also enable further out-commuting, which is a significant source of employment for residents of Maldon District.

4.3 Growth in the functional economic market area

4.3.1 The most significant driver of growth in the functional economic market area is the future growth of Chelmsford. This is important for several reasons:

- It will provide jobs for Maldon District residents
- Growth in Chelmsford-based businesses could provide supply chain opportunities for Maldon District businesses

- Development of sites and new premises in Chelmsford (and in other nearby districts) could either displace businesses from Maldon District or attract businesses that might otherwise have moved to Maldon District

4.3.2 However, as mentioned previously there is generally poor availability of deliverable employment sites across Essex. This may constrain the economic growth that can take place in the functional economic market area, and the presents an opportunity for Maldon District if deliverable sites can be brought to the market.

4.4 Constraints to economic growth

Difficulty attracting large employers and inward investors

4.4.1 Maldon does not have large employers and has not attracted large inward investment projects in the past. It is not linked directly to the strategic highways network, and mainline rail links are limited. Maldon District does not have a large resident workforce, and there are no clusters or networks of high value businesses already established in the District. For these reasons, large employers and mobile inward investment projects have tended to locate elsewhere. Directly overcoming these constraints is a longer-term ambition, albeit one that is achievable given a positive approach to planning policy and support for the deliverability of employment sites e.g. through investment in services and infrastructure. In the short to medium term efforts to promote economic growth in Maldon District should concentrate on: growing existing businesses; increasing the quality of existing businesses; encouraging local residents to start new businesses; and attracting smaller businesses into the area that are less reliant on high capacity transport links.

Transport and other infrastructure

4.4.2 The constraints associated with the transport network and other infrastructure have been extensively discussed above. Some investment may take place, which could improve the quality of transport and other infrastructure. However, efforts to grow the local economy should recognise this constraint and should be focused on businesses that are less dependent on high speed, high capacity transport linkages.

Workforce

4.4.3 The quality of the workforce is relatively low. Efforts need to be made to improve the workforce quality, either through the provision of training and skills in the District, or through improving accessibility to training and skills outside the District. Training and skills provision needs to respond to local employers' needs if local businesses are going to be supported to grow and improve their quality.

Property stock

4.4.4 The industrial property stock is of relatively low quality. This is constraining the ability of local businesses to grow, as they cannot find high quality, suitable premises. Whilst market led and speculative development is limited, this situation will not improve quickly. There is potential for the development of new industrial property on newly allocated sites in the District. Plans are being developed for the regeneration of the main Causeway industrial area, but funding will need to be found to enable this development to take place.

Development viability

4.4.5 Low rental levels in Maldon District mean that it is difficult to achieve viability in delivering new development. This is discussed in more detail in Chapter 7, which considers the supply of sites and premises.

5 Economic and Employment Change in Maldon District

5.1 This chapter

5.1.1 This chapter summarises more detailed analysis that is set out in Appendices 2 and 3. This chapter sets out the vision for growth in Maldon District and a quantitative assessment of the growth potential of the District.

5.2 Vision for future growth

5.2.1 The economic vision for the District, as set out in its 2013 Economic Prosperity Strategy, is to:

Maintain a vibrant and competitive economy, balancing the needs of industry and prosperity whilst sustaining a high quality of life, increasing incomes and promoting the Maldon District as a great place to live, play, work and do business.

5.2.2 The Economic Prosperity Strategy sets out a target to create 2,000 net additional jobs between 2013 and 2029. Several growth scenarios are considered in the plan, but the basis of these is no longer considered suitable.

5.2.3 At the sub-regional level, a 2012 study of future growth prospects in the Heart of Essex sub-region[6] suggested that over two-thirds of the area's total employment growth is expected to take place in Chelmsford, with between one-third and one-fifth in Brentwood, and up to one-tenth in Maldon District. This clearly shows that sub-regional growth is expected to be concentrated in Chelmsford.

5.2.4 At the County and South East LEP level, plans have been set to support significant numbers of sustainable private sector jobs, deliver new homes and lever investment into the local economy.

5.3 Economic forecasts

5.3.1 Core to considering future employment land and property requirements in Maldon District is an understanding of the likely pattern of economic and employment change. Forecasts for Maldon District and other parts of the FEMA are drawn from the East of England Forecasting Model (EEFM). The EEFM is an econometric model developed by Oxford Economics providing consistent forecasting information for the whole of the East of England region and its constituent local authority areas. The EEFM 2014 model outputs have been used to provide a baseline view of the economy as well as a basis to test alternative scenarios. The EEFM is an independent forecast of potential growth. It has been recently revised (early 2015), and the latest figures are used in this analysis. HJA has tested the EEFM 2014 projections for employment growth, and found them consistent with the level of housing growth proposal over the plan period, of 310 dwellings per annum.

[6] Nathaniel Lichfield & Partners and Experian (June 2012) The Heart of Essex: Economic Futures Study

Headline Projections

5.3.2 Figure 5.1 below sets out selected headline economic indicators over the Local Plan period 2014-2029. On the basis of the evidence in respect of the FEMA the results for Maldon District are benchmarked against Chelmsford and the Strategic Housing Market Area[7], and the Essex and UK economies. The Maldon District results are also benchmarked against the 15-year period 1999-2014 to provide some sense of historic context.

5.3.3 Setting the future projections in the context of the benchmark areas, the EEFM baseline suggests that the Maldon District economy will:

- Grow slightly less strongly than the benchmark areas in GVA terms, most notably Chelmsford and the SHMA. It will see a broadly similar scale of growth to the UK and Essex as a whole.
- Experience similar levels of growth in GVA per capita and labour productivity to all benchmark areas.
- Experience a slightly lower rate of job growth than Chelmsford, the SHMA and Essex, but higher than the UK.

5.3.4 Relative to the 15-year period 1999-2014, the rate of employment growth is anticipated to be lower and labour productivity to be higher. This variation in the scale of employment growth between the forecast period and the historic period is consistent across all the benchmark areas. This is in part as a result of the fact that employment did not fall as fast during the recession as in previous recessions. As a result there is additional capacity in the workforce to deliver economic growth through productivity gains. It is also a result of assumptions around continuing public sector austerity with much lower levels of employment growth forecast in public administration, education and health activities.

5.3.5 The scale of forecast employment growth over the Local Plan period is broadly in line with the Economic Prosperity Strategy ambition of 2,000 jobs over the period 2013-2029.

Figure 5.1: EEFM Projections – Selected Indicators – percentage change 2014-2029

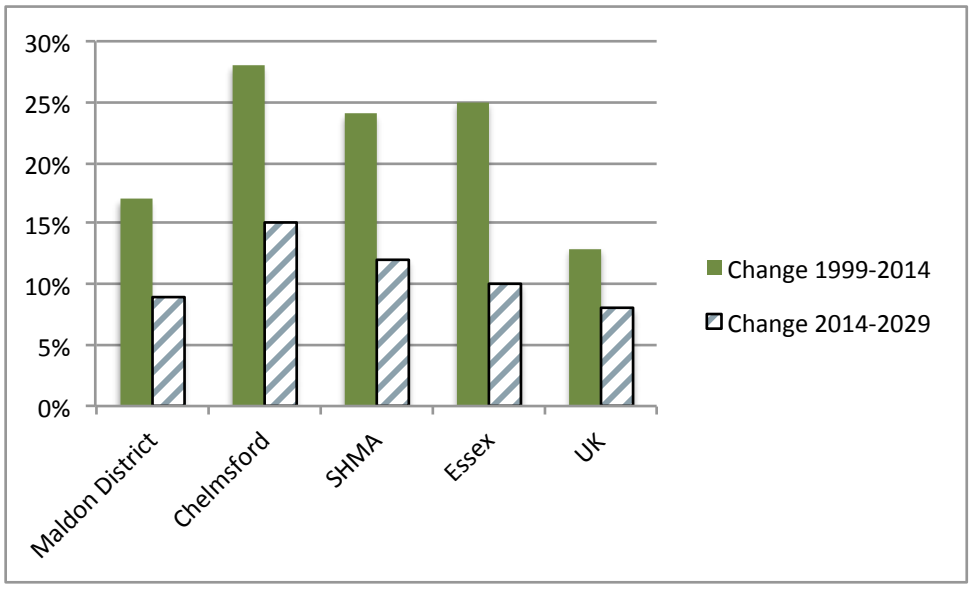
	Maldon District		Chelmsford	SHMA	Essex	UK
	Historic Trend Scenario	2014 Baseline				
Total GVA	45%	43%	48%	48%	44%	44%
Total GVA (per annum)	2.5%	2.4%	2.7%	2.6%	2.5%	2.5%
GVA per capita	33%	33%	35%	32%	31%	32%
Labour productivity	23%	32%	29%	32%	32%	33%
Total employment (number of jobs)	3,900	2,200	14,700	40,400	65,100	
Total employment	17%	9%	15%	12%	10%	8%

Source: EEFM 2014 (Oxford Economics), HJA analysis
N.b. Projections for benchmark areas based on EEFM Baseline Scenario

[7] Comprising the districts of Maldon, Chelmsford, Brentwood, Braintree and Colchester

5.3.6 It should be noted that the lower level of future employment growth when compered to historic employment growth (i.e. 9% cf. 17% as seen in the figure above), is common to all of the benchmark areas as well as for Maldon, so this does not indicate any particular concerns about Maldon's figures. It is also influenced by the exact time period considered due to the volatility of local level data. These issues are explored in more detail in Appendix 3, and are summarised in the figure below.

Figure 5.2: Future forecast growth and historic growth in employment



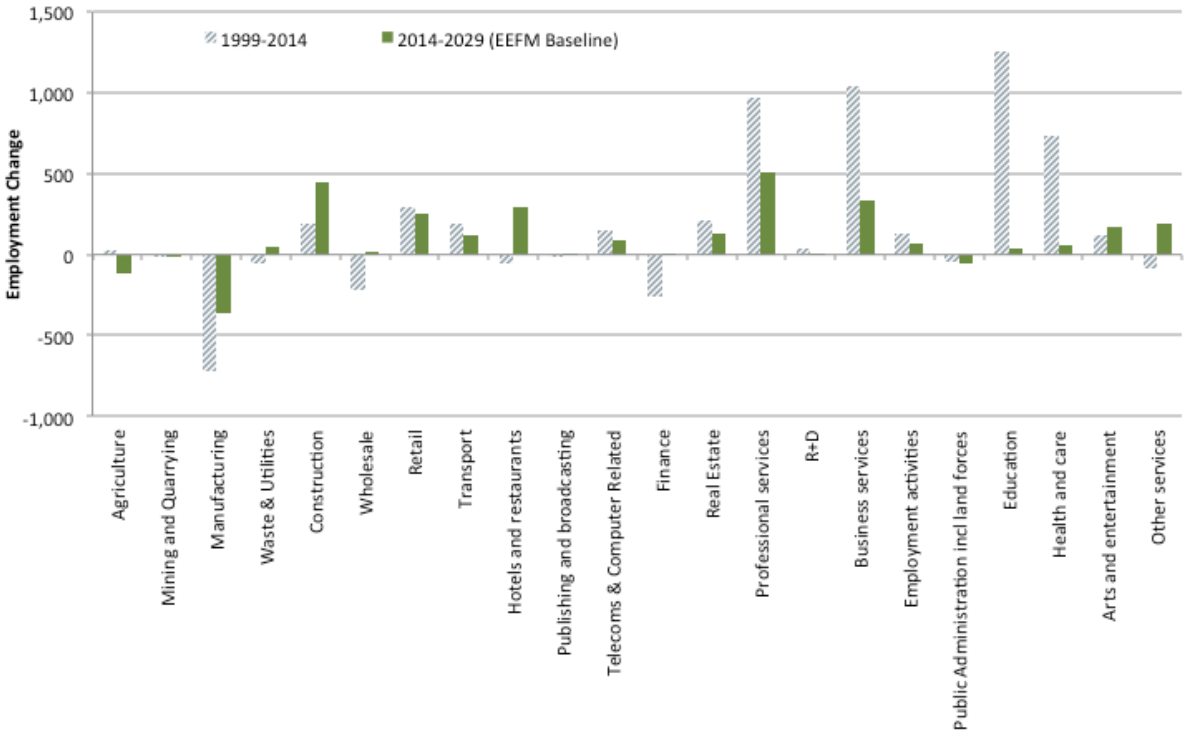
Source: EEFM 2014 (Oxford Economics), HJA Analysis

Baseline Sectoral Projections

5.3.7 The EEFM provides forecasts at the sectoral level. The figure below benchmarks sectoral forecasts for the Plan Period against the 15-year historic period. A number of key messages immediately stand out:

- The historic period included very substantial growth in the education and health sectors, which is not forecast to be repeated in the future, given constrained public finances.
- Business and professional services were key growth sectors in the historic period 1999-2014. These sectors are forecast to continue to grow, but will not deliver the same volume of new jobs as in recent history.
- Overall it is the service sector which is forecast to generate job growth over the plan period. This is similar to the historic period, but the rate of growth is anticipated to be much lower.
- The construction sector is forecast to experience more substantial growth than in the historic period. This in part includes catch-up given the impact of the recession on employment in this sector. Manufacturing employment is forecast to decline, but not to the extent experienced in the historic benchmark period.

Figure 5.3: Employment Growth Projections by Sector



Source: EEFM 2014 (Oxford Economics), HJA analysis

5.4 Maldon District's future growth forecasts in context

5.4.1 In this section we consider the employment growth forecasts and subsequent land requirements against the local evidence on future economic change to identify any reasons for adjusting these forecasts. As a starting point, it is observable that the future employment growth forecasts derived from the latest 2014 version of the EEFM (published in January 2015) is similar to the growth aspiration set out in the Maldon Economic Prosperity Strategy discussed at the beginning of this chapter (2,200 jobs over the Local Plan period and 2,000 jobs respectively).

Structural changes in the local economy

5.4.2 No primary evidence has been found of any expected significant structural changes in the economy of Maldon District, particularly when compared to other nearby places. As discussed above, the forecast growth in employment numbers is lower in the future than over the same historic period, but this is true for the UK, Essex and most other nearby places. The decommissioning of the Bradwell power station reaches a conclusion early in the Local Plan period, so this is no longer a driver of jobs and economic benefit in the local economy. This will have some minor direct impacts on employment, and indirect impacts on the tourism (accommodation) and leisure sectors. Plans have been put in place to address this challenge. Overall, the cessation of decommissioning is unlikely to have a major impact on local employment during the Local Plan period.

5.4.3 When considering the sectoral breakdown of the employment growth forecasts set out earlier in this chapter, it is clear that there is significantly less forecast growth in growth in public sector employment, particularly education and health, than over the same period in the past. There is a lower level of forecast growth in some of the main service sectors, including professional services and business services, but a smaller decline in manufacturing. To a large extent these trends follow county-wide and national trends. This is shown in more detail in Appendix 3.

Permitted Development Rights

5.4.4 Permitted Development Rights (PDR), in particular the potential to convert offices to residential, are not believed to have a significant impact on either the supply of offices or the supply of residential units in Maldon.

Conclusions

5.4.5 Employment growth of 2,200 over the Local Plan period 2014 to 2029 from a base of 26,200 (+9%) is reasonable given the drivers of and constraints to future growth, and the role of Maldon District in the functional economic market area.

5.5 Competition for employment growth

5.5.1 There is strong competition for employment growth from areas around Maldon District, including those in its FEMA. The forecast employment growth (derived from the 2014 EEFM) and plans to enable this growth in nearby places Chelmsford, Braintree and Colchester are discussed below.

Figure 5.4: Employment growth forecasts and plans for delivery

	EEFM 2014 Data			
	Current employment (2014)	**Forecast future employment (2029)**	**Change in employment 2014-2029**	**Plans/assets to support change in employment**
Chelmsford	99,500	114,100	14,700 (+15%)	• Plans for ARU Medical Technologies campus
Braintree	63,200	72,000	8,800 (+14%)	• Aspiration for more than 14,000 new jobs • Use of existing undeveloped employment land allocations at Witham • Innovation park in urban extension to Braintree • Existing business incubator and plans for another • Phase 2 of Skyline 120 business park • Access to A12, A120, mainline rail and Stansted Airport

	EEFM 2014 Data			
	Current employment (2014)	**Forecast future employment (2029)**	**Change in employment 2014-2029**	**Plans/assets to support change in employment**
				• Keen to promote business and financial services
Colchester	93,600	102,300	8,700 (+9%)	• Three strategic employment zones
Brentwood	44,000	49,900	5,900 (+14%)	

5.5.2 The figure above shows that there is strong competition for employment growth in the functional economic market area of Maldon District, and the wider local area. All have a currently greater critical mass of employment and economic activity, and greater accessibility to the strategic road and rail networks than Maldon District. Overall, this section puts Maldon District's forecast future growth into local context, and reinforces the conclusion above that a growth target of 2,200 net additional jobs is reasonable.

6 Demand for Sites and Premises

6.1 This chapter

6.1.1 This chapter builds on the employment growth set out in the previous chapter, and uses it to calculate the potential demand for sites and premises in Maldon District to enable the projected level of economic and employment growth.

6.2 Approach to calculating demand

6.2.1 Slightly different methodologies are used for considering the land and floorspace implications of employment change within the different Use Classes. These result from the varying availability of robust evidence to inform assumptions and the level of maturity of assessment techniques.

6.2.2 The B Use Class includes business, industrial and storage/distribution uses. These have often historically been viewed as the primary employment Use Classes. However, it is often the case that a minority of jobs are actually accommodated within sites and premises classified within the B Use Classes, and many jobs fall within other Use Classes including jobs in retail, customer services, hotels, leisure and catering, health, education and construction. Some jobs are entirely mobile and require no sites or premises base at all.

6.2.3 There is available information to make an assessment of net additional floorspace requirements using the employment density method for A Use Classes. However, there are also other more traditional methods for assessing future floorspace requirements, particularly for retail use. As a result, the assessment within this analysis is set out as indicative. In this instance, a separate retail study has been undertaken and should be given more weight than this assessment.

6.2.4 Outside the A and B Use Classes the information available to allow the translation of jobs to floorspace is often insufficient to allow a full and robust assessment of future requirements. There is a very wide range of activities within Use Classes with hugely varying sites and premises requirements and therefore other more qualitative approaches are required.

6.2.5 Our approach to assessing the scale of growth within the B Use Class is summarised in the figure below (and is described in more detail in Appendix 3).

Figure 6.1: Assessing employment in the B Use Class

6.2.6 The first part of the process considers the potential for additional requirements for employment land and property as a result of expansion in the economy. This is based on sectoral employment projections, which are then converted into projected employment change by Use Class using a conversion matrix, and then into property and land requirements using employment and development density assumptions.

6.2.7 The second part then considers wider market factors. In particular, this includes the need to recognise the churn in the economy and the need to replace and upgrade property stocks. For example, whilst the manufacturing sector as a whole has experienced well-documented decline in its employment base, there has been a continued demand for new premises within which to operate. This demand can be driven by the need to replace dilapidated stock, existing companies needing more/less space, a different location or a different type of premises. It can also be driven by new companies in the market, which may not find the right type of property available in the right location within the market. As a result, whilst overall a sector may be in decline (although this still applies to growing sectors too), there are changes beneath the surface which will continue to drive demand. This can be a particular issue where existing stocks are ageing or where vacant sites are no longer in the locations that are suitable for modern occupiers.

6.2.8 The third part of the model builds in an allowance for choice and flexibility. This element needs to take account of offering location choice as well as choice in terms of the type of property and setting. Within the detailed assumptions employed as part of this model, local evidence has been used to ensure the approach is appropriate to Maldon District.

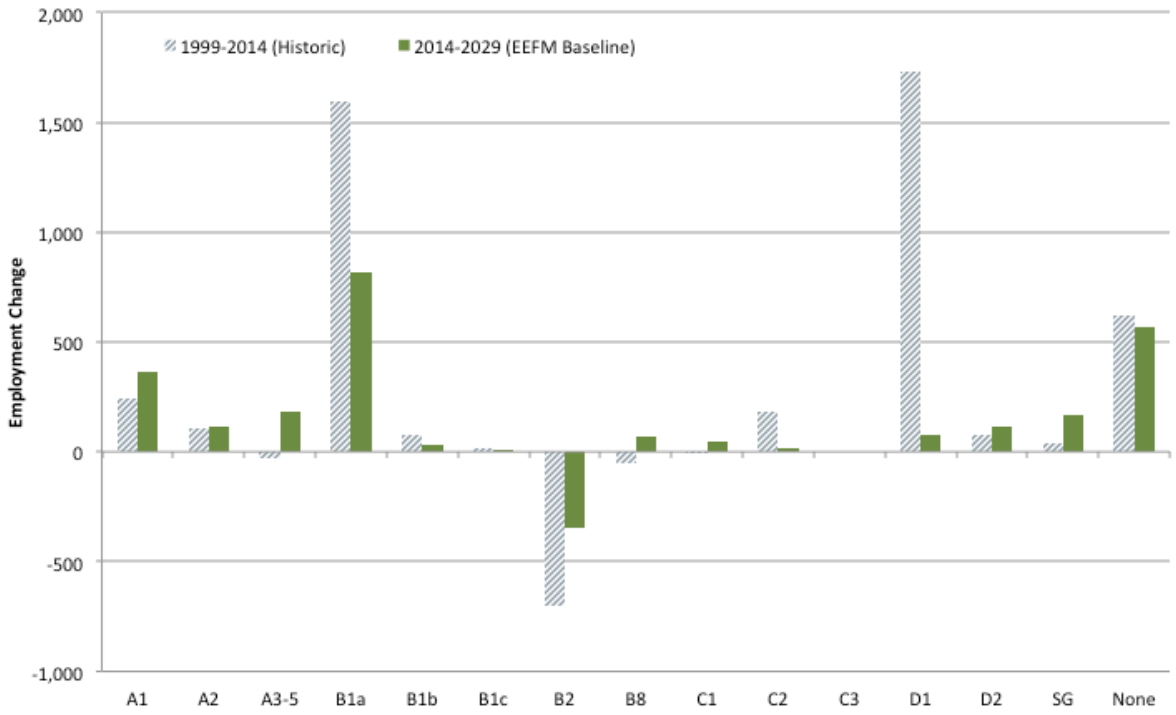
6.2.9 The results of the quantitative assessment are tested against historic patterns of activity, alternative growth scenarios and other available evidence of a more qualitative nature to aid interpretation of the results and set the results in a wider context.

6.3 Employment projections by Use Class

6.3.1 Figure 6.2 sets out HJA's estimation of employment projections by Use Class. These are benchmarked against the historic period 1999-2014. These reflect the sectoral variations described previously. Much lower growth in education and health is forecast within the C2 and D1 Use Classes. The lower rate of forecast growth in business and professional services is shown predominantly within the B1a Use Class. The reduced rate of decline in manufacturing based activities is shown within the B2 Use Class.

6.3.2 The chart also shows that a substantial proportion of future employment growth will be outside any of the Use Classes.

Figure 6.2: Employment Growth Projections by Use Class



6.4 Trends in future use of employment land and premises

6.4.1 There are a number of general trends that are driving changes in the demand for employment land and premises. These are not specific to Maldon District, but will impact the District as much as anywhere else. They are, in summary:

- More office-based jobs means higher density use of employment space
- A shift from labour-intensive to more capital-intensive manufacturing means that whilst the number of employees is declining this is not necessarily reflected in declining productivity and GVA. Also, some employment change could be absorbed within current floorspace. That is, existing employers increasing employment with no need for additional floorspace and other employers reducing headcount without releasing floorspace to the market. The nature of the property market with lease structures and freehold ownership is such that floorspace requirements will not adjust in a perfect correlation with employment. Therefore the demand for premises is not simply affected by a decline in employment in manufacturing, and there is a constant demand for modern, high quality industrial premises.
- There is ongoing need for replacement employment premises as they reach the end of their lifespan. This is significant in Maldon District where there is an older stock, and much is reaching the end of its lifespan. This means that there is a constant need for new premises simply to maintain current employment levels
- More home-working and space-less working is driven by changes in culture and more self-employment, facilitated by broadband (albeit that this is dependent on better broadband coverage)

- There are general and ongoing changes in the retail and distribution sectors, facilitated by technology development (e.g. a shift from physical shops to online shopping)
- There is some revival of town centre residential and leisure uses, and some decline in the growth of out-of-town activities, which is helping to re-vitalise many town centres

6.4.2 One trend that is stronger in Maldon than other places is the demand for offices ancillary to industrial premises, allowing a business to undertake a broader range of tasks than in pure office or pure industrial premises.

6.5 Estimating future employment land requirements

6.5.1 When considering the impact of net changes in employment upon future sites and premises requirements it is necessary to highlight the caveat that some employment change could be absorbed within current floorspace. That is, some existing employers may increase employment with no need for additional floorspace and other employers may reduce headcount without releasing floorspace to the market. The nature of the property market with lease structures and freehold ownership is such that floorspace requirements will not adjust in a perfect correlation with employment. Nevertheless, over the course of the entire Local Plan period there is likely to be scope for adjustments to be made. It will be important to monitor the supply and demand for premises over the Plan period.

Net additional requirement

6.5.2 The following figure summarises the results of analysis to estimate net additional future property and sites requirements for the various employment accommodating Use Classes. This is the first part of the process set out at the beginning of this chapter.

Figure 6.3: Summary of Net Additional Requirements for Maldon District 2014-29
(figures rounded to nearest hundred and may not sum)

Use Class	Projected Employment Change	Projected Net Additional Floorspace Requirement	Projected Net Additional Land Requirement
A1	400	7,500 – 38,500 sq m	Dependent on nature of development
A2	100	2,200 sq m	
A3-5	200	4,000 sq m	
B1a	800	9,800 sq m	Up to 2.4 ha
B1b	<50	1,100 sq m	0.3 ha
B1c	<50	200 sq m	<0.1 ha
B2	-300	-13,100 sq m	-3.3 ha *Estimated 1-2 ha might be available for re-use*
B8	100	5,100 sq m	1.3 ha
C1	<50	Potential hotel demand	-
C2	<50	-	-
D1	100	-	-
D2	100	-	-
Sui Generis	200	-	-
None	600	-	-

N.b. A detailed description of the modelling used to generate these figures is set out in Appendix 3 (Chapters 3 and 4, and Appendix 1)

6.5.3 To ensure best practice it is necessary to consider churn, replacement, choice and flexibility in the future demand for employment floorspace and land.

Churn and replacement

6.5.4 The following analysis relates only to the B Use Classes.

6.5.5 Based on what can be observed in the data, and what is known of the property market in Maldon District, it is assumed that provision should be made for around 1% of commercial stock to be replaced each year. Further discussion of this is set out in Appendix 3.

6.5.6 For the purposes of this analysis we assume that half of all replacement activity requires appropriate supply to be made available through allocations of development land. This therefore equates to a need to accommodate 0.5% of stock each year (i.e. half of the 1% per annum shown above), or 7.5% over the course of the 15-year Local Plan period. This floorspace figure is translated into land requirements, assuming a site development density of 40%.

6.5.7 Historic data on replacement demand is only available for offices and industrial, hence the modelling of future replacement demand can only be broken down into offices (Use Class B1a) and industrial (which in this case covers Use Classes B1b, B1c, B2 and B8).

Choice

6.5.8 A percentage uplift of the combined requirement for net additional and churn/replacement is applied to ensure that an allowance for range and choice is incorporated. This is discussed in more detail in Appendix 3. This uplift also builds in some additional flexibility to allow the normal frictional movement in the market. An uplift of 10% has been applied. This is greater than the uplift that is applied to residential, given the sometimes different nature of sites within each of the B Use Classes, i.e. there needs to sufficient flexibility for choice in each of the Use Classes B1, B2 and B8, which often have quite different requirements.

Longer term requirements

6.5.9 A flexibility allowance (or 'buffer') could be made to ensure sufficient provision is made to avoid a shortage of provision towards the end of the Local Plan period and immediately following its end. In addition, this flexibility allowance would provide insurance should higher levels of demand become apparent within the Local Plan period. In this regard, a five-year 'buffer' (based on average annual requirements) is identified for this flexibility. This element could be classified as safeguarded land at the current time, with a trigger mechanism linked to Local Plan review. At this stage such a requirement does not relate to identified need within the current Plan period and is not part of objectively assessed need.

Combined results

6.5.10 Figure 4.6 draws together the results of all of the components within the quantitative assessment that are discussed above, to provide an indication of potential future requirements for Maldon District. No overall totals are provided given the different nature of demand in each of the Use Classes.

Figure 6.4: Results of Quantitative Assessment

	Net Additional Floorspace (Sq m)	Net Additional Land (ha)	Replacement (ha)	Choice (ha)	Core Requirement
A1	7,500 – 38,500 sq m[8]	Dependent on nature of development			See commentary below
A2	2,200 sq m				
A3-5	4,000 sq m				
B1a	9,800 sq m	Up to 2.4 ha	0.3 – 0.7 ha	0.3	**3.0 – 3.4 ha**
B1b	1,100 sq m	0.3 ha	6.8 ha	0.7	**7.6 ha**
B1c	200 sq m	<0.1 ha			
B2	-13,100 sq m	-3.3 ha *Estimated 1-2 ha might be available for re-use*			
B8	5,100 sq m	1.3 ha			
C1	Potential hotel demand	-			See commentary below
C2	-	-			
D1	-	-			See commentary below
D2	-	-			
Sui Generis	-	-			See commentary below

N.b. B1a (offices) has a different site requirement, employment density and site coverage than B1b, B1c and B2 so it has not been combined the rest of B1 and B2 in this table

6.5.11 This analysis indicates a requirement for B Use Class land of approximately 11 hectares across the plan period. The most significant demand driver being the need to upgrade and replace industrial premises as a result of the ageing stock. The big uncertainty here is the ability of the commercial property development market to deliver this scale of replacement given commercial viability and end values in the area. As a result it is believed that this estimate is at the upper end of the range of what can be achieved. This demand will be met in a number of ways:

- Better use of currently under-utilised premises (although the corollary is that existing premises may be used less effectively in the future)
- Take-up of currently vacant stock
- Redevelopment of existing sites, leading to improved utilisation of these sites

[8] Note that White Young Green has undertaken a separate and specific retail study, which concludes that between 13,400 sq m and 21,500 sq m of convenience and comparison retail space will be required over the period to 2029. This is discussed in more detail in Section 8 of this report

- Building of new premises on currently vacant plots on existing employment allocations
- Allocation of new employment sites

6.5.12 A separate and more detailed analysis of the demand for retail sites in the A Use Class has been undertaken by White Young Green, and should be given significant weight.

6.5.13 The C Use Classes cover a broad range of activities. There are potentially around 50 additional jobs in the C1 Use Class. Based on best practice guidance this might support growth of between 60–150 hotel rooms in Maldon District depending on the quality of hotel provision. No significant change is projected in employment within the C2 Use Class covering residential institutions. However, this may mask patterns of change within the Use Class, particularly with qualitative indicators of demand for care home development.

6.5.14 The EEFM suggests a growth of around 100 jobs within the D1 Use Class covering non-residential institutions. This includes education and health provision. A further growth in employment of around 100 jobs is projected within the D2 Use Class. Current employment in Maldon District in this Use Class is concentrated within sports and fitness facilities and clubs. On this basis the projected growth in employment would require around 7,800 sq m of net additional floorspace. At a development density of 40% this would equate to 1.9 hectares of land. However, this would be dependent on the nature of developments coming forward and should be treated as indicative.

6.5.15 HJA analysis of the EEFM projections suggest some 200 additional jobs across activities that fall within the Sui Generis category. There are no robust assumptions to generate floorspace estimates.

Sensitivity analysis

6.5.16 Testing of alternative scenarios with 10% and 25% higher growth in job numbers in the district suggest there would be an increase in the level of B1a demand by up to 0.5 hectares and very modest adjustments to the figures for B1 b/c, B2 and B8. Given the challenge for the commercial market to deliver the scale of replacement activity that is likely to be required, it is not thought likely that allocations in line with the above analysis would constrain economic growth in Maldon in any way.

7 Supply of Sites and Premises

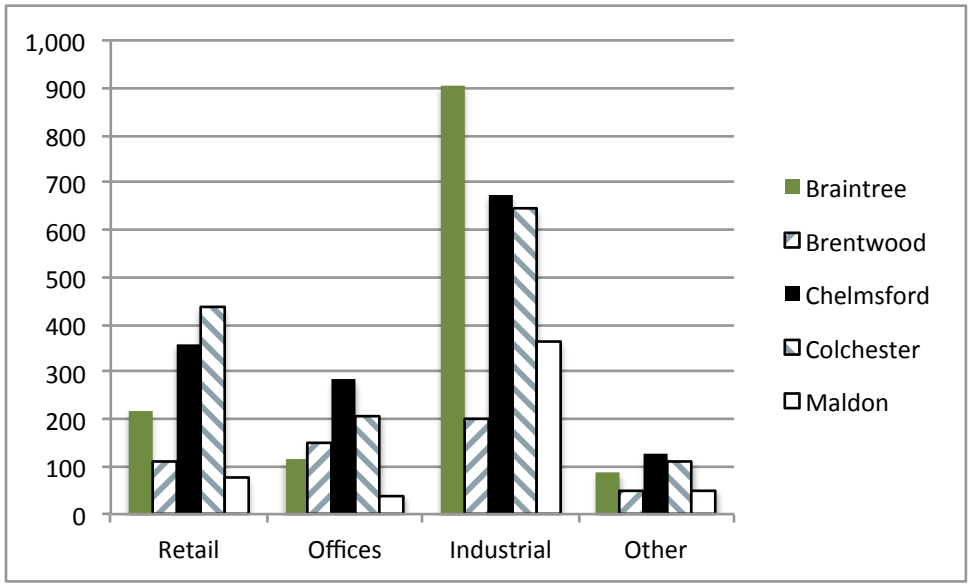
7.1 This chapter

7.1.1 In this chapter we consider the state of the commercial and industrial property market in and around Maldon District; and then look at the current supply of employment sites and premises in the District and the potential future supply of sites and premises.

7.2 The local property market

7.2.1 Data from the Valuation Office Agency[9] provides information on the local property stock and recent changes. The figure below shows the stock of employment premises in Maldon District and the neighbouring Districts in 2012. The figure shows that the stock in each property class in Maldon District is lower than in immediate neighbours Chelmsford and Braintree, reflecting the smaller size of the local economy. Maldon District's most significant property class is industrial, but in keeping with the size of the local economy, the District's industrial stock is just over one-half of the industrial stock in Chelmsford and just over one-third of the industrial stock in Braintree.

Figure 7.1: Property stock in 2012 ('000 sq m)

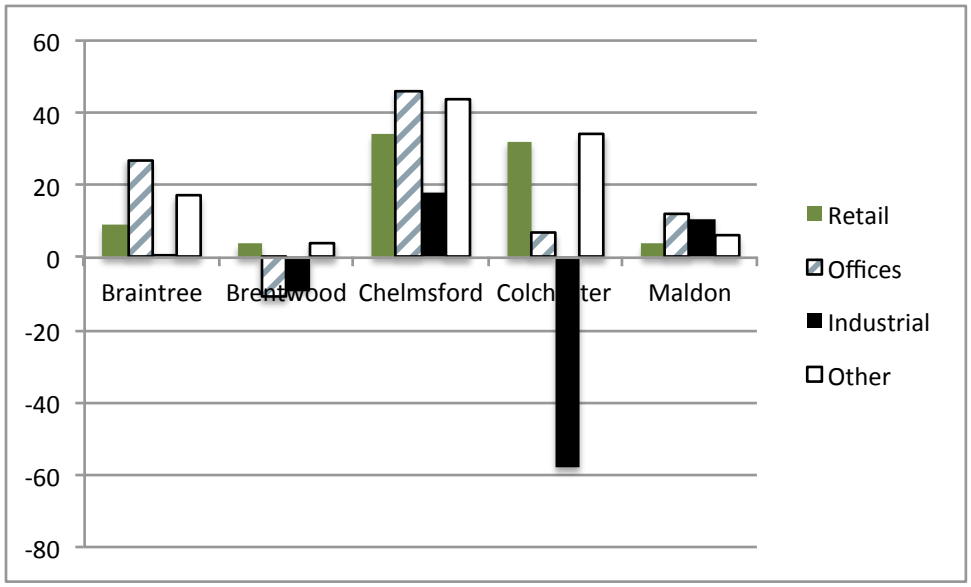


Source: Valuation Office Agency, 2012

[9] Valuation Office Agency (2012) Business Floorspace (Experimental Statistics)

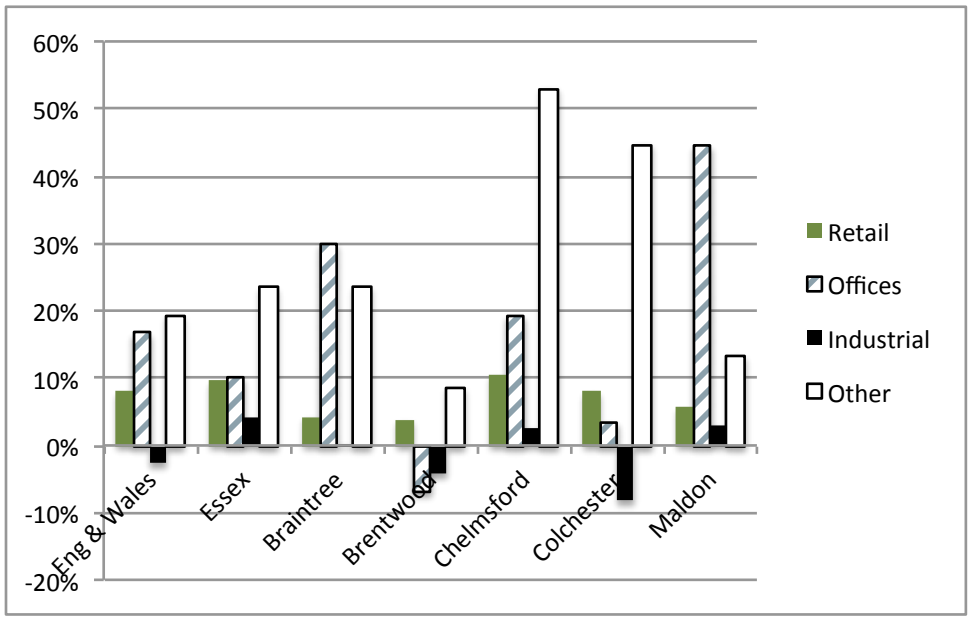
7.2.2 The figures below show the absolute and percentage changes in stock in each of the SHMA Districts and in benchmark areas, Essex and England & Wales, over the period from 2000 to 2012. In most property classes, the percentage change in Maldon District over the period is lower than or similar to the other SHMA Districts. The percentage increase in office space in Maldon District is much higher than in the other Districts, but this must be considered against the low starting point (27,000 sq m), the low absolute change (+12,000 sq m), and the fact that the office stock in Maldon District remains much lower than in the other SHMA Districts, as can be seen in the figure above.

Figure 7.2: Absolute change in property stock 2000-2012 ('000 sq m)



Source: Valuation Office Agency, 2012

Figure 7.3: Percentage change in property stock, 2000-2012



Source: Valuation Office Agency, 2012

7.3 The current supply of employment sites and premises

7.3.1 Fenn Wright has completed a review of the existing and potential employment sites in the District. A detailed assessment sheet on each site is set out at Appendix 4. The Appendix also includes a plan showing the location of each site. A total of 38 existing and 22 potential sites were reviewed, covering some 110 hectares of existing employment land, and over 500 hectares of potential development land. The assessment includes a review of the current uses and relevant market sector, occupancy rates and an overall assessment of market conditions.

Current stock of sites and premises

7.3.2 A list of 38 current employment sites was identified by Maldon District Council and Fenn Wright at the beginning of this study. These are summarised in the figure below.

Figure 7.4: Existing employment sites in Maldon District

Site	Use Class	Site Size (hectares)	Market Appeal Score (out of 30)	Notes
Wycke Hill, Maldon	B1/B2/B8	4.3	29.5	Valuable employment site - retain
Knowles Farm, West of Limebrook Way	B1	0.4	27.0	Mixed use site - retain in employment use
Quayside Park, Maldon	B1/B2/B8	5.6	24.4	Valuable employment site - retain
Oval Park, Langford	B1	11.9	24.0	Retain for high end B1 business uses
Heybridge House Industrial Estate, Heybridge	B1/B2/B8	1.4	24.0	Valuable employment site - Retain
West Station Yard Industrial Estate, Maldon	B1/B2/B8	3.1	24.0	Retain as valuable employment site
Bentalls Industrial Estate, Maldon	B1/B2/B8	3.5	23.5	Site constraints now evident: may struggle to find new occupiers. Potential for mixed-use development
Blackwater Trading Estate, Maldon	B1/B2/B8	12.5	23.5	Large well located opportunity site - Retain
Station Road Industrial Area, Maldon	B1/B2/B8	4.4	22.5	Potential Regeneration/Action area
Mill Lane Industrial Estate, Maldon	B1/B2/B8	1.9	22.0	Mixed Use opportunity site
Benbridge Industrial Estate, Maldon	B1/B2	1.0	21.5	Retain
Street Industrial Estate, Heybridge	B1/B2/B8	1.3	21.5	Potential Mixed Use Regeneration Area
Galliford Road Industrial Estate, Maldon	B1/B2/B8	5.6	21.5	Valuable employment site - retain
Langford Waterworks, Langford	B1/B2/B8	5.2	21.0	Consent for both industrial and residential. Appears to have been lost to residential
Leigh Industrial Estate, Maldon	B1/B2/B8	1.4	21.0	Potential Regeneration site -

Site	Use Class	Site Size (hectares)	Market Appeal Score (out of 30)	Notes
				retain
The Commodity Centre, Great Braxted	B1/B8	2.6	21.0	Retain as strategic employment site
Mapledean Industrial Estate, Latchingdon	B1/B2/B8	2.3	20.5	Valuable employment site - retain
Reigate Farm, Langford Rd, Wickham Bishops	B1	0.3	20.5	Retain as local employment centre
Station Approach and Mildmay Industrial Estate, Burnham on Crouch	B1/B2/B8	1.6	19.0	Potential for further investment - Retain for mixed uses
Hall Road Industrial Area, Heybridge	B1/B2	4.3	18.5	Potential for mixed-use development
The Maltings, Southminster	B1/B2/B8	1.2	18.5	Retain as local employment centre
Great Hayes Farm, Stow Maries	B1/B2/B8	1.8	18.5	Retain as local employment centre
Hall Road Estate, Southminster	B1/B2/B8	0.7	17.5	Retain as local employment centre
Hallmark Industrial Estate, Southminster	B1/B2/B8	0.5	17.5	Retain as local employment centre
Land at Burnham Road	B1, B8 (Storage)	0.8	17.5	Retain
Birchwood Farm, Cock Clarks	B1/B2	1.1	17.0	Retain as local employment centre
Mayfair Industrial Estate, Latchingdon			16.5	Valuable employment site - retain
Springfield Rd Ind Est, Burnham on Crouch	B1/B2/B8	5.0	15.0	Good mix of occupiers and uses -Retain
Beckingham Business Park, Tolleshunt Major	B1/B2/B8	6.6	15.0	Retain as local employment centre
Hook Farm, Mundon Road, Mundon	B1/B2	0.4	15.0	Retain as local employment centre
Scatterbrook Farm, Latchingdon	B1	0.9	14.5	Retain as local employment centre
Burnham Bus. Park, Burnham on Crouch	B1/B2/B8	3.3	14.0	Improved mix of occupiers and uses -Retain
Station Way, Tolleshunt D'Arcy	B1/B2/B8	0.4	14.0	Retain as local employment centre
Mayland Industrial Estate, Mayland	B1/B2/B8	1.6	12.5	Retain as local employment centre
Woodrolfe Road, Tollesbury	B1/B2/B8	4.1	12.0	Retain as local employment centre
Heybridge Basin Allocation, Heybridge Basin	B1	1.1	12.0	Already de-allocated as an employment site
Wellinditch Farm Barn, Stow Maries	Agricultural	0.5	9.5	Potential for mixed-use development
Colleton Farm, Foxhall Rd, Southminster	Agricultural	6.1	7.5	Potential for mixed-use development
Total		**110.7**		
Source: Fenn Wright, February 2015				

Overview of sites and premises

7.3.3 The sites are considered as part of an overview of the current supply of sites and premises, below.

The Causeway

7.3.4 The largest concentration of employment space in the District is to be found to the north of Maldon town centre on either side of the Causeway. The largest single estate in the Causeway Industrial Area is the Blackwater Trading Estate, Heybridge, which comprises 43,350 sq m on a site of some 13 hectares. The size and older age of the estate gives rise to a high level of turnover and letting activity. Lease voids are generally higher than in other estates. Industrial/warehouse rents are generally at or around £3.00 to £3.25 per sq ft per annum (c. £32 to £35 per sq m), which is well below the average rent level for larger industrial and warehouse space in Essex at £4.75 to £6.75 per sq ft per annum (c. £51 to £73 per sq m). The reasons for the large differential in rental levels include the size and specification of the units, their location, age and condition. Fenn Wright suggests that the size of the estate coupled with opportunities for active management make this area a good subject for a site specific regeneration and a development brief.

7.3.5 Quayside Park has seen a number of new owner-occupier led developments including Circuit House and Court Langley House in Bates Road. The latter comprises a 3,700 sq m office and warehouse building constructed for owner–occupation in 1996 and subsequently extended and re-let in 2013 to Eppendorf.

7.3.6 Nearby estates such as that at Galliford Road are multi- occupied and made up of smaller units from 930 sq m to 1,860 sq m. The buildings have seen some investment and refurbishment, and rents are higher than on the Blackwater Estate at £3.50 to £4.50 per sq ft per annum (c. £38 to £48 per sq m). The estate scores well in terms of accessibility, and is recommended for retention.

7.3.7 Heybridge House Estate comprises a range of small business and industrial units, ranging in size from 140 sq m to 370 sq m in size. Rents for small units are much higher than those quoted above, and they achieve a round £5.50 per sq ft per annum (c. £59 per sq m). The market rent reflects the strength of demand for such space and there are no voids.

Station Road

7.3.8 To the south of the Causeway industrial area is an existing employment site known as the Station Road industrial area. The site is located in a prominent position adjacent to the River Chelmer and Heybridge Creek, and overlooked by the residential areas to the north of Maldon High Street. Station Road is bordered by office, trade retail and light industrial uses to the north and general industrial premises to the south. The nature of the occupiers and the mix of building types give a rundown and untidy appearance to the area. Station Road is often obstructed by HGVs and parked vehicles. Station Road scores well in terms of the local facilities and access to the main road network but less well in terms of on-site environment and quality of the buildings.

7.3.9 Overall, the Causeway and Station Road areas are large enough to generate their own sense of place and an environment that complements their riverside location. However, the fractured nature of the land ownership, the existing use value of the buildings, and the current access constraints mean that without external investment and a positive plan-led approach this area is unlikely to change or be improved in a comprehensive way.

7.3.10 Outside of the principal centre of Maldon and Heybridge, the next largest employment centres are located at Burnham on Crouch in the south, Beckingham Business Park at Tolleshunt Major to the north and Latchingdon to the south.

Burnham-on-Crouch

7.3.11 Burnham Business Park is a modern development of industrial and warehouse units, many of which were built for owner-occupation. The adjacent Springfield Industrial Estate is a much older employment area dating back to the 1970s. The buildings are held on a long lease from Maldon District Council and are showing signs of a lack of investment, possibly due in part to the nature of the leasehold interest. There is a significant difference in rental values between the two areas: £5.00 per sq ft per annum at Burnham Business Park (c. £54 per sq m), compared to £3.50 per sq ft per annum (c. £38 per sq m) for similar sized units at Springfield Industrial Estate. The Mildmay Estate adjoins the station and offers potential for a higher quality of development including business space units.

Beckingham Business Park, Tolleshunt Major

7.3.12 Beckingham Business Park at Tolleshunt Major has evolved from a single occupier site to become a significant local employment centre. The estate is made up of older low-specification warehouses with ancillary offices, which due to the direct access from the A12 at Rivenhall and cheaper rents are attractive to low cost warehouse and distribution occupiers; and modern purpose-built owner-occupier buildings that were attracted by the availability of low cost industrial sites within a reasonable distance of the A12 trunk road. Rents vary from £3.50 to £4.75 per sq ft per annum (c. £38 to £51 per sq m), and are thus slightly above rental levels in Maldon, with less traffic constraints.

Latchingdon

7.3.13 Latchingdon offers good access to the A132 and a range of local facilities for staff. There have been a number of new employment developments on well-located off-lying sites such as Burnham Road, Latchingdon. The industrial areas are located some distance from the village, which is not ideal, but the lack of alternative options means that occupation levels are high. Mayfair Industrial Estate is longer established, and Mapledean Works is the most recent development, which comprises six small industrial units totalling 12,015 sq ft (1,116 sq m). Rents range from £6.50 to £7.00 per sq ft per annum (c. £70 to £75 per sq m), which is less than might be achieved for similar sized units in Chelmsford or Maldon, but comparable to South Woodham Ferrers.

Rural/farm business centres

7.3.14 Rural farm business centres (i.e. small rural employment sites often in converted farm buildings) offer a range of employment options and have filled a gap in the market in the absence of new-build dedicated office development over the last ten years. However, the commercial viability of these developments is marginal, and can be a problem. Infrastructure costs are low and such centres afford occupiers the advantage of a good quality environment, good car parking and freedom from the constraints imposed by town centres and traditional office buildings, but broadband availability can be poor. Occupiers can operate under more flexible leases. Rural business centres are ideal for small growing business that do not require significant numbers of support staff and are likely to remain a significant feature of the office market, however broadband provision is sometimes problematic. There is a risk that these centres could undermine the market for dedicated office provision.

The market appeal of existing sites

7.3.15 The largest concentration of existing employment space is to be found in the Causeway between Maldon and Heybridge. The Causeway area and that at Wycke Hill and West Station Yard score well in terms of access and public transport accessibility. However, there are significant areas of the Causeway where the buildings are low quality or have layout constraints. Conversely, the buildings on Burnham Business Park score well on internal environment but are let down by accessibility issues.

7.3.16 The scores for existing sites vary from 29.5/30 (Wycke Hill) to 7.5/30 (Colleton Road, Southminster). The scores should be interpreted with care due to the weighting attributed to factors such as road accessibility and public transport (i.e. 10 points), which are in themselves not always reflective of market need or appeal. Nonetheless there are clear trends that can be found through this assessment.

7.3.17 The average score for the existing sites is 18.8/30, which is higher than the score achieved when this exercise was last carried out in 2009 (the time of the last Employment Land Review in Maldon District). The result indicates that the existing stock is of fair quality but may not be sufficiently attractive to compete with better-located and more modern sites in adjacent Districts, such as South Woodham Ferrers. Looking at those sites that are in the upper quartile, all are likely to be well located to the available distributor road network, and well-managed estates with modern building in good repair.

7.3.18 The sites in the upper-middle quartile in most cases serve a valuable local employment function (as evidenced by high levels of occupation), but annual rents will be at or below the average levels for the region, and this discourages further investment in these locations. The scores of certain sites such as the Southminster estates are skewed by the proximity of those sites to a rail station, and would otherwise fall into the lower quartiles. It is questionable what impact if any public transport has on industrial demand.

7.3.19 A number of sites score relatively poorly, but still meet a specific local need (such Woodrolfe Road Tollesbury), and serve a valuable local employment function. Overall, occupancy and the score for internal environment were better than in 2009, suggesting either a shortage of space or cheaper occupation costs than in surrounding districts.

7.3.20 There is scope for some employment-led mixed-use development on some currently poor quality employment sites, but the general low level of supply in Maldon District means that none should be de-allocated.

Vacant premises and recent take-up

7.3.21 We attach at Appendix 4 a schedule of available industrial and office premises in Maldon District as at February 2015. Following a significant upturn in occupier demand during the second half of 2014 and the first few months of 2015, there is a very limited amount of industrial and warehouse floor space available. As might be expected, the majority of the available space is to found in the larger employment areas as described above. There is also a very limited amount of office space available. Currently there is 7,275 sq ft (676 sq m) of office space available for rent, and 81,800 sq ft (7,590 sq m) of industrial space.

7.3.22 Between 2011 and 2014, take-up of office space was 22,755 sq ft (2,110 sq m) in total, or 7,585 sq ft (705 sq m) per annum; and take-up of industrial space was 429,500 sq ft (39,900 sq m) in total, or 142,170 sq ft (13,300 sq m) per annum. Therefore the current availability of vacant stock is around one-year's worth of office take-up and one-quarter of one year's worth of industrial take-up. This vacancy rate is low in comparison to other local centres. This situation is likely to be the result of a range of factors including low rent levels, the high number of small business in the area and the greater flexibility of small business to weather an economic downturn. Overall, demand is higher than in 2009 (when the last Employment Land Review for Maldon District was carried out), and the availability of vacant stock is lower than in 2009.

General market observations

7.3.23 The majority of occupiers moving to Maldon are attracted by the relatively low level of rents, the availability of additional yard areas and the proximity to existing staff or premises. However, once established in the local area, Fenn Wright suggest that occupiers would often rather pay higher rents than relocate to another area.

7.3.24 The residential market is currently enjoying a significant upturn both in terms of the demand for housing and the level of investment into that sector. As a result, sales prices and land values have risen since 2010, facilitating viable mixed-use employment-led development and regeneration in certain locations. Fenn Wright's past experience of developing other waterside sites such as Brightlingsea Marina, the Hythe, Colchester and Ipswich Wetdock suggest that residential development can be a major catalyst in overcoming obstacles to development, delivering new jobs and creating business opportunities.

7.3.25 At the same time, there is continued growth in the leisure sector as lifestyle changes lead to people eating out more often. For this reason, Fenn Wright believes that the opportunities exist to promote regeneration and mixed use development in certain locations across the District where active management and private sector investment can play a part in overcoming issues such as site assembly, adverse ground conditions or poor repair. Ideally, consideration should be given to the identification of more sustainable sites close to existing facilities, the river and the A414 junction which are capable of accommodating retail and leisure users which would attract evening activity, restaurant and leisure activities to waterfront areas.

7.4 Potential future development sites

7.4.1 A list of 22 potential development sites was identified by Maldon District Council and Fenn Wright at the beginning of this study. These are discussed in detail in Appendix 4. The market appeal of these sites is considered below.

7.4.2 The potential development sites achieve a narrower spread of scores than the existing employment sites, from 11 to 27.5/35[10]. The best sites are constrained by wider environmental issues, such as flood risk. Such issues may be overcome by appropriate masterplanning of the sites. For the remainder, accessibility remains a major issue as does market appeal, with demand tailing off quickly the further the site is located from the main road network. Very few of the sites offer the market appeal necessary to justify employment as part of a mixed-use allocation. The average score is 20.6/35.

7.4.3 The best potential sites are those that comprise extensions to or are in close proximity to existing employment areas, such as the land south of Limebrook Way, Primrose Meadow, and Mundon Road. The best potential development sites are shown in the figure below. Although there are a small number of sites here, they do comprise a large amount of land. More information on this can be seen in Appendix 4.

[10] Note that the scoring criteria for development sites are different to those for existing sites, so the scores are not directly comparable

Figure 7.5: Highest potential development sites

Site	Assessment of likely Use Class	Market attractiveness score (max 35)	Commentary
New south of Maldon allocation at Wycke Hill South	B1/B2/B8	31.0	Potential to contribute to wide range of employment needs
New south of Maldon allocation at Wycke Hill North	B1/B2	29.0	Potential to contribute to some employment needs
Land at Primrose Meadow, Mundon Road	B1	28.0	Potential B1 small business allocation
Lands south of Limebrook Way, Maldon	B1/B2/B8	27.5	Well located site, good potential
Land south of Limebrook Way, Maldon	B1/B2/B8	26.5	Opportunity Site if others fail to come forward
Land north of Heybridge	B1/B2/B8	24.5	Good potential as part of wider mixed use allocation
Extension to Burnham Business Park	B1/B2/B8	21.5	Protect and retain for phased release
Land at Maldon Road Latchingdon	B1	21.5	Potential for rural business centre
Source: Fenn Wright, February 2015			

7.5 Development viability and the future supply of sites and premises

Development potential in the Causeway

7.5.1 There are no vacant employment sites in the Causeway area. There is potential for the redevelopment of existing employment sites in the Causeway area, but the viability of this is marginal. Recent employment property development in the Causeway area has been undertaken by owner-occupiers rather than by commercial property developers. Owner occupiers are keen to stay in the local area, mainly because of their local workforce, and do not need to deliver commercial returns on the property development, so can deliver new developments in areas where commercial developers would not be able to do so.

7.5.2 Mixed-use development will generally be necessary to enable development viability for employment sites in Maldon District. In the core Causeway employment area[11], any mixed-use should be employment-led rather than residential development, as residential development can restrict further employment development if it is too close and could set an undesirable precedent. Residential development should only be introduced where the financial viability of development cannot be achieved by any other means or in more peripheral areas.

7.5.3 A masterplan will deliver some certainty about the development proposals for the Causeway area, thus increasing confidence to invest in development. Good quality retail development in the core Causeway area could increase confidence and act as a catalyst to further investment and (re)development.

7.5.4 The core Causeway area has a relatively small number of landowners, which could make attempts at redevelopment much more likely to succeed than in places where the land is held in multiple ownerships.

7.5.5 BBP Regeneration is currently undertaking a study of the redevelopment potential of sites within the Causeway area.

Greenfield sites

7.5.6 Maldon District does not have the Green Belt restrictions that many other places in Essex do. Mixed-use development will be required on many greenfield sites to enable the cross-subsidy and delivery of employment development. Residential and employment uses can be mixed, as long as the employment uses are 'good neighbours', with employment preferably in offices and other uses that can be carried out in residential areas[12]. The proposed garden suburb urban extensions to Maldon would be the preferred locations for further employment land uses. Employment sites will require cross-subsidy from higher value allocations (e.g. residential).

General viability

7.5.7 Local property experts Fenn Wright suggest that the main obstacle to the delivery of new sites and premises is the viability of new commercial development, and by association the absence of alternative funding for infrastructure and services to enable the delivery of serviced sites. Put simply, the market value of new industrial premises constructed in and around Maldon District will be less than the land value and build cost. This deficit must be funded by cost savings by the occupier, the release of a higher value site elsewhere, or by landlords or occupiers willing to take a long term view or a reduced return on their investment. Most of the recent development that has taken place has been undertaken for specific occupiers.

[11] The Core Causeway Employment Area comprises: Blackwater Trading Estate, Heybridge House Industrial Estate, Leigh Industrial Estate, Quayside Park and Galliford Road Industrial Estate

[12] i.e. Use Classes B1a, Bib and B1c – which can be carried out in a residential area without detriment to the area by reason of noise, vibration, smell, fumes, etc

7.5.8 Maldon District is not alone in having to overcome such issues. Market rental levels for older industrial and office buildings have moved very little throughout the East of England region over the last ten years.

7.5.9 Some speculative development has taken place in surrounding places, such as Chelmsford and Basildon over this period. These towns have significantly better road and rail links and rent levels for similarly sized new industrial units are £6.25 to £7.25 per sq ft per annum (c. £67 to £78 per sq m), and for new offices £15.00 to £21.00 per sq ft per annum (c. £161 to £226 per sq m). It is notable that industrial rents in Chelmsford and Basildon are around 40% to 60% higher than in Maldon; and that office rents are 110% to 150% higher than in Maldon. Broadly speaking, new development can be made viable at or about the higher rental levels in these adjoining places under current (i.e. 2015) market conditions, as long as land values are not excessive. However, development viability in Maldon District is not so easily achieved.

7.5.10 In the absence of new employment development, Maldon District may find it difficult not only to attract inward investment, but also to retain existing employers who increasingly require modern flexible accommodation and potentially in certain instances, larger premises. Such occupiers may have no choice but to relocate out of area. Drawing on Fenn Wright's local experience, existing local occupiers are reluctant to move away unless or until they have explored all other options.

7.5.11 Lack of new development viability and a shortage of vacant freehold sites in Maldon District and surrounding areas dictates that few occupiers can afford to procure new commercial floorspace. As a result, such occupiers may have no option but to lease existing buildings as they arise at or about their current lease expiry date, wherever those opportunities arise. Some businesses may plan to acquire new freehold premises, but they are the exception, as the shortage of land, funding structures and lead-in times are not conducive to what can be volatile and unpredictable trading conditions. The availability of alternative premises and sites during the window of opportunity when trading conditions allow is fundamental to the decision-making process. Many prospective relocations and property investment transactions fail due to planning delays or unforeseen costs followed by a loss of confidence by the businesses' decision-makers.

7.5.12 New ways need to be found to strengthen the range of the commercial sites and premises offer in Maldon District, in order to accommodate local growth potential and attract inward investment from occupiers interested in Maldon District or unable to source or afford suitable employment sites elsewhere in the region. Driving up the quality of the business stock in Maldon District will require high quality sites and premises that are easily available for development and occupation.

7.5.13 The shortage of suitable employment sites and premises is not conducive to sustainable economic growth, but there are no easy solutions when rents and values are so low. Analysis of new commercial developments in the region over the last 15 years suggests that new industrial development does act as a catalyst to induce further investment, both by local occupiers and 'land hungry' low employment density activities such as warehousing and storage. This has been seen in places such as Wycke Hill in Maldon District, and further afield in places such as Braintree. New developments, by their nature and design, increase motivation and inspire confidence, particularly when compared to older industrial estates which offer little or no 'added value' to occupiers. Careful thought needs to be given to how new sites can be brought forward, and the delivery of roads, infrastructure and services to them.

7.5.14 The scale of the problem regionally can be seen by looking at the quantum of serviced employment land in and around Maldon District. Attached at Appendix 4 is a schedule that attempts to identify the quantum of serviced industrial sites in surrounding local authority areas. Whereas, in total, local authorities claim to have over 100 ha of allocated employment land '*available for purchase*', further investigation reveals that only some 20 ha of that land is actually serviced and available for sale.

7.5.15 Market forces suggest that, in due course, rental and land values will rise in response to rising demand and build costs. However, Fenn Wright suggest that unless employment sites are 'pump-primed' in some way, rents do not rise, as the existing stock of buildings continues to age and new investment, whether that be from existing or new employers, is seldom forthcoming. There is a high risk that in the absence of suitable premises some employment opportunities will be lost entirely to Maldon District.

7.5.16 Fenn Wright suggests three ways in which development viability and deliverability of new sites and premises can be improved:

- Greenfield investment and promotion, such as that adopted successfully by ECC at Wycke Hill over the period 1990 to 2000 i.e. the area between Morrisons and the Fire Station
- Promotion of larger mixed-use developments at a scale which enables cross-subsidy between investment in less viable employment infrastructure and sites and viable residential development. An example of successful private 'pump–priming' can be seen at Skyline 120 near Braintree which was conceived as part of the masterplan for Notley Garden Village
- Public sector direct intervention in land assembly and promotion, which is seen at Severals Farm and the Colchester Northern Relief Road, which opened up over 50 acres of serviced employment land.

7.5.17 In addition to support such as that described above, direct incentives such as empty business rates relief and/or rates rebates linked to the delivery of lower energy commercial buildings can also stimulate new investment. Such initiatives are particularly valuable where linked to supporting existing local employers to relocate, and to encourage the regeneration of older employment sites, as this reduces total occupation costs from day one and thus allow the employer time to adapt and expand the business to take advantage of the benefits of new premises.

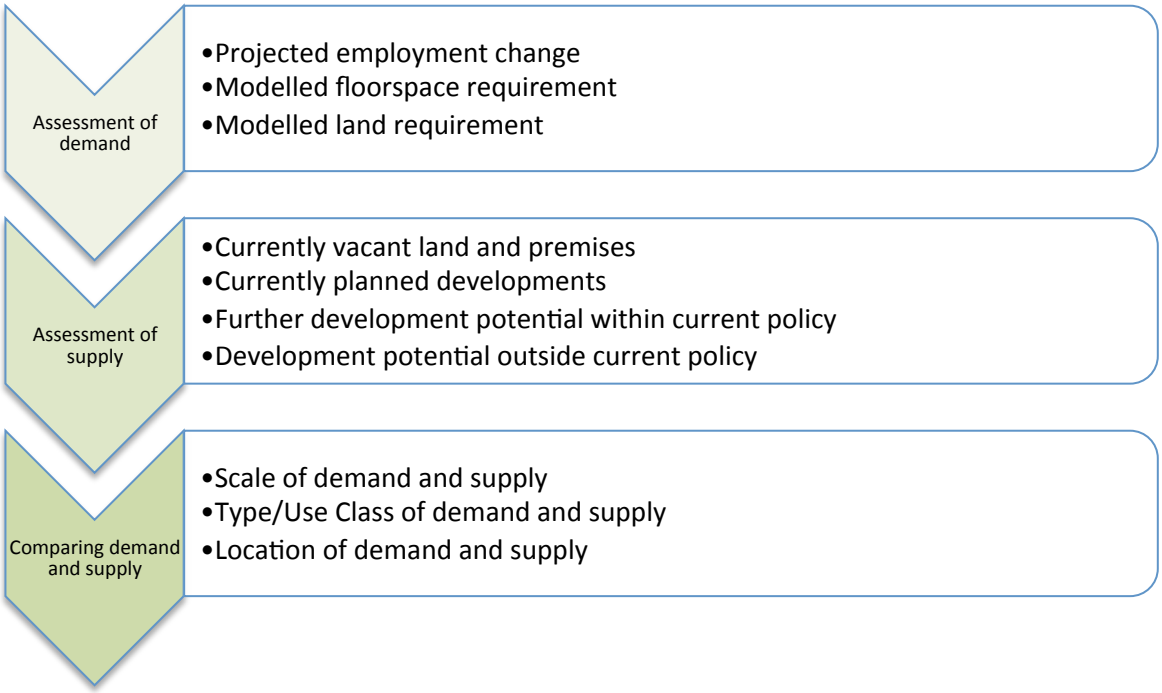
7.5.18 Maldon District has a proven track record in attracting and retaining new business to the area. By promoting the delivery of new employment sites, this is likely to be achieved far quicker and with more positive impact in terms of the retention and growth of job opportunities than might be achieved by traditional regeneration initiatives alone.

8 Comparing Demand and Supply

8.1 This chapter

8.1.1 In this chapter we compare the information on the likely future demand for employment land in Maldon District over the Local Plan period with the currently known and potential supply. The approach to comparing these is summarised in the figure below.

Figure 8.1: Comparing supply and demand



8.1.2 In the following sections we consider:

- Retail and town centre activities (Use Class A)
- Offices (Use Class B1a)
- Industrial and warehousing (Use Classes B1b, B1c, B2 and B8)
- Hotels and residential (Use Class C)
- Non residential, assembly and leisure (Use Class D)
- Sui generis uses

8.2 A: Retail and town centres

8.2.1 Many town centre uses fall into planning Use Classes A1 to A5, including shops, public-facing financial and professional services, restaurants, cafes, drinking establishments and hot food takeaways. Our analysis, based on the EEFM, shows a growth of 700 jobs in sectors occupying these Use Classes, from which we have modelled a requirement for 14,500 sq m of premises, covering 3.4 hectares. However, a comprehensive retail study is currently being undertaken by White Young Green which shows an initial estimate of demand for between 13,400 sq m and 21,500 sq m of convenience and comparison retail space over the period to 2029[13] (i.e. retail capacity). Given the specialist nature of the work undertaken by White Young Green, their assessment should be given more weight.

8.2.2 According to White Young Green[13], the Aquila proposals will take up much of the identified convenience and comparison capacity. White Young Green also recommends that the bottom of its range for comparison capacity is more realistic.

8.2.3 Businesses occupying these Use Classes are likely to be want town centre and edge-of-town sites, in the main towns in the District, i.e. primarily Maldon and Heybridge, although there will be demand throughout the District.

8.2.4 The Causeway regeneration study will identify the potential for accommodating some of this demand in the Causeway area. It is also likely that there will be new neighbourhood centres in the possible urban extensions, which may accommodate some of this demand.

8.3 B1a: Offices

8.3.1 Planning Use Class B1a includes business activities, mainly in offices. Our analysis, based on the EEFM, shows a growth of around 800 jobs in sectors that will occupy premises in this Use Class. This equates to a demand for about 9,800 sq m of premises, which will require an additional 3.4 hectares of employment land. According to the VOA the office stock of Maldon District was increased by some 12,000 sq m (c. 1,000 sq m per annum), over the period 2000 to 2012, so it may be possible to deliver this scale of development if viability constraints can be overcome. However, much of the recent delivery of offices has been in rural farm business centres (of variable quality) and offices within industrial developments, so delivery of dedicated, high quality office space may be more problematic.

8.3.2 Office occupiers will prefer accessible locations, i.e. accessible both to the main road network and the public transport network, thus enabling people to commute into these relatively high employment density premises. Preferred sites for larger office developments will be in or adjacent to the District's larger towns, primarily Maldon. There will be demand for smaller office units throughout the District, particularly outside Maldon. Given the attractiveness of Maldon District to smaller rather than larger businesses, there is likely to be a strong demand for smaller office units, including flexible, serviced offices.

[13] White Young Green (March 2015) Maldon Retail Study

8.3.3 There is very little stock available at present (February 2015), and no allocated sites that are easily developable. The Causeway regeneration study may identify potential sites for new office developments and suggest ways in which viability can be achieved. Accessible sites in the possible urban extensions could also be strong locations for office developments, i.e. the proposed allocations at Wycke Hill (north and south).

8.3.4 Fenn Wright identified eight potential employment sites that could be allocated in the Local Plan. All of these could be suitable to accommodate some office development.

8.4 B1b, B1c, B2 and B8: Industrial and warehousing

8.4.1 These Use Classes include light industrial, Research & Development, general industrial, storage and distribution activities. The sectors that occupy these Use Classes are expected to have varying fortunes over the period to 2029. Sectors occupying Use Class B2 premises are forecast to see a decline in employment of 300 jobs over the period to 2029. This may lead to a net decline in demand for 13,100 sq m of premises. However, the need for the replacement of existing premises and the need for choice and flexibility in the market will lead to a gross demand for land. A net growth of 100 jobs in sectors occupying Use Class B8 will lead to an increase in demand for 5,100 sq m of space. Overall, the sectors occupying these Use Classes will require 7.7 hectares of net additional land, which assumes that 1.5 hectares of land released by declining employment in manufacturing is re-used. If this land is not re-used for employment, then additional land will be required. Much of the additional land is required for the replacement of existing premises to provide more modern facilities for occupiers.

8.4.2 According to the VOA, the total net stock of industrial floorspace in Maldon District increased by around 11,000 sq m over the period from 2000 to 2012 (i.e. just under 1,000 sq m per annum). This is net change in stock and is a headline figure which is made up of losses as well as gains. Fenn Wright's local market data shows that 13,300 sq m of industrial space was let or sold in the District every year between 2011 and 2014, thus showing a relatively high level of activity within this headline picture.

8.4.3 Businesses occupying these Use Classes will prefer accessible locations, particularly with good road access, to allow the movement of both staff and goods into and out of the site. Sites will be required throughout the District, but with greater demand in the more accessible parts of the District.

8.4.4 There is very limited supply of vacant industrial premises (at February 2015), with 7,590 sq m of industrial space available. Between 2011 and 2014, take-up of industrial space was 39,900 sq m in total, or 13,300 sq m per annum, so the current availability of vacant stock is around one-quarter of a year's worth of industrial take-up. It may also be the case that the available stock is not suitable for the needs of those seeking premises. The Causeway regeneration study may identify potential sites for new industrial property developments and suggest ways in which viability can be achieved. Accessible sites in the possible urban extensions could also be strong locations for industrial developments, if they can be delivered in close proximity to new residential areas.

Business incubation units

8.4.5 There is a demand for small, flexible office units, let on flexible terms (e.g. easy-in, easy-out), with good broadband connectivity. It is unlikely that these could be delivered by commercial developers, with no public sector intervention. Magnox funding may be available to support a feasibility study into the delivery of incubation units.

8.5 C: Hotels and residential institutions

8.5.1 The C Use Classes include hotels, boarding houses, residential institutions (such as schools and hospitals) and all forms of dwelling houses.

8.5.2 The EEFM shows negligible employment growth in this sector, but this may comprise a range of different trends including: decline in some parts of the sector (discussed below); potential for a new business hotel in Maldon; and some growth in the care sector. No specific hotels study has been carried out for the local area.

8.5.3 This sector is facing a challenging time in Maldon District, particularly in the south of the District, with the conclusion of the major part of the decommissioning of the Bradwell power station. In recent years many contractors working on the decommissioning have stayed in local hotels and guest houses, but this demand will not continue in the future.

8.5.4 Overall this sector will have some requirements for sites and premises – particularly for at least one business hotel in Maldon/Heybridge, and a proposal has recently been approved in the Causeway area. It is likely that some businesses in this sector will decline, so there is unlikely to be a significant gross demand for new sites and premises. However, the demand for care homes should be carefully monitored as there is anecdotal evidence that the demand could be higher than that suggested by the EEFM-based analysis.

8.6 D: Non residential institutions, assembly and leisure

8.6.1 Use Class D1 covers a large range of non-residential institutions, including schools, nurseries, health centres, museums, libraries, religious buildings, community halls and conference centres. Use Class D2 includes places of assembly and leisure, including cinemas, play centres, concert halls, sports facilities and other leisure facilities. These sectors are forecast to see employment growth of 200 jobs over the period to 2029. This is translated into a demand for around 7,800 sq m of premises, covering some 2.0 hectares. However, these figures are indicative given the broad range of activities covered.

8.6.2 Premises is Use Class D1 will be needed throughout the District, in many of the settlements, with some of the larger facilities being located in the larger towns such as Maldon. Premises in Use Class D2 will be required throughout the District, but are also more likely to be required in the larger towns such as Maldon. Developments in Use Class D1 are generally integrated in housing developments, and will be located on small pockets of land within any major new developments, so do not need specific allocations. Submission Draft Local Plan Policy E3 is probably sufficient to cover this.

8.7 Sui Generis

8.7.1 Sui generis uses are those which are not met in any of the other Use Classes listed above, and include activities such as car showrooms, petrol filling stations and garden centres. The nature of sui generis users means that it is not possible to predict the scale or preferred location of future demand for land and premises. There will be around 200 additional jobs in the sectors that occupy sui generis premises over the period to 2029.

8.8 Overall

8.8.1 With a target of 2,200 new additional jobs in Maldon District by 2029, there is an insufficient quantity and quality of currently available employment premises to enable and accommodate that growth. Tackling this shortfall will require a range of actions:

- Making better use of currently under-utilised sites and premises (although the corollary is that existing premises may be used less effectively in the future). If sites and premises are currently under-utilised because they are not good quality, then investment will be needed to improve them. However, with relatively low rental levels, it may not be possible to make a sound business case for further investment in these sites and premises, unless there is some form of public sector support or intervention
- There is potential to occupy currently vacant stock. However, levels of vacant industrial and office stock are very low (e.g. there is about one-quarter of a typical year's take-up of industrial stock available, and around one year's worth of typical office take-up). It is important that there is sufficient land and premises available in an effectively functioning local market to allow for both choice and flexibility, so a certain level of vacant stock is necessary. It may also be the case that the premises that are available may not be suitable for occupiers requirements
- Redevelopment of existing sites, leading to improved utilisation of these sites. Again, this is possible, but constrained by low rental levels and the viability challenges of new development. Some sort of public sector intervention may be necessary to stimulate any potential redevelopment, and the current work being undertaken for Essex County Council and Maldon District Council on the development potential and masterplanning of the Causeway area is a good example of this
- Building of new premises on currently vacant plots on existing employment allocations. At present there are no current allocations of employment land that are likely to be developed. Viability of any development is an issue, as discussed above
- Allocation of new employment sites, particularly greenfield sites. Three sites at Wyke Hill (north and south) and Burnham on Crouch have been proposed for employment allocations. Fenn Wright has identified those possible development sites with the highest level of potential. Efforts will need to made to encourage and stimulate employment development on these sites, including mixed-use allocations and perhaps business rate reliefs

Areas of search for further allocations

8.8.2 As mentioned above, the work undertaken by Fenn Wright has identified a number of potential further allocations at Maldon, Heybridge, Burnham-on-Crouch and Latchingdon – which can be seen in Figure 7.5.

8.8.3 A market-led assessment of the preferred locations for further employment allocations suggests that these are:

- Maldon
- Heybridge
- Burnham on Crouch (primarily to satisfy local demand)
- Latchingdon
- South of the District – near South Woodham Ferrers – but again, no sites have been proposed for consideration in the Local Plan

8.8.4 Clearly there are not potential sites identified in every one of these locations, and a further site search would need to be undertaken. It is also acknowledged that traffic congestion in the Danbury to Maldon corridor is an issue that has been discussed during the Examination in Public of the Local Plan, and that this needs to be given weight when considering the location of further employment sites. From a policy perspective there is a preference for further search in the south of the District to avoid exacerbating traffic issues in the north.

8.8.5 It is worth noting the current distribution of employment across the District, which can be seen in the Figure below. It is clear from this figure that 52% of the District's current employment is located in Maldon and Heybridge. The next largest concentration is in Burnham-on-Crouch, with 9%, and the rest is distributed across the District. This pattern of distribution has evolved over time, based upon a number of factors including the distribution of population and the availability of sites. Consideration of the future distribution of employment should start with this pattern, and take account of both market demand and policy constraints in terms of identifying future areas for employment growth.

8.8.6 Applying the current pattern of distribution of employment to the projected growth in employment (of 2,200), some 1,140 additional jobs would be accommodated in Maldon and Heybridge and just under 200 in Burnham-on-Crouch. However, accommodating this projected level of growth will depend on the availability and location of deliverable employment sites.

Figure 8.1: Distribution of employment in Maldon District by wards

Wards	Employment[14]	Percentage of total
Althorne	1,150	6
Burnham-on-Crouch (North and South)	1,850	9
Great Totham	850	4
Heybridge (East and West)	2,550	13
Maldon (North, East, South and West)	7,700	39
Mayland	500	2
Purleigh	1,000	5
Southminster	800	4
Tillingham	700	3
Tollesbury	500	2
Tolleshunt d'Arcy	1,250	6
Wickham Bishops and Woodham	1,150	6
	19,950	
Source: BRES, 2013		

[14] Includes employees (jobs) and working owners who are registered for VAT or PAYE schemes. Excludes the self-employed not registered for VAT or PAYE, HM Forces and Government supported trainees

9 Conclusions

9.1 Conclusions of the study

9.1.1 The primary drivers of future economic and employment growth in Maldon District are:

- Good quality of life, which makes the District an attractive place to live. Some residents will want to work locally, and others may work from home or establish new businesses, thus generating employment in the District
- The potential for regeneration and development in employment areas that are currently failing to meet their potential e.g. the Causeway industrial area
- The potential allocation of new sites for employment, and the development of new premises
- Potential for growth in the tourism and food processing sectors, maximising the economic benefit of the local environment
- Potential for more support to businesses to encourage new start-ups, growth and relocation into the District
- Proposed investment in strategic transport projects to improve strategic accessibility

9.1.2 Constraints to achieving the District's economic and employment growth potential include:

- Relatively poor accessibility across the District (by both road and rail), particularly compared to other nearby places such as Chelmsford and the southern part of Braintree District
- Significant levels of net out-commuting to other places to work, although this does comprise both in- and out-commuting
- Relatively poor quality employment property stock, low rental levels and low vacancy rates. This is the case across the District, but is being addressed in Maldon and Heybridge through consideration of the regeneration potential of the Causeway industrial area
- Constrained viability to deliver new sites and premises

9.1.3 Maldon District is a relatively strong location for smaller businesses and those working at or from home, but is a less strong location for larger businesses, particularly those that need good access to the strategic transport network. Maldon District is not highly attractive to large inward investment projects, and there is strong competition for these types of projects from nearby places like Chelmsford and Braintree. Encouraging the establishment and growth of smaller businesses will require sites and premises of a suitable nature, which offer sufficient occupational flexibility to meet their needs.

9.1.4 The vision for the future growth of Maldon District's economy is for it to be vibrant and competitive, and to balance economic growth with maintaining the local quality of life. Achieving this vision will mean improving the quality of local employment, rather than having a major focus on creating large numbers of new jobs. The economic growth aspirations of the wider local area (i.e. the Heart of Essex) are for the majority of sub-regional growth in job numbers to be focused in Chelmsford rather than in Maldon District. The Economic Prosperity Strategy for Maldon District published in 2013 sets an aspiration for 2,000 additional jobs by 2029. The EEFM, which is used across Essex, suggests higher GVA growth but lower growth in job numbers than in the preceding 15-year period. The EEFM suggests growth of 2,200 jobs over the period to 2029, and this is a reasonable target given the local drivers of and constraints to growth discussed in this report. This is a lower projected level of growth in job numbers in the next 15 years than in the preceding 15 years. This pattern is common across all geographical areas, from the UK down.

9.1.5 The main changes in the composition of future employment growth compared to historic employment growth are:

- Historically high levels of growth in education and health will not be repeated
- Business and professional services will grow strongly, but at a lower level than in the past
- The construction sector is expected to grow strongly
- The manufacturing sector will continue to lose jobs, but at a lesser rate than in the past

9.1.6 A significant amount of future employment growth over the Plan period (c. 600 jobs) will not require any new employment premises, because people will work at or from home, or in the premises of other businesses.

9.1.7 Over the period to 2029 the largest employment growth will be in those sectors which occupy offices. Up to 3.4 hectares of Use Class B1a land will be required to accommodate this. Despite a decline in numbers employed in manufacturing, there will be a requirement for up to 7.7 hectares of additional land to accommodate businesses that occupy premises in Use Classes B1b, B1c, B2 and B8 (assuming that 3.3 hectares of existing employment sites are redeveloped and that 1.5 hectares of this is re-used for employment).

9.1.8 In addition a buffer of an additional 1.1 hectares for B1a plus 2.0 hectares for B1b, B1c, B2 and B8 should be considered (either allocated or safeguarded) to ensure effective market functioning in the latter part of the plan period.

9.2 Implications for the emerging Local Plan and future economic development strategy

Sites and Premises

9.2.1 There is an insufficient quantity and quality of sites of premises currently available in Maldon District to accommodate the projected level and nature of future economic growth during the Local Plan period. The market is struggling to deliver new sites and premises because of development viability constraints. The District needs a range of types and quality of sites and premises to accommodate the range of businesses that are located in and wish to locate in the District and enable economic growth. There is a role for lower quality premises in the District's stock, and so employment stock and employment land should be retained, e.g. in the core Causeway area.

9.2.2 There is a need to deliver the types of sites and premises that are attractive to those sectors and businesses that are likely to want to locate in Maldon District, including both offices and industrial premises, particularly for SMEs.

9.2.3 The level of delivery should be sufficient to meet local growth aspirations, but help to increase rental levels and therefore future development viability i.e. avoiding the over-allocation of employment land. It is likely that if serviced employment sites are available, then they will attract occupiers. Given that the time from the allocation of a site to its delivery in the marketplace can be long as many challenges still remain, Fenn Wright advises that there should not be any restriction placed in the timing of the release of sites. Allocating sites as early as possible will lead to them being delivered and developed spread over a relatively long period of time i.e. a number of years.

9.2.4 Support should be provided to landowners and developers to deliver the types of sites and premises that growing and new businesses will require, through:

- Providing some stability and confidence in the local economy and property market with the adoption of a business-friendly Local Plan, with suitable growth aspirations
- Encouraging the regeneration of run-down areas, through activities such as masterplanning to provide market confidence
- Allocating new sites in suitable areas
- Ensuring that new allocations and regeneration proposals are viable and deliverable, including through the mix of uses allowed on these sites, albeit that they are employment led
- Potential for direct intervention such as Business Rates relief in certain circumstances

9.2.5 The Causeway area should be maintained as the prime employment area for Maldon District. The study being undertaken by BBP Regeneration should help to identify opportunities for redevelopment in the Causeway area.

9.2.6 Any employment site that is allocated through the Local Plan process needs to be deliverable during the plan period. Deliverability will often be achieved through cross-subsidy of employment sites (e.g. spend on infrastructure), by higher value developments e.g. retail and residential. To ensure that employment sites form part of mixed-use developments, it is recommended that all sites with mixed-use development potential require a masterplan and Section 106 agreement which ensure the delivery of serviced employment sites.

9.2.7 Maldon District Council will need to work with landowners to encourage the allocation of deliverable mixed-use developments.

Economic Development Activity

9.2.8 Job creation should be supported by:

- Provision of business support to new start and growing businesses
- Encouraging and supporting local residents to start and grow businesses

9.2.9 It will be important to ensure the delivery of the infrastructure needed to enable working throughout the District (e.g. broadband connectivity).

9.2.10 It will be important to support and enable the delivery of flexible business premises, possibly through direct public sector provision of such premises.

9.3 Policy responses required

9.3.1 The current Submission Draft Local Plan was prepared on the basis of the evidence that was available at the time. This study has provided new and updated evidence, and there is scope to make some changes to the Local Plan policies to take this into account. This section discusses potential revisions that can help to strengthen the Local Plan.

9.3.2 Employment land allocations are needed to accommodate both the safeguarding of current employment and to realise future economic growth aspirations (e.g. 2,200 new additional local jobs), particularly in places that are attractive to occupiers and which are more sustainable, such as near Maldon/Heybridge and Burnham-on-Crouch. HJA has assumed that around 3.3 hectares of B Use Class employment land will be redeveloped, but 1.5 hectares of this will be made available for re-use for employment during the Local Plan period. In addition, 11.1 hectares of further B1/B2/B8 Use Class land will be required during the Local Plan period, The overall quantum of demand is:

- 3.4 hectares of land in Use Class B1a
- 7.7 hectares of land in Use Classes B1b/B1c/B2/B8

9.3.3 An additional 3.1 hectare buffer will ensure that land is available during the latter years of the plan period. This could be allocated during a later plan review, and the exact figure should be determined according to take-up and projected demand at the review point. As mentioned above, it will be important to ensure that some of the land released by the decline of employment in manufacturing is re-used for employment in the industrial Use Classes (B1b/B1c/B2/B8), rather than being allocated for other uses such as retail or residential, otherwise further allocations will be required.

9.3.4 There is a need to encourage employment led regeneration in the Causeway area and other employment areas that are currently failing to meet their development potential by allowing a mix of uses, such that higher value uses can help to cross-subsidise and increase the viability of employment sites and premises. One possibility is to stipulate that higher value uses such as the retail and residential components of mixed-use developments can only be delivered in conjunction with other employment developments, to avoid cherry picking (i.e. delivering only the higher value elements of mixed use schemes).

9.3.5 Some sites need to be allocated as part of the proposed urban extensions to Maldon/Heybridge and Burnham on Crouch.

9.3.6 There is a need to avoid the over-allocation of land, to maximise the potential for viable development on those sites which have been allocated. There must be a sufficient amount of allocated land to ensure choice and flexibility in the local market. If allocated sites cannot be developed by the market and show no prospects of future delivery, then de-allocation should be considered.

9.3.7 The development of flexible office and industrial buildings which can be sub-divided to accommodate smaller as well as larger businesses should be encouraged. Some 99.8% of businesses currently located in Maldon District are SMEs (i.e. with less than 250 employees).

9.3.8 Future employment growth should not compromise the quality of life that makes Maldon District an attractive place to live.

9.3.9 A criteria-based policy should be set for the future development of employment sites in rural areas. Rural business centres have made a contribution to the supply of sites and employment in the past, and can continue to do so in the future. However, the sustainability of employment at these sites must be given due consideration, along with their accessibility (particularly to large vehicles), and their effect on neighbours.

9.3.10 A criteria-based policy should be set to enable the delivery of a site for 'bad-neighbour' uses (e.g. waste transfer and recycling) if a suitable site comes forward. At present businesses in these sectors are operating in close proximity to other businesses and residential areas, and their ability to operate effectively is becoming increasingly constrained.

Appendix 15

HARDISTY JONES ASSOCIATES
Economic Development, Regeneration & Sustainability

Maldon District Council LDP: Employment Evidence and Policy Update

Appendix 1: Overview of Methodology

Prepared for Maldon District Council

May 2015

Contents

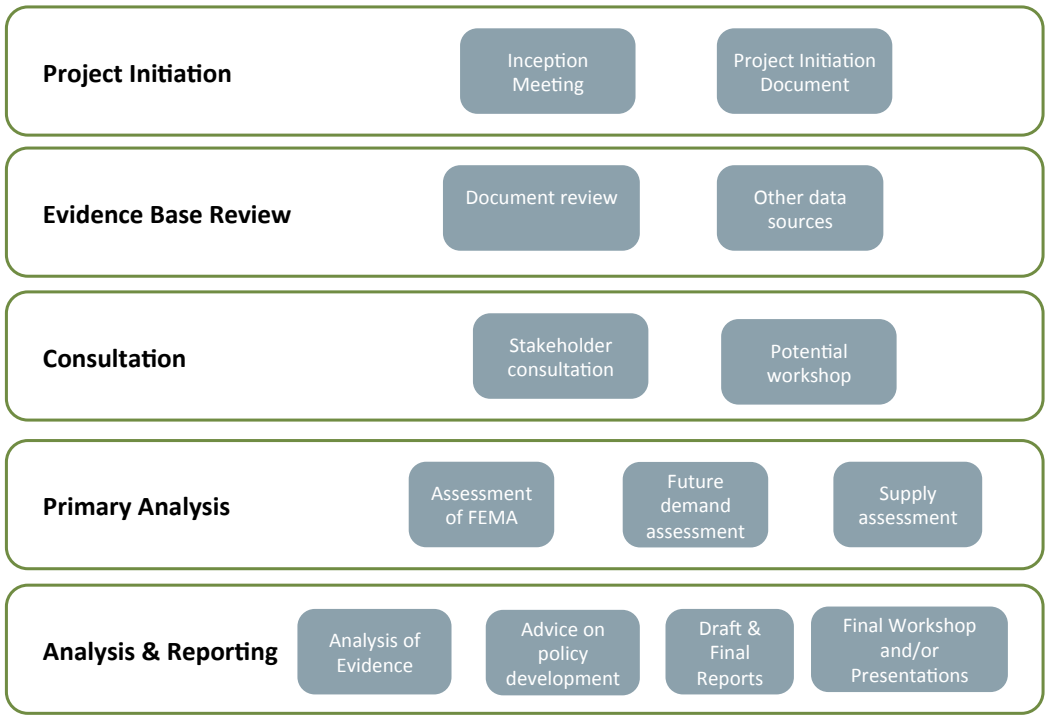
1 Our Approach 1
2 Evidence Base Review 2
3 Consultations 3
4 Primary Analysis 5

Job Number:	14-08-01
Version Number:	1.0
Approved by:	Gareth Jones
Date:	May 2015

1 Our Approach

Our approach is summarised in the figure below.

Figure 1: Our Approach



1.1 Project initiation

On 7 October 2014 we met with your client steering group to ensure a common understanding of the aims, objectives, approach and outputs from the project. At this meeting we identified all relevant technical documents, the list of consultees, and the best format for consultations. We discussed the timetable for the delivery of the review. We also discussed how we work with your retail consultants on areas such as joint consultations to ensure a cost-effective and coordinated approach to delivering this work for you.

The output of this stage was a project initiation document which sets out everything we have agreed, including the approach, timetable and budget for the review.

2 Evidence Base Review

We have reviewed a number of documents to inform this study. These include:

- Maldon District Pre-Submission Local Development Plan 2014-2029 (2014) Maldon District Council
- Maldon District Economic Prosperity Strategy (2013) and its evidence base, and action plan
- Heart of Essex Economic Futures (2012), Nathaniel Litchfield and Partners
- Mid Essex Economic Futures Study (2006) University of the West of England
- Maldon District Employment Land Review (2009) and later addendums; Roger Tym and Partners
- Economic Plan for Essex (April 2014), Essex County Council
- Growth Deal and Strategic Economic Plan (March 2014) South East LEP
- East of England Forecasting Model (EEFM): 2013 and 2014 versions
- Maldon District Council LDF Annual Monitoring Report (March 2013)
- Inspector's Key Concerns Letter (3 July 2014)
- Maldon District Council's Supplementary Statement to the Inspector (25 September 2014)
- Maldon District Council Supplementary Statement on Assessing Maldon's Housing Requirements (September 2014)
- Assessing Maldon's Housing Requirements, Report to Maldon District Council (August 2014), NMSS
- Maldon District Strategic Housing Market Assessment (2013), DCA
- Bradwell Legacy Partnership Action Plan 2014/15
- Maldon and Heybridge: Central Area Intermediate Study (August 2014) Allies & Morrison
- Colchester Employment Land Needs Assessment (January 2015) Nathaniel Litchfield and Partners
- Maldon Retail Study: First Draft (March 2015) White Young Green
- Development and Improvement Plan for the Causeway: Draft (April 2015) BBP
- Valuation Office Agency (2012) Business Floorspace Experimental Statistics
- National Planning Policy Framework (March 2012), DCLG
- Planning Practice Guidance; DCLG Website
- East of England Plan: Revision to the RSS for the East of England (May 2008) Government Office for the East of England

3 Consultations

We consulted with a number of stakeholders. These are listed below. We have also set out the main consultation topics that were discussed.

3.1 Consultees

Maldon District Council

- Nick Fenwick , Interim Head of Planning, Maldon District Council
- David Coleman, Planning Policy Manager, Maldon District Council
- Tai Tsui, Senior Planning Policy Officer, Maldon District Council
- Fiona Marshall, Chief Executive, Maldon District Council
- Russell Everard, Interim Economic Development Officer, Maldon District Council
- Cllr. Bob Boyce, MDC Member, Leader of the Council, Maldon District Council
- Cllr. Miriam Lewis, MDC Member, Deputy Leader of the Council, Maldon District Council
- Cllr. Penny Channer, MDC Member, Chair of Planning and Licensing Committee, Maldon District Council
- Cllr. Henry Bass, MDC Member, Vice-Chair of Planning and Licensing Committee, Maldon District Council

Other local authorities

- Ian Lewis, Essex County Council Economic Development
- Dominic Collins, Essex County Council Economic Development
- Tim Rignall, Essex County Council Economic Development
- Stuart Graham, Chelmsford Council
- Jonathan Quilter, Brentwood Council
- Laura Chase, Planning and Jim Leask, Economic Development, Colchester Council
- Peter Smith, Head of Economic Development and Regeneration, Braintree Council

Other stakeholders

- David Rayner, SELEP representative

Technical Experts

- Rob Pearson (Director – Planning), White Young Green
- Neil McDonald, Cambridge Centre for Housing and Planning Research
- Stephen Pritchard, BBP Regeneration

Local businesses

- Andrew Barker, Taylor Construction (Business in the Heybridge / Causeway area)
- Andrew Barker, TCP: plant hire (Business in the Heybridge / Causeway area)
- Lisa Russell, Brynleigh; electronics assembly (Business in the Heybridge / Causeway area)
- Paul Bentley, Youngmans: scaffolding and access (Business in the Heybridge / Causeway area)
- Chris Owen, Youngmans (Business in the Heybridge / Causeway area)

- Robert Smith, Green Recycling: waste and recycling (Business in the Heybridge / Causeway area)
- Mary Powell, The Emporium, and Think Local: retailer (Business in the Heybridge / Causeway area)

3.2 Consultation topics

The local economy

- Strengths of the local economy
- Weaknesses of the local economy, and barriers to economic growth
- Opportunities for economic and employment growth in the local area
- Future threats to economic and employment growth in the local area

Functional economic market area

- Relationships with other places
- Role of Maldon District in wider functional economic market areas

Growth outside Maldon District

- Growth opportunities in adjoining areas/other areas
- Employment opportunities for Maldon District residents

Future growth

- Vision for the future growth of the local economy
- Scale of future growth expected/proposed
- Barriers to the delivery of growth
- Availability of employment land to accommodate growth
- Infrastructure and investments needed to deliver growth

Projects and proposals to deliver growth

- Details of any projects and proposals in place to deliver future growth
- Barriers that might prevent these projects from being delivered

4 Primary Analysis

4.1 Functional Economic Market Area

A detailed explanation of the assessment of the Functional Economic Market Area has been set out in Appendix 2, Chapter 2, so is not repeated here.

4.2 Future demand assessment

This is discussed in detail in Appendix 3.

4.3 Supply assessment

This is discussed in detail in Appendix 4.

HARDISTY JONES ASSOCIATES
Economic Development, Regeneration & Sustainability

Maldon District Council LDP: Employment Evidence and Policy Update

Appendix 2: Evidence Base and Consultations

Prepared for Maldon District Council

May 2015

Contents

1 National Planning Policy 1
2 Functional Economic Market Area 6
3 Current Economy 11
4 Sites, Premises and Infrastructure 24
5 Economic Vision and Strategy 28
6 Clusters and Networks 35
7 Future Drivers and Constraints to Growth 36
8 SWOT Analysis 39

Job Number:	14-08-01
Version Number:	1.0
Approved by:	Gareth Jones
Date:	May 2015

1 National Planning Policy

This chapter considers those parts of national planning policy that are relevant to this study.

National Planning Policy is set out in two documents/sources:

- The National Planning Policy Framework, 2012[1], hereafter referred to as NPPF
- Planning Practice Guidance[2], hereafter PPG, which is a live website and continually updated

1.1 National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

1.1.1 National Planning Policy Guidance

NPPF sets out the Government's planning policies for England, and how these are expected to be applied at the local level. It has a clear emphasis on achieving *sustainable development*. NPPF is a material consideration in any planning decision.

NPPF sets out three dimensions to sustainable development, which need to be delivered in balance because they are mutually dependent: the economic role, the social role and the environmental role. The economic role of the planning system (para. 7) is:

> *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure*

The NPPF establishes a *presumption in favour of sustainable development* (para. 14). For plan making this means that:

> *local planning authorities should positively seek opportunities to meet the development needs of their area*

At paragraph 152 on plan making, the NPPF states that:

> *Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three.*

Neighbourhood plans (para. 16) should:

> *support the strategic development needs set out in Local Plans, including policies for housing and economic development*

1.1.2 Planning Practice Guidance

Planning Practice Guidance (PPG) sets out guidance on key elements of the NPPF. The most pertinent of these are discussed below.

[1] National Planning Policy Framework (March 2012) Department for Communities and Local Government
[2] http://planningguidance.planningportal.gov.uk/blog/guidance/

1.2 Core planning principles

Twelve core planning principle are set out in the NPPF (para. 17). These include the principles that planning should:

> *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities*
>
> *take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it*

1.3 Economy

Section 1 of the NPPF sets out how it will help to build a ***strong, competitive economy***. At paragraph 19, it states that:

> *The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.*

At paragraph 21 the NPPF sets out a number of requirements of local plans that are of particular importance to this review. It states that local planning authorities should:

> *set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;*
>
> *set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;*
>
> *support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;*
>
> *plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;*
>
> *identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and*

facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

1.4 Town centres

Section 2 of the NPPF is about *ensuring the vitality of town centres*. At paragraph 23 the NPPF states that:

> *Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.*

1.4.1 Ensuring the vitality of town centres in Planning Practice Guidance

According to paragraph 001:

> *Local planning authorities should assess and plan to meet the needs of main town centre uses in full, in broadly the same way as for their housing and economic needs*

The local plan should include a positive vision or strategy for the town centres (para. 002).

1.5 Rural economy

Section 3 of the NPPF is about *supporting a prosperous rural economy*. It states that to promote a strong rural economy, local and neighbourhood plans should:

> *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
>
> *promote the development and diversification of agricultural and other land-based rural businesses;*
>
> *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and*
>
> *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.*

1.6 Other elements

Other elements of the NPPF that are relevant to economic and employment issues include:

- section 4 on promoting sustainable transport
- section 5 on supporting high quality communications infrastructure – particularly telecommunications and broadband
- section 6 on delivering a wide choice of high quality homes

1.7 Evidence base

In the NPPF section on plan making, there is some discussion of the evidence base required for the plan making process. Any assessment of housing and employment should be integrated. The NPPF (para. 160) states that there should be a clear understanding of business needs and economic markets operating across the local area.

Local planning authorities should work with county and neighbouring authorities and LEPs to prepare and maintain a robust evidence base. They should also work closely with the business community to understand their needs, and barriers to investment.

At paragraph 161 the NPPF states that local planning authorities should use this evidence base to assess:

> *the needs for land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period, including for retail and leisure development;*
>
> *the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs. Reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land;*
>
> *the role and function of town centres and the relationship between them, including any trends in the performance of centres;*
>
> *the capacity of existing centres to accommodate new town centre development;*
>
> *locations of deprivation which may benefit from planned remedial action; and*
>
> *the needs of the food production industry and any barriers to investment that planning can resolve.*

1.8 Duty to cooperate

Strategic priorities (including homes, jobs, retail, leisure, commercial development, infrastructure etc.) should be considered across administrative boundaries (para. 178), to the *mutual benefit of neighbouring authorities*. At paragraph 179, the NPPF states that:

> *Joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas*

In two-tier areas, county and district authorities should cooperate with each other on relevant issues (para. 180). Local planning authorities should work together with LEPs and other bodies.

1.8.1 Duty to cooperate in Planning Practice Guidance

Local planning authorities should engage *constructively, actively and on an ongoing basis* (para. 001). It is not a duty to agree (para. 001, para. 003). There is no definitive list of actions that constitute

effective cooperation (para. 011). The range of organisations that need to cooperate will be driven by functional geographies e.g. housing market areas and travel-to-work areas (para. 015).

1.9 Housing and economic development needs assessment

In terms of economic needs analysis (para. 002), the objective of the assessment is to:

> *identify the future quantity of land or floorspace required for economic development uses including both the quantitative and qualitative needs for new development; and*
>
> *provide a breakdown of that analysis in terms of quality and location, and to provide an indication of gaps in current land supply.*

In paragraph 030 it is suggested that:

> *plan makers should liaise closely with the business community to understand their current and potential future requirements*

Other areas for consideration set out in paragraph 030 include:

- The recent pattern of employment land supply and loss to other uses
- Market intelligence (from local data and discussions with developers and property agents, recent surveys of business needs or engagement with business and economic forums)
- Market signals, such as levels and changes in rental values, and differentials between land values in different uses
- Public information on employment land and premises required
- Information held by other public sector bodies and utilities in relation to infrastructure constraints
- The existing stock of employment land
- The locational and premises requirements of particular types of business
- Identification of oversupply and evidence of market failure

Detailed guidance on the method for assessing the need for employment land is set out in paragraphs 031 to 034.

1.9.1 Housing and economic land availability assessment

Detailed guidance is provided on the methodology for land availability assessment.

2 Functional Economic Market Area

This chapter considers evidence and defines the functional economic market area (FEMA) that Maldon District is part of.

2.1 Defining the Functional Economic Market Area

The duty to cooperate requires local planning authorities to work with other authorities with which it shares a functional geography. Two measures of functional geography that are typically (and relatively easily) measured are:

- housing market areas
- travel to work areas

Retail catchment areas area also helpful, although data is harder to access.

The Planning Practice Guidance (PPG) website states that there is no standard approach, but makes a suggestion on the factors that can be used in the definition of functional market areas. This is reviewed below.

PPG Suggestion	Comment
Extent of LEP	The full SELEP boundary is not helpful in the case of Maldon District as it covers a significantly larger area, of which Maldon District is only a small part. The SELEP has a county-level operational structure, and Maldon District is part of Essex. Within Essex there are a number of sub-regional groupings, and Maldon District is part of the Heart of Essex along with Chelmsford and Brentwood. The validity of this sub-regional partnership is discussed below. Maldon District Council is also part of the Haven Gateway Partnership, and this is discussed in more detail below.
Travel to Work Areas	Latest TTWAs are based on 2001 Census data. Maldon District is part of the larger Chelmsford & Braintree TTWA. This area is much larger than Maldon District and does not represent an effective functional economic market area for Maldon District
Housing market area	Maldon District is considered as a single housing market area. This is discussed in more detail below.
Flow of goods, services and information	No information easily available.
Service market for consumers	Major town centres and regional retail developments outside the District draw a lot of the comparison retail spend out of the District, across a broad area, so this is not helpful.
Administrative area	The Maldon District area appears to be a fairly good approximation of a functional economic market area in several respects. As mentioned above, Maldon District is part of two sub-regional partnerships, although neither is a particularly good approximation of a functional economic market area for

PPG Suggestion	Comment
	Maldon District.
Catchment area for cultural and social facilities	No information easily available, although it is likely that cultural and social flows will follow a similar pattern to retail. Some data and anecdotal evidence would suggest that the major links are to Chelmsford and London
Transport network	There are no motorways or trunk roads in the District. There are main road links in the northern part of the District to the A12 in the north and A414 in the west; and in the south there are links to the A130. Chelmsford is the most easily accessible large town. There is a mainline rail link in the south of the District to London, and two mainline rail stations to the north of the District which link to London

2.2 Sub Regional Partnerships

In some cases Sub Regional Partnerships can be good proxies for Functional Economic Market Areas. However, in the case of Maldon District, which is a member of two Sub Regional Partnerships, this is less helpful as neither represents a coherent functional economy for Maldon District.

Maldon District is a member of the Heart of Essex partnership along with Brentwood and Chelmsford. Braintree was originally proposed as a member, but doesn't appear to be involved. Whilst this partnership makes sense for Chelmsford as it comprises two significant parts of its hinterland, this is less relevant from a Maldon District perspective as it does not have strong links with Brentwood. Other than commissioning an economic growth study and a housing growth study in 2012, the partnership does not appear to have engaged in any other activity. The Heart of Essex Partnership appears to have superseded a previous Mid Essex grouping of Maldon, Chelmsford, Brentwood and Braintree that commissioned an economic futures assessment in 2006.

Maldon District is a member of the Haven Gateway partnership along with Colchester, Braintree and Tendring in Essex, and Ipswich, Babergh Mid Suffolk and Suffolk Coastal in Suffolk (although it was not identified as part of the Haven Gateway Sub Region in the Adopted East of England Plan[3]). The Haven Gateway partnership is focused on the main Haven ports and the towns within their hinterland, and Maldon District is on the periphery of this area. Although the Haven ports may support some economic activity in Maldon District, they are not the most significant drivers of economic activity in the District.

2.3 East of England Plan

Although the East of England Plan[3] has been revoked, it was adopted in 2008. It identified sub-areas and centres within the East of England where there is scope for joint working on local issues. Maldon District was included in the 'Rest of Essex' grouping of local authorities that fell outside the main growth corridors, so the Plan does not offer much help in determining a functional economic grouping including Maldon District.

[3] Government Office for the East of England (May 2008) East of England Plan: Revision to the RSS for the East of England

The Plan identified a number of locations for the concentration of future growth, and Maldon was not included in that list. Chelmsford was the nearest growth location to Maldon District.

2.4 Commuting patterns

Latest commuting data from the 2011 Census analysis tells us that Maldon District is a net out-commuting District. A little more than double the number of people out-commutes from Maldon District than commutes in to the District for work. The main out-commuting destinations are:

- Chelmsford (4,100)
- Braintree (1,300)
- Basildon (1,300)
- Westminster and the City of London (1,200)
  - *All of London (including the above) (3,000)*
- Colchester (1,100)

Around one-third of Maldon District residents commute to other locations in Essex, and 10% commute to locations in London. Some 31% of Maldon District working residents work in the district. In addition:

- The data also tell us that 14% of Maldon District's working residents work from home
- So that is 45% of Maldon District working residents working within Maldon in some way
- 10% have no fixed place of work - which may include workers in the construction industry, agency workers and people working from home some (but not most) of the time.

In-commuting is primarily a local phenomenon. The main origin locations for in-commuters are in Essex with Chelmsford (1,700), Colchester (1,400) and Braintree (1,400) all contributing well over 1,000 workers to the Maldon District labour force.

Almost 70% of Maldon District based workers live in Maldon District (this includes homeworkers). Almost 30% live elsewhere in Essex. Around 1-2% lives in London and a small proportion in other locations.

In net terms, the major out-flows are to Chelmsford (net outflow of 2,400), Basildon (1,000), and central London (1,100). Net flows to other locations are more muted (i.e. +/- <400). Of interest is the net in-flow from Braintree and Colchester (but both of these are less than 300).

Consultation messages

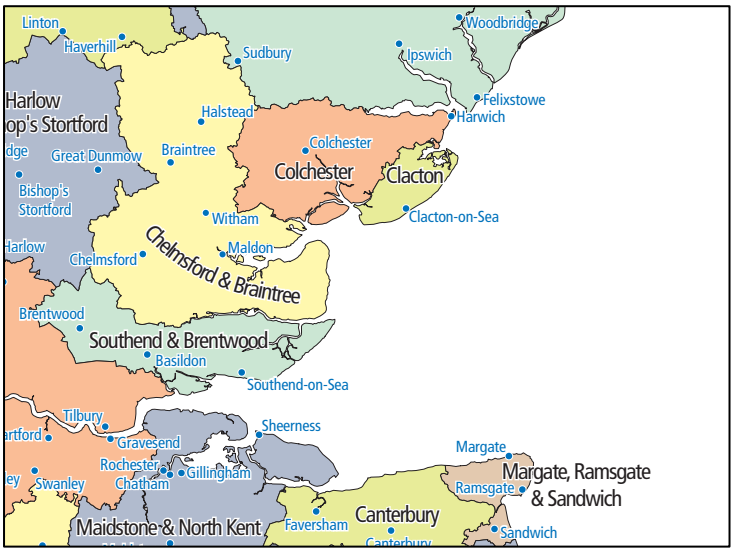
Out-commuting is an important source of employment for local people. Would like to reduce out-commuting, but not sure that this is feasible

2.5 Travel to Work Areas

On the 2001 Travel to Work Area Map[4], Maldon District is part of the Chelmsford & Braintree TTWA. At the time of writing this report, TTWA areas had not yet been redrawn based on 2011 travel-to-work data.

This can be seen in the figure below.

Figure 2.1: Chelmsford & Braintree TTWA, 2001



2.6 Strategic Housing Market Assessment

A Strategic Housing Market Assessment (SHMA) was commissioned in 2013 by Maldon District Council, along with Brentwood, Chelmsford, Colchester and Braintree[5]. However, the report explicitly states that although adjacent the five local authorities do not consider themselves a housing market, and a separate report has been produced for each local authority (para 1.2.2 p.10).

The report goes on to state that "*Maldon can be considered as a single market area*." (para 1.4.6 p.11), based on a self-containment rate of around 70%. Data from the 2001 Census quoted in the SHMA shows that 65% of those who moved to a new home in Maldon in the previous year had originated from within Maldon, with the next largest place of origin being Chelmsford, which accounted for less than 2%. Of those moving out of Maldon District, the most popular destinations were Chelmsford and Braintree.

Consultation messages

The FEMA is the Heart of Essex (Maldon, Chelmsford and Brentwood), but Maldon District has no functional relationship with Brentwood. Chelmsford is the hub of the Heart of Essex, but the authorities either side of it do not relate to each other.

[4] http://www.ons.gov.uk/ons/guide-method/geography/beginner-s-guide/other/travel-to-work-areas/index.html
[5] DCA (2013) Strategic Housing Market Assessment: Maldon District Council

Maldon District is close to Chelmsford where there has been a rapid growth in the business stock. However, there has not been much 'trickle-down' benefit from this.

2.7 Definition of the functional economic market area

Maldon District has a strong relationship with Chelmsford and forms part of the Chelmsford hinterland, along with Brentwood. However, Maldon District's functional relationship with Brentwood is less strong, so from a Maldon District-centric perspective the core FEMA would be Maldon District and Chelmsford. The District has less strong links with other adjacent local authority areas, including Braintree, Basildon and Colchester, and also to London. These areas could be considered as a second or outer-tier of Maldon District's FEMA.

3 Current Economy

This chapter considers the current state of the economy of Maldon District.

3.1 Geography and location

Maldon District covers 929 square miles of central-eastern Essex, with a large proportion of the District being rural and coastal in nature, with 60 miles of coastline. The A12 trunk road and M11 and M25 motorways run close to, but not within, the District. These give access to London; airports at Stansted and Southend; and ports at Harwich, Felixstowe, Tilbury and the new London Gateway port at Thurrock. The District is on the edge of the SELEP's 'A12 and Great Eastern Mainline' transport corridor.

Consultation messages

Businesses that were consulted are located in Maldon largely because of the quality of life for owners and staff. Maldon District is a nice place to live. Businesses do not want to move away from Maldon because local resident staff are unlikely to travel elsewhere, and the businesses cannot afford to lose them.

3.2 Existing economy

According to the District's Economic Prosperity Strategy, Maldon has a population of 62,500, of whom 38,400 are of working age[6]. The Nomis Labour Market Profile for Maldon District[7] shows a population of 62,200 of which 37,600 are of working age (based on 2013 Mid Year Population Estimates). According to this latter source, 60.5% of the population is aged 16 to 64, which is lower than the 62.4% in the East of England and 63.8% in Great Britain. There are 26,000 households in the District[5].

Some 35,200 residents are economically active, with 32,600 of these in employment and self-employment, and 1,600 people are unemployed[7]. The economic activity rate (at 78.0%) is slightly lower than for the East of England (80.3%), but slightly higher than for Great Britain (77.5%)[7]. The percentage of employees in employment is lower in Maldon than in the East of England and Great Britain (57.8% compared to 64.2% and 61.6%), but the percentage of those who are self-employed is commensurately higher (13.7% compared to 11.3% and 9.9%)[7].

The Economic Prosperity Strategy (p.3) claims that there are 4,300 businesses in the District, which create 24,000 jobs[8]. It is claimed that the economy is characterised by small and medium sized enterprises, with 75% of companies in Maldon employing four staff or fewer. A higher proportion of Maldon District residents start their own businesses than the residents of Essex or the UK.

The ONS calculates jobs density, as a measure of the total number of jobs compared to the population aged 16 to 64. For Maldon District, this ratio was 0.70 in 2012, which is lower than for

[6] Maldon District Council (2013): Economic Prosperity Strategy 2013-2029
[7] https://www.nomisweb.co.uk/reports/lmp/la/1946157218/report.aspx?town=maldon
[8] Based on Experian pH Megafile, as quoted in the Heart of Essex: Economic Futures Study (2012) which includes non-limited businesses, sole traders and partnerships

the East of England (0.77) and Great Britain (0.78)[7]. For comparison, the local authority areas with larger towns have much higher jobs densities i.e. Chelmsford Borough has a jobs density of 0.87, and Colchester Borough has a jobs density of 0.81.

Maldon District has a lower proportion of full-time jobs than the East of England and Great Britain (62.4% compared to 65.3% and 67.7%); and a commensurately higher proportion of part-time jobs (37.6% compared to 34.7% and 32.3%)[7].

Data from the Business Register and Employment Survey (BRES) shows that between 2009 and 2013 both the number of employees and the numbers in employment[9] in Maldon grew by 1%. This is slightly lower than the rate of increase in the East of England (where employees grew by 2% and employment by 1%) and Great Britain (where both employees and employment grew by 2%. In terms of local comparators, employees and employment grew by 2% over the same period in Chelmsford, but both by only 1% in Basildon.

Consultation messages

There is not a significant number of businesses threatening to leave Maldon District. Any loss of businesses is a function of natural churn, and is not seen as a structural decline. Heron Press, part of Wyndham Group, is currently in the process of closure with the loss of 170 jobs. Their building is not fit for purpose, but the business is closing due to wider market forces.

The Economic Prosperity Strategy identifies three distinct parts of the District's economy:

- The core towns of Maldon and Burnham-on-Crouch where there is concentrated economic activity, transport links and local amenities. Future growth will be concentrated in these towns
- The rural hinterland, with few large employers
- The commuter economy, based on movements of people to London, Chelmsford and Colchester.

It is noted that Maldon has an ageing population. According to the Economic Prosperity Strategy Evidence Base[10] "*this will create opportunities in the healthcare and care sectors, but may reduce the size of the working population*" (p.1).

Consultation messages

There is potential demand for care homes due to the ageing population, although recent applications have been refused. This sector provides relatively low skilled and part-time employment, for which there is a demand. There is potential for the conversion of residential properties to care homes.

3.3 Key sectors

The Economic Prosperity Strategy[6] claims that the District has a very diverse business base. Given the coastal nature of much of the District, the marine engineering sector is seen as a local strength. Tollsbury Marina has a number of small manufacturing businesses, many of which are related to the marina. These marine-related businesses are in part related to the tourism industry.

[9] Employment incudes employees plus the number of working owners i.e. self-employed people that are registered for VAT and PAYE schemes

[10] Maldon District Council (2013) Economic Prosperity Strategy 2013-2029 Evidence Base (Draft)

Advanced manufacturing, construction, ICT and professional services are also claimed as local strengths. The District has some areas of food and drink specialisation, with Maldon Sea Salt, vineyards and breweries being noted.

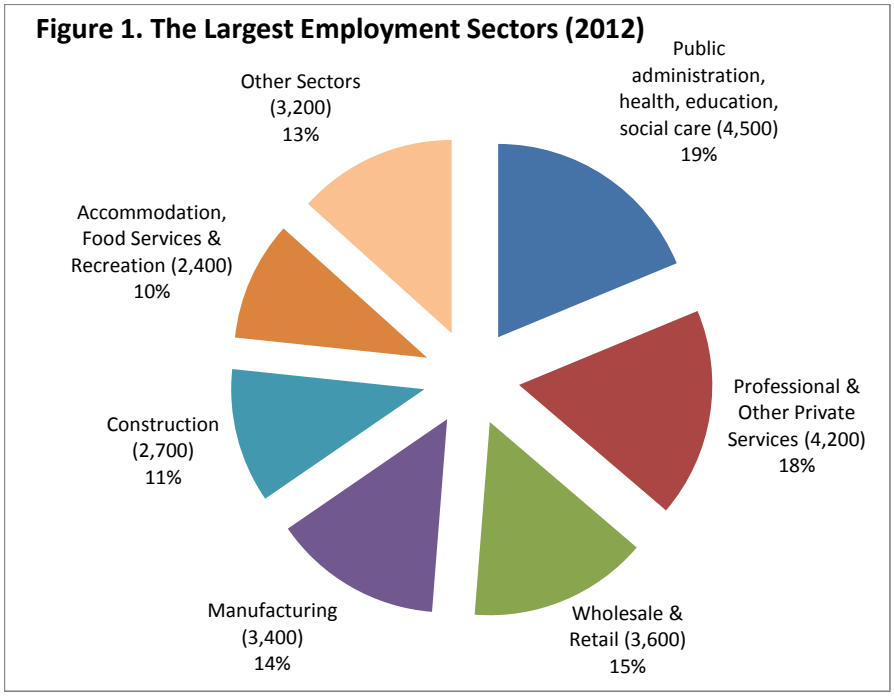
Consultation messages

The advanced manufacturing in Maldon has evolved from the manufacturing sector rather than being planned or driven by any particular factor. There are a number of advanced manufacturing businesses, but few links between them, and no functional business cluster. There is no particular driver of a cluster or network in advanced manufacturing in the District. Quite a few have a marine background. Most are 'home grown.'

Maldon does not have any particular factors that draw inward investment into the District. There are other locations nearby that have more attractors such as accessibility, access to markets, size of labour force etc.

The figure below, taken from the Economic Prosperity Strategy shows the sectoral composition of the District's economy.

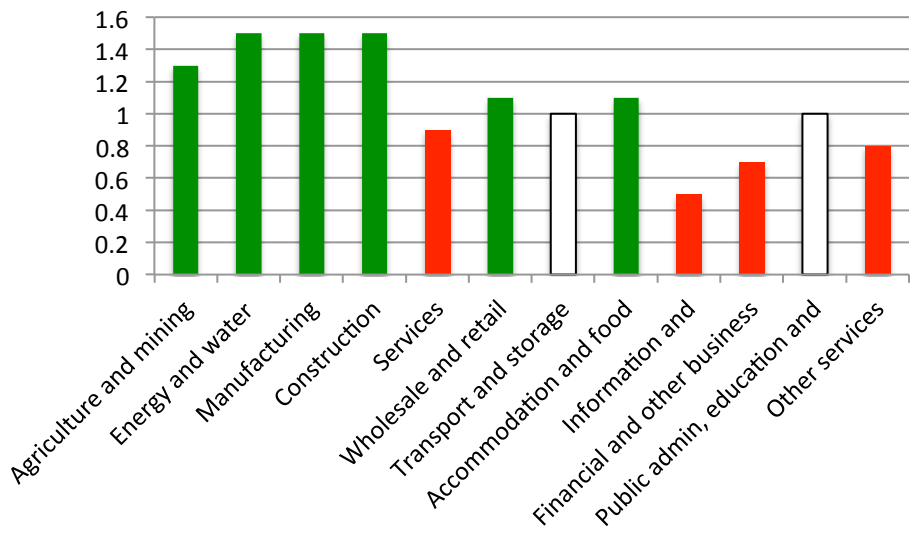
Figure 3.1: Employment by Sector in Maldon District, 2012



More recent data from the ONS shows how the distribution of jobs by sector in Maldon compares to the East of England and Great Britain.

Figure 3.2: Employment by Sector in Maldon District, 2013

Location Quotient



Industry	Number of employee jobs in Maldon	Maldon (%)	East of England (%)	Great Britain (%)	Location Quotient
Agriculture and mining	100	0.4	0.3	0.3	1.3
Energy and water	300	1.7	0.9	1.1	1.5
Manufacturing	2,500	13.1	8.8	8.5	1.5
Construction	1,200	6.4	4.8	4.4	1.5
Services	14,900	78.4	85.2	85.7	0.9
Wholesale and retail	*3,400*	*18.1*	*17.7*	*15.9*	*1.1*
Transport and storage	*900*	*4.6*	*4.7*	*4.5*	*1.0*
Accommodation and food services	*1,500*	*7.7*	*6.3*	*7.0*	*1.1*
Information and communications	*300*	*1.8*	*3.5*	*4.0*	*0.5*
Financial and other business services	*3,000*	*15.8*	*22.2*	*21.8*	*0.7*
Public admin, education and health	*5,100*	*26.7*	*26.6*	*28.0*	*1.0*
Other services	*700*	*3.9*	*4.2*	*4.6*	*0.8*

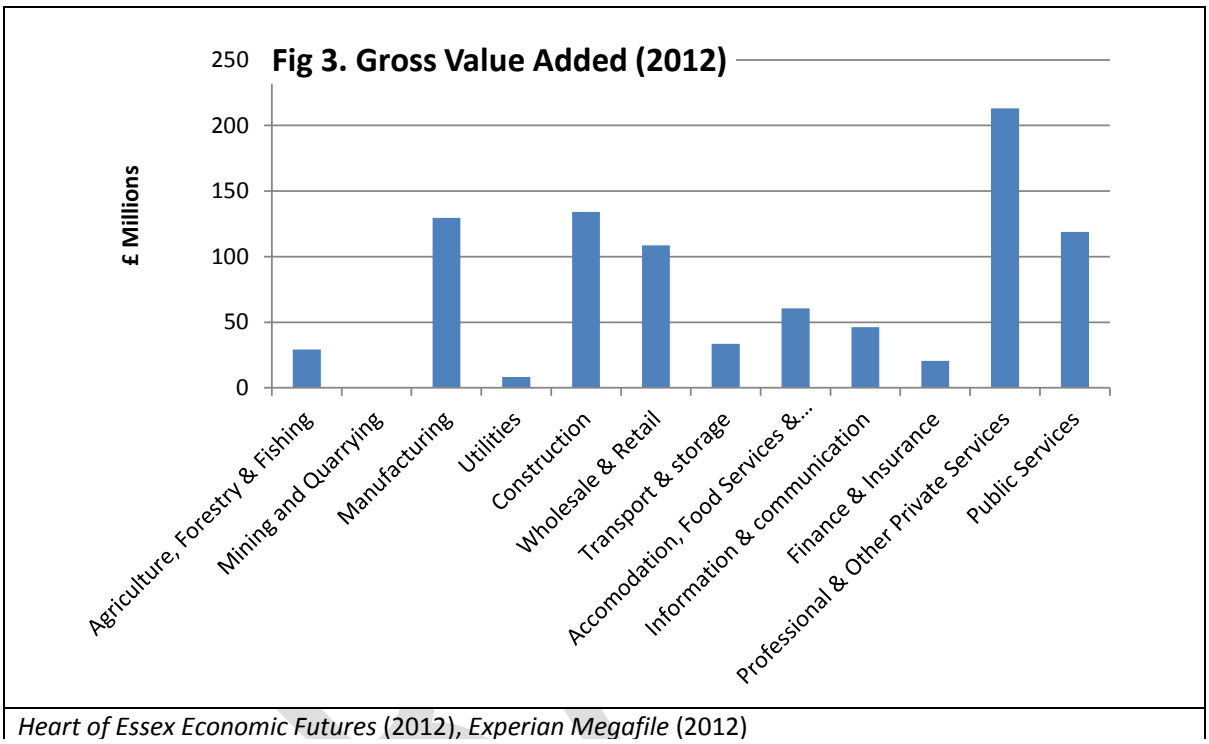
Source: ONS Business Register and Employment Survey, 2013

The relative strengths of Maldon District are in the primary services, manufacturing and construction. The District is relatively weaker in the service sector, with particular weaknesses in information and communications, financial & other business services, and other services.

Whilst Bradwell nuclear power station has been a significant source of employment in the past, intensive decommissioning is coming to an end and there are no plans for new development at the site in the foreseeable future. As well as the impact on direct employment, this cessation of decommissioning activity will also have an impact on the local leisure and accommodation sectors which have hosted many of the mobile workers who have been involved in this task.

The Economic Prosperity Strategy Evidence Base[10] includes data on Gross Value Added (GVA) by sector in Maldon District (p.11)[11]. This can be seen in the excerpt below.

Figure 3.3: Total Output (GVA) in Maldon District, 2012



Heart of Essex Economic Futures (2012), *Experian Megafile* (2012)

This figure shows a similar picture to the employment data, but with a stronger emphasis on construction and professional & other private services.

The Economic Prosperity Study Evidence Base suggest that around 30% of the manufacturing sector in Maldon District is advanced manufacturing or high tech manufacturing (p.13). The study also claims that Maldon District has a higher concentration of employment in 'knowledge-driven production', with around the double the concentration of employment in this activity than Essex or nationally.

Tourism is a cross-cutting activity in the local economy rather than a distinct sector. The Economic Prosperity Strategy Evidence Base reports that tourism accounted for 5% of the District's GVA – i.e. £46 million – in 2010[11].

3.3.1 Town centres

Consultation messages

There are three aspects of Maldon town: the industrial quarter, the high street and the leisure quarter.

There has been lots of interest from large retailers in investing in the local area. There are currently lots of independent retailers, with a diversity of offer. The retail unit vacancy rate is not high. Small

[11] Albeit that the stated method for calculating GVA does not appear to be very robust

shops are let easily, but larger shops are harder to let. There is not a strong demand for more retail units.

Car parking charging in the town centre is an issue for local retailers

Maldon has lots of independent shops, which have been more robust in a recession. National retailers draw shoppers in to the town centre and this also brings benefit to independent retailers.

There are lots of service businesses in the town centre, providing services that you cant buy online.

3.3.2 Tourism and the visitor economy

Consultees have been keen to discuss the tourism and visitor economy, and its future potential. Important visitor assets include:

- The only surviving WW1 airfield in the UK
- The Combined Military Services Museum
- The 7th Century chapel of St Peter on the Wall at Bradwell
- Moot Hall, Beeleigh Abbey and Plume Library in Maldon
- Promenade Park in Maldon
- Burnham on Crouch is a sailing destination.

Maldon District is not generally recognised as a significant tourism destination (according to the Economic Prosperity Strategy Evidence Base, p.17). The accommodation sector (particularly in the Dengie Peninsula) has been reliant on workers involved in decommissioning at Bradwell, and this market will decline as the decommissioning comes to an end. Other businesses in other parts of the District focus on weddings, conferences and golf, which are seen as more resilient.

The Dengie Peninsula is looking to increase visitor numbers, particularly through the development of Wallisee Island, a new RSPB wetland area being created with construction waste from Crossrail. The coast has SSI and RAMSAR protection.

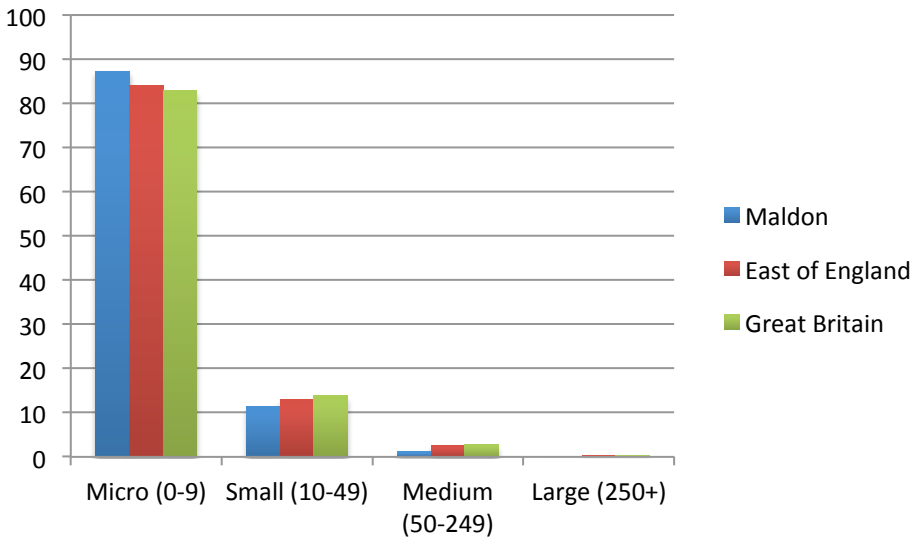
3.4 Business population structure

3.4.1 Business size

Although the Economic Prosperity Strategy claims 4,300 businesses in the District[8], the ONS Inter-Departmental Business Register (2014) identifies 3,090 enterprises (i.e. autonomous business units), with 3,305 local units (or separate sites within the enterprises). Maldon District has slightly more micro *enterprises* than the East of England and Great Britain and slightly fewer large *enterprises*. It has more micro *units* and fewer large *units* than the East of England and Great Britain.

Figure 3.4: Businesses by Size in Maldon District, 2014

	Maldon (number)	Maldon (%)	East of England (%)	Great Britain (%)
Enterprises				
Micro (0-9)	2,770	89.6	88.9	88.3
Small (10-49)	290	9.4	9.2	9.6
Medium (50-249)	25	0.8	1.6	1.7
Large (250+)	5	0.2	0.4	0.4
Total	3,090			
Local units				
Micro (0-9)	2,885	87.3	84.0	82.9
Small (10-49)	375	11.3	13.0	13.8
Medium (50-249)	40	1.2	2.6	2.9
Large (250+)	0	0.0	0.4	0.4
Total	3,305			
Local Units by Size				



Source: ONS Inter Departmental Business Register, 2014

3.4.2 Entrepreneurialism

The Economic Prosperity Strategy Evidence Base (p.21) states that in 2011 Maldon District saw 7.2 new businesses registered per 1,000 residents; but 9.6 businesses closed per 1,000 residents. It placed Maldon District as fourth highest District of the 12 Essex Districts in terms of new business starts.

3.4.3 Change in local business units

ONS data on the change in the number of business units over the period from 2011 to 2014 shows that the total number of local units increased in Maldon by 120 or 4%. The largest increases were in micro business units (0 to 9 employees) which increased by 70 units, and small business units (10 to 49 employees), where the number increased by 65. Over the same period however, the total number of business units in the East of England and Great Britain both increased by 7%. This shows that the business unit growth rate during this period was lower in Maldon District than regionally and nationally.

3.5 The rural economy

According to the Economic Prosperity Strategy Evidence Base (p.18), agriculture forestry and fishing account for 7% of the District's businesses and 3.5% of its employment. Arable farming is the most common type of farming in the District. There are a number of established and emerging vineyards in the District. There are a small number of large agri-businesses in the District, including Dengie Crops and Springstep Dairy.

The District is seen as a good location for renewable energy generation, including onshore wind and photo-voltaic energy production (EPS Evidence Base, p.19).

Consultation messages

Grape growing and wine production have strong growth potential. The Council is considering a bid for Leader funds to set up a bottling plant for the wine industry, to try and capture more value in the local economy.

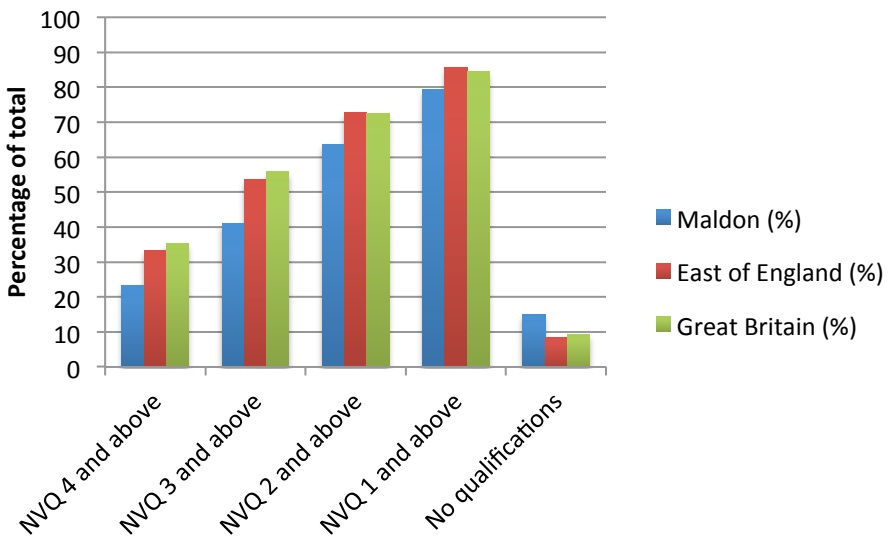
Windfarms don't tend to create employment. There is some potential for employment in the construction of turbines, but the cancellation of the London Array project means that this is probably not a significant opportunity for the Maldon economy.

3.6 Workforce

3.6.1 Skills and qualifications

Skills and qualification levels are lower than the national average in Maldon. The ONS Annual Population Survey (January 2013 to December 2013)[7] shows this starkly, as can be seen in the figure below.

Figure 3.5: Workforce Skills in Maldon District, 2014



	Maldon (%)	East of England (%)	Great Britain (%)
NVQ 4 and above	23.4	33.2	35.2
NVQ 3 and above	41.0	53.6	55.8

NVQ 2 and above	63.7	72.7	72.5
NVQ 1 and above	79.3	85.8	84.4
No qualifications	15.0	8.4	9.3

Source: ONS Annual Population Survey July 2013 to June 2014

Data in the Economic Prosperity Strategy Evidence Base (p.23) shows a different set of figures, but with the same key message. However, the Evidence Base also suggests that the proportion of the population qualified to NVQ 4 had risen significantly from 2004 to 2011, at a higher rate of growth than for the East of England and Great Britain.

Consultation messages

Businesses that were consulted are struggling to recruit young people. The main problem is their attitude rather than qualifications. Insufficient desire to learn means that they are not valuable to the businesses.

3.6.2 Earnings and occupations

Data from the ONS Annual Survey of Hours and Earnings (2014)[7] shows that both gross weekly pay and hourly pay by workplace are significantly lower than for the East of England and Great Britain.

Figure 3.6: Gross Weekly Pay by Workplace, 2014

	Maldon District (£)	East of England (£)	GB (£)
Gross weekly pay by workplace (full time workers)	490.1	505.8	520.2
Hourly pay (excluding overtime) by workplace (full time workers)	10.25	12.61	13.14

Source: ONS Annual Survey of Hours and Earnings, 2014

Data from the ONS Annual Survey of Hours and Earnings (2014)[7] shows that both gross weekly pay and hourly pay by place of residence are higher for Maldon District residents than for the East of England and Great Britain.

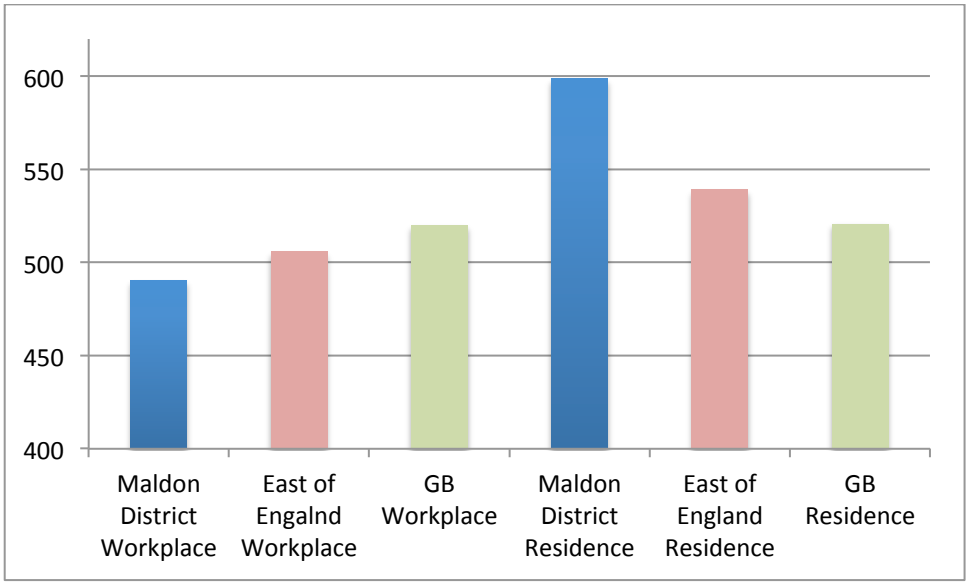
Figure 3.7: Gross Weekly Pay by Place of Residence, 2014

	Maldon District (£)	East of England (£)	GB (£)
Gross weekly pay by residence (full time workers)	598.6	539.1	520.8
Hourly pay (excluding overtime) by residence (full time workers)	15.34	13.62	13.15

Source: ONS Annual Survey of Hours and Earnings, 2014

The significant difference between workplace pay and residents' pay suggests that those living in Maldon District and working outside of the District (i.e. out-commuting) are earning more than those working in the District (whether local residents or in-commuters).

Figure 3.8: Workplace and Residence Based Pay (£ per week), 2014



Source: ONS Annual Survey of Hours and Earnings, 2014

According to the ONS Annual Population Survey (July 2013 to July 2014)[7], Maldon District has significantly fewer jobs in the higher occupation groups (managers, director, senior officials, professional occupations, associate professionals and technical occupations) than the East of England or Great Britain (37.2% compared to 45.2% and 44.5%). It has a similar proportion of jobs in the next occupational groups (administrative & secretarial and skilled trades) than the East of England and Great Britain (21.4% compared to 22.3% and 21.4%); and more in the lower occupational groups (caring, leisure, other service occupations, sales, customer services, process plant & machinery operators and elementary occupations) than the East of England and Great Britain (41.4% compared to 32.5% and 34.1%).

Consultation messages

The local employers forum (presumably the Employment and Skills Board) claims that local businesses are having difficulty attracting people with the necessary skill levels. STEM training is required for local young people to help them to access opportunities in local (advanced) manufacturing businesses. Colchester Institute offers courses but they don't meet the needs of the employers that have been consulted.

There have been attempts to establish a vocational training centre in the local area, linked to local employers' needs, but this is unlikely to come to fruition. Businesses claim that there is not enough critical mass of learners with the same requirements to set up a skills centre in Maldon. It has been suggested that it could be developed to focus on tourism and rural industries, and an approach could be made to Writtle College or Anglia Ruskin University as a partner. Any vocational skills centre

should be employer led, but businesses are not engaging in this concept. Maldon District doesn't have a large amount of unmet training needs, as young people go elsewhere for their training.

There is potential to do more to coordinate and deliver training in the District, or improve transport links to places where training is currently delivered e.g. Chelmsford.

3.6.3 Unemployment and benefits claimants

Latest modelled data on unemployment in Maldon District (ONS Annual Population Survey, July 2013-June 2014) shows unemployment at 1,600 people or 4.7% of the economically active population. This is lower than for the East of England (5.4%) and Great Britain (6.8%). Some 440 people were claiming Jobseekers Allowance (JSA) in October 2014 (ONS Claimant Count), which at 1.2% of the claimant count and workforce jobs total is lower than for the East of England (1.5%) and Great Britain (2.1%). The total amount of key benefit claimants (identified by DWP, May 2014) at 3,400 (9.1% of working age residents) is proportionally lower than for the East of England (10.4%) and Great Britain (12.9%).

Consultation messages

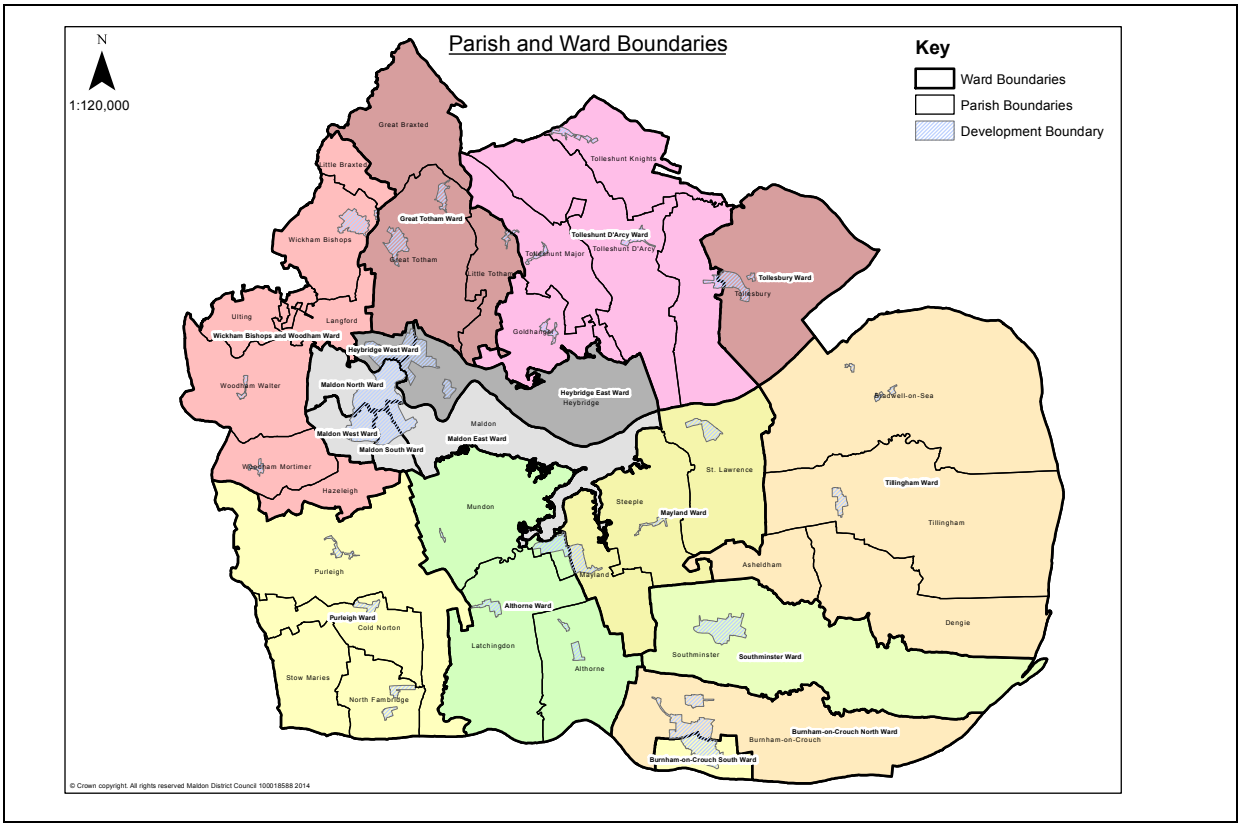
NEETs (young people Not in Education, Employment or Training) are a problem, but no worse than anywhere else. Young people have low aspirations and little entrepreneurial spirit. Young people are not starting new businesses.

3.7 Location of employment

The most significant employment locations in the District are Maldon, Heybridge and Burnham-on-Crouch. The distribution of employees and employment is shown by ward in the figure below.

Figure 3.9: Distribution of employment in Maldon District by wards

Wards	Employment[9]	Percentage of total
Althorne	1,150	6
Burnham-on-Crouch (North and South)	1,850	9
Great Totham	850	4
Heybridge (East and West)	2,550	13
Maldon (North, East, South and West)	7,700	39
Mayland	500	2
Purleigh	1,000	5
Southminster	800	4
Tillingham	700	3
Tollesbury	500	2
Tolleshunt d'Arcy	1,250	6
Wickham Bishops and Woodham	1,150	6
	19,950	



Source: BRES, December 2014

Consultation messages

The Causeway area between Maldon and Heybridge is the largest concentration of businesses in the District. The development market wants to build mixed-use and housing here, but the District Council wants to maintain this as an employment area in order to maintain employment. There are policies in place to protect this area, and the boundaries have been tidied up to remove non-employment uses from the employment area.

Lots of the businesses located in the Causeway area are looking for new, more modern premises. Some businesses are considering leaving the District, so retention of existing businesses in an important issue. However, the demand for new premises is not necessarily linked to employment growth, but rather to employment retention.

New allocations of employment land, particularly in South Maldon may encourage some growth and new employment.

3.8 Retail

The Economic Prosperity Strategy Evidence Base claims that 8% of businesses in the District are in retail (p.14), with a higher concentration of independent shops than the national average. A separate retail study is being carried out for Maldon District Council by White Young Green.

3.9 Commuting

Some 8,000 local residents commute out of the District every day, and their gross weekly pay is around 30% higher than that of residents who work in the District. The Council aspires to reduce out-commuting by creating higher value jobs in the District.

Data from the 2001 Census (quoted in the 2009 Employment Land Review[12]) showed that 52% of Maldon's working age residents worked in Maldon – which is lower than, for example, Chelmsford at 59%, Colchester at 71% and Braintree at 57%.

3.10 Infrastructure and accessibility

Consultation messages

Whilst the District is reasonably accessible, the lack of strategic infrastructure has been suggested an important constraint to economic growth in the District.

Businesses that were consulted stated that transport links into the District need to be improved. In particular businesses have difficulty accessing the A12. Journey time and the windiness of the roads are a problem – especially for getting large lorries to Maldon. Road widening and by-passing villages such as Hatfield Peverell would be helpful.

Roads can be congested at peak commuting times. It is feared that additional housing in the District will cause more traffic congestion. Businesses thought that other local authorities may object to housing growth plans because of possibility of greater out-commuting.

Businesses have stated that it would be helpful to have a branch rail line to Maldon: to allow commuting into the District as well as out of it.

Telecoms and broadband infrastructure are poor in Maldon District.

Flooding in the Causeway area is a local weakness. Businesses with high technology and sensitive machinery are particularly vulnerable. Some businesses in the Causeway area need flood defences. Some sites need significant piling to make them developable.

Maldon District is not an attractive place for large businesses (because of transport/communications difficulties and the relatively small local labour force), but is more suitable for small businesses.

4 Sites, Premises and Infrastructure

An Employment Land Review was undertaken for Maldon District Council in 2009[12]. The policy position has changed since then, with the revocation of the Regional Spatial Strategy (RSS) and the abandonment of the Regional Economic Strategy (RES). Under the RSS, Maldon was considered as part of the 'Rest of Essex', with a combined job growth target of 56,000 over the period 2001 to 2021.

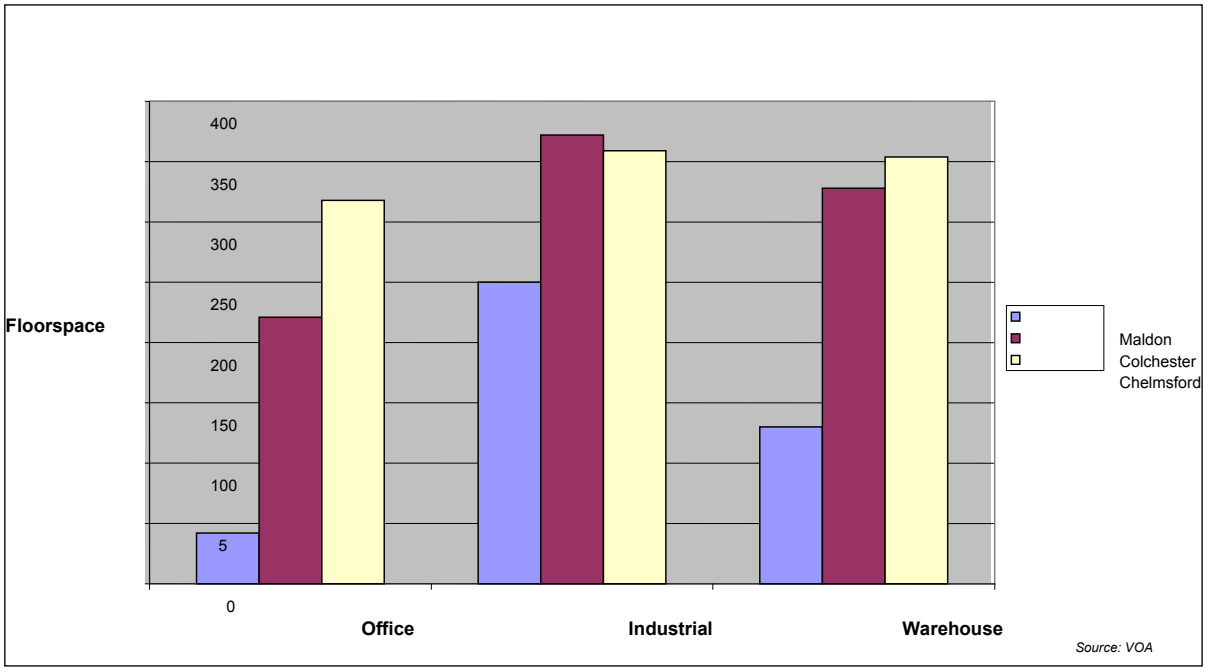
4.1 Employment sites and premises

The Employment Land Review (2009) showed the size of Maldon District's commercial floorspace stock in comparison to the nearest large towns of Colchester and Chelmsford. Maldon had significantly less offices and warehousing space than these comparators. This can be seen in the figure below.

Consultation message

There is low demand for offices in Maldon District.

Figure 4.1: Commercial Floorspace Stock



Source: Employment Land Review, 2009

The Employment Land Review suggests that industrial property take-up in Maldon District was around 8,000 sq m per year between 2004 and 2007 (para 4.19, p.40). This tended to be in smaller units of less than 500 sq m. Office take-up over this period was around 1,500 to 2,000 sq m per year, mostly in premises of less than 250 sq m. Larger office occupiers tend to look to Chelmsford and Colchester.

[12] Roger Tym & Partners and Fenn Wright (2009) Maldon District Employment Land Review

Warehouse rents, particularly on the Blackwater Trading Estate, Heybridge, tended to be lower than the Essex average, in part reflecting the quality of the stock (ELR para 4.22, p.40).

The main employment locations in Maldon District are:

- Maldon and Heybridge, including the Causeway area
- Burnham-on-Crouch
- Beckingham
- Latchingdon

The Employment Land Review included an assessment of 37 employment sites, covering just over 100 hectares of land. The existing stock was assessed as being of fair quality, but not sufficiently attractive to compete with more modern and better-located sites in adjacent districts (ELR para 5.8, p.49).

Some 12.3 hectares of potential sites were identified in 2009 (ELR para 5.13, p.50), but there was limited marketing of these sites taking place.

In summary, the 2009 Employment Land Review shows that although the overall quality of the stock in Maldon District was not high, occupation levels were good. Of 33 occupied industrial estates in the District, 18 were rated 'fair', eight were 'good', and seven were 'poor'.

Consultation messages

Some rural business centres have been successful.

Key companies in the local area want to grow but cannot e.g. Youngmans, Blackman & Whyte, Environmental Biotech. Providing/enabling new premises for then will safeguard local employment and potentially enable some growth.

The employment property stock is generally poor, ageing and not fit for purpose. There is too much focus on maintaining historic premises, which discourages developers. Conservation is sometimes given too much emphasis.

There is a lack of demand for some industrial site, e.g. the Southminster site was allocated for employment for 15 years, but there was no interest in developing it, so it was allowed to be redeveloped for residential. Sites in the Causeway area are under pressure for conversion to retail

No speculative employment development is taking place, but businesses want to move into ready built (new) premises. Residential development is needed to pump-prime any employment development.

There are no sites for heavy industry and 'bad neighbour' activities in the local area. There is potential for co-location of recycling and waste transfer operations in the District. There is a need for distinct and separate sites for businesses, sufficiently far from housing to avoid any restrictions to their operations. This could be allocated using a criteria-based policy for these uses rather than a spatial policy.

Local demand for industrial premises is driven by local business growth rather than significant inward investment. Inward investors to Maldon District are discouraged by the relatively poor accessibility. The local market tends to respond to local demand, albeit slowly. No speculative development of employment premises has taken place in recent years, so supply lags behind demand. Sites are sought after, but viability is marginal. There is demand from owner-occupiers.

Lots of premises nearing the end of their life, but it is not commercially viable to renew or update them because of insufficient return on this investment.

Premises in the Causeway area will let at cheap rents. There is a good churn of businesses here. Some retail development is taking place, which may drive up land values. There is a lack of good quality premises in the local market, but insufficient return to encourage speculative build.

4.1.1 Vacancies

Data on Non Domestic Rates (NDR) collection in 2014 provided by Maldon District Council shows that around 7.4% of all NDR properties were empty in mid 2014.

Consultation messages

Many small industrial sites have been changed to residential. In general there has been a lack of protection of industrial sites.

There is a need to protect good quality employment sites and provide high quality premises for new and growing businesses. There is potentially a need for an enterprise centre, which would require public intervention.

There are few available and suitable premises for local businesses to start-up. There is potential for Maldon District Council to invest in new start-up units, but it doesn't have the resources to do this.

4.1.2 Deliverability

Consultation messages

Any planning gain/Section 106 contributions are likely to be spent on flood alleviation, to the north of Heybridge, and affordable housing. There are no plans in place to use developer contributions to support employment development. Local labour requirements could be put in place for developers. There is potential to train local people in order that they can access local construction employment opportunities.

4.2 Infrastructure

Consultation messages

There are two main routes into Maldon District, with congestion pinch points on each. There are rail lines to the London, to the north an in the south of the District. Hatfield Peverall and Witham are main station links to London, to the north of the District.

Maldon District is relatively inaccessible from the A12, and businesses want to be closer to the A12. Further distance and time increases travel and haulage costs and can affect driving hours

Appendix 15

It is believed that Chelmsford Council is objecting to the draft Maldon Local Plan because of the likely increase in out-commuting.

5 Economic Vision and Strategy

This chapter considers economic visions and strategies that will affect the future economic growth of Maldon District.

5.1 Maldon District

Maldon District Council has set out its growth aspirations in its Pre-Submission Draft Local Development Plan[13] and its Economic Prosperity Strategy[6]. Core to the Economic Prosperity Strategy are the twin objectives of economic prosperity and quality of life, with quality of life being identified as "*one of the District's greatest economic strengths*." (p.2).

The economic vision for the District is to:

> *Maintain a vibrant and competitive economy, balancing the needs of industry and prosperity whilst sustaining a high quality of life, increasing incomes and promoting the Maldon District as a great place to live, play, work and do business.*

The main areas of activity that are intended to deliver this vision are set out in the Economic Growth Strategy. They are discussed below.

5.1.1 Promoting Maldon District

The Council will market and promote the District.

5.1.2 Business growth, earnings and housing affordability

The Council will seek to promote both lower skilled and higher skilled employment, to create more local jobs as well as improve the quality of jobs in Maldon District. The Council intends to promote rural enterprise and the visitor economy through the Dengie Gateway Programme. Investment will be made into Burnham-on-Crouch as the gateway to a number of tourist attractions in this area.

The Council intends to work with a private sector partner to provide support to new-start businesses. This will be complemented with support for a business incubation/enterprise centre. The Council will provide support to existing businesses, including the provision of links to existing sources of business support and business rate relief schemes. The Council also intends to support Think Local, which aims to promote local businesses.

The Council proposes to maintain a database of employment land and premises, with a particular view to attracting inward investment to the District.

5.1.3 Key growth sectors

The Council will work with *Invest in Essex* to attract investment in sectors with strong growth prospects. These are proposed as:

[13] Maldon District Council (2014): Maldon District Pre-Submission Local Development Plan 2014-2029

- High-tech manufacturing, low carbon engineering and design. In particular, computers and electronics products are identified as a future growth opportunity, along with specialist plastics manufacturing
- Professional services
- ICT
- Administrative and business services
- Education and training services
- Leisure, food services and short-stay accommodation services;
- Residential care and health care. This is driven in particular by the ageing population
- Agriculture related activities, particularly related to vineyards

The Council intends to support the growth of the visitor economy, with the aim of encouraging visitors to stay longer and spend more.

5.1.4 Employment land and premises

The Council recognises that much of the employment land and premises stock in the District is poor quality. Local businesses with high growth potential are citing the lack of employment sites as a significant barrier to growth. The Council will seek to support the regeneration of existing employment sites and the delivery of high quality new sites in accessible locations. This is stated as "*the most pressing economic challenge facing the District*" (Economic Prosperity Strategy p.13). The Council is seeking to influence the regeneration of the Causeway industrial area in Heybridge to bring forward new employment premises, and diversify the range of uses where appropriate. This is intended to retain existing employment as well as enable new employment. The Council intends to support new employment areas in more accessible locations. The Economic Prosperity Strategy suggests the need for six hectares of new employment land. The Council will also support the regeneration of other employment sites.

Consultation message

Need greater focus on sites that are accessible to the A12.

5.1.5 Skills and workforce development

Skills and educational attainment levels are lower than UK averages, and there remains significant need for improvement. It has been suggested that there is a growing mismatch between the skills needs of employers and the skills of the resident workforce. The Council will work to improve local skills and education levels, including a better match of skills to employers' needs, extending employer-school engagement programmes, promoting apprenticeships and up-skilling/re-skilling adults.

Consultation message

The ageing population means that it is difficult to maintain the size of the workforce, let alone grow the workforce from the local resident population.

5.1.6 Road connectivity

Although the road infrastructure linking Maldon District to the main transport network and larger towns is constrained, the Economic Prosperity Strategy states that major road infrastructure works are unlikely. However, there are proposals in the SELEP Growth Deal bid that could lead to road infrastructure improvements in Maldon District.

5.1.7 Broadband connectivity

The Council will support efforts to roll out superfast broadband throughout the District.

5.1.8 Draft Local Development Plan Policies

In the Pre-Submission Draft of the Local Development Plan[13] there are a number of policy areas related directly to future economic growth. These are discussed briefly below.

Policy E1 on employment seeks to support the creation of 2,000 net additional jobs through:

- Retaining, protecting and supporting further (suitable) employment on existing employment sites
- Improving the quality of the employment land and premises stock, including through the de-allocation of unsuitable sites
- Supporting and encouraging employment development on three new employment sites

Policy E4 on agricultural and rural diversification enables diversification where this is the most appropriate option.

Policy E5 on tourism supports the development of new tourist attractions, facilities and accommodation where appropriate; and protects good quality tourism provision.

5.1.9 Tourism

Tourism is a growth potential sector, and one which was raised by a number of consultees. It is particularly important in the southern part of the District as has been identified as a response to the loss of economic activity from the Bradwell power station.

Consultation messages

Tourism in Maldon is currently dominated by day visitors, and there is potential to encourage more staying visitors. This will require an improvement in the accommodation stock in the area, and there has been some interest in developing a Premier Inn in the Causeway area.

There are a number of attractions that have been highlighted as drivers of the growth in the tourism sector:

- *Maldon District has a WW1 airfield, which has won awards as a tourism attraction. There is potential to increase the scale of this attraction*
- *Wallisee Island will be developed into a tourist destination operated by the RSPB, with the provision of facilities for visitors. There will be a ferry to the island from Burnham-on-Crouch, which can be accessed by train to Burnham from London. A bid has been submitted to the Coastal Communities Fund to improve the environment in Burnham and to attract more businesses to this location*
- *There is potential for a restaurant-based food trail in Maldon District*

- *There is potential to encourage tourist attractions to work together to develop common branding and marketing; and potential for a historic sites trail.*
- *Langford Waterworks includes a museum and railway line, and has potential to be developed as a tourist attraction. It could be linked to Colchester by cycle path. The canal could be developed as more of a tourist attraction*
- *Promenade Park has quarter of a million visitors per year, and attracts day visitors from outside the local area. There is potential for the regeneration of Hythe Quay, mini golf facilities, tearoom and splash park. The relocation of the Combined Forces Museum from the Causeway area has been suggested. Maldon Mud Race attracts profile to the local area.*

5.2 Economic Growth Targets

The Economic Prosperity Strategy sets out a number of growth targets for the period from 2013 to 2029. These include:

- Creating 2,000 net additional jobs, in addition to the current 24,000 locally based jobs. This target is also stated in Policy E1 of the Pre-Submission Draft Local Plan[13]. However, the basis on which this number has been calculated is not robust and is unlikely to stand up in a Local Plan Inquiry
- Improving the quality of commercial and industrial premises, with the percentage of employment sites rated as 'good' rising from 25% to 35%
- The growth rate in the business stock to place Maldon within the middle 20% of Districts on a national basis. It is currently in the lowest 40%
- Average gross weekly workforce pay to match the national average. In 2012 it was slightly below the national average
- The composite measure of workforce skills (Local Futures) to place Maldon in the middle 20% of Districts nationally. It is currently in the lowest 20%
- Access to high speed broadband (24Mbps) for 90% of the District's businesses and homes

5.3 Future Growth Scenarios

The Heart of Essex Economic Futures[14] report considers several future growth scenarios for Maldon, including:

- A dwelling constrained scenario, based on 200 new dwellings per year. In this scenario the working age population declines, and employment declines by 400 over the Plan period. However, the number of new dwellings established in the Local Plan is likely to be much higher than this, and dwellings constrained scenarios are not considered acceptable in Local Plan Examinations
- A new nuclear scenario which assumes the development of a new nuclear power station at Bradwell. This results in 2,600 net additional local jobs over the Plan period, but this will not be realised as there are no plans to build the power station in the foreseeable future
- A key sector growth based scenario (without the nuclear power station). This assumes 1,200 net additional jobs over the Plan period, but is also based on a dwellings constrained labour supply, which is not acceptable

[14] Experian and Nathaniel Lichfield & Partners (2012) The Heart of Essex: Economic Futures Study

Neither of the two more likely scenarios produces the 2,000 net additional jobs targeted in the Economic Prosperity Strategy, and none of the scenarios is likely to be considered acceptable in a Local Plan Examination.

5.4 Delivering growth in Maldon

The Economic Prosperity Strategy Evidence Base[10] (p.36) identified seven enablers of economic growth and assessed these in Maldon. The results are summarised in the figure below.

Figure 4.1: Enablers of Growth in Maldon

Enabler	Assessment of Maldon
Skilled workforce	Weak, but improving
Connectivity	Medium (and poor in the rural east of the District)
Innovation in firms	Medium-strong
Diversity of business base	Medium
Capacity to implement long-tern strategies	Weak
Quality of life	Strong-medium
Availability and cost of business premises	Medium-weak

5.5 Sub Regional Growth Aspirations

The Heart of Essex partnership comprises Maldon District Council, Brentwood Borough Council and Chelmsford City Council. The partnership commissioned an economic futures study in 2012[15]. The study considered two future growth scenarios: one based on dwelling constraints; and the other based on sector growth potential, but building on dwellings constraints. However, neither of these would be considered as robust in a Local Plan Examination as dwelling-constrained scenarios are not generally accepted. Nevertheless, the study suggests employment growth in Maldon District (to 2031) of minus 400 in the dwelling constrained scenario and plus 2,800 in the sector-derived scenario. The employment decline in the first scenario is due to the ageing of the population and subsequent decline in workforce numbers.

At the sub-regional level, this study suggested that over two-thirds of the area's total employment growth is expected to take place in Chelmsford, with between one-third and one-fifth in Brentwood, and up to one-tenth in Maldon District. This clearly shows that sub-regional growth is expected to be concentrated in Chelmsford.

An earlier growth study undertaken for the Mid Essex Authorities in 2006[16]. This report focused on driving up productivity per resident and the competitiveness of the Mid Essex economy.

The Haven Gateway partnership is focused on promoting economic growth through the drivers of the Haven ports, the associated transport infrastructure and the major towns in the hinterland. Maldon District is peripheral to these objectives.

Consultation messages

[15] Nathaniel Lichfield & Partners and Experian (June 2012) The Heart of Essex: Economic Futures Study
[16] University of the West of England (2006) The Mid Essex Economic Futures Assessment

Colchester and Chelmsford are growth poles in the wider local area. There is lots of growth taking place to the north of Chelmsford, including a new station. Maldon has stronger links to Chelmsford than Colchester. It also has some links to outer north east London e.g. Romford.

5.6 County and LEP Growth Plans

There is close integration between the growth plans for Essex County and the South East LEP.

5.6.1 Economic Plan for Essex

The latest draft of the Economic Plan for Essex[17] was published in April 2014, with a further update expected in the future. This sets out the Essex contributions to the SELEP programme of activity (discussed below). The main targets for the Economic Plan are:

- Around 118,000 new jobs by 2021
- Over 80,000 new homes by 2021

Actions to enable this growth help to address a number of issues. These are:

- Enhancing the Essex workforce
- Unlocking growth in strategic corridors. This involves transport and broadband improvements
- Enhancing productivity
- Improving the reputation of Essex as a location for investment and growth
- Overcoming local resistance to growth
- Improving public sector partners' capacity to support growth

It is important to note that this Plan focuses on growth corridors, but Chelmsford is also identified as an important regional centre (para 90, p.29).

The South East Fund (SEFUND) is a real estate investment fund that brings together private, public and EU funds to invest in high quality infrastructure. This will be recyclable funding into real estate development projects. It is intended to accelerate the delivery of existing projects or deliver schemes that would not otherwise have happened.

5.6.2 South East Local Enterprise Partnership

The South East LEP (SELEP) covers an area significantly greater than Maldon District, and covers a very varied socio-economic area. The LEP has prepared a Strategic Economic Plan and Growth Deal submission to Government[18]. The ambitions of the LEP are to:

- Enable the creation of 200,000 sustainable private sector jobs over the decade to 2021
- Complete 100,000 new homes by 2021
- Lever £10 billion of investment

However, two of the SELEP's strategic objectives are pertinent to Maldon:

- Promote investment in our coastal communities

[17] Essex County Council (April 2014) Economic Plan for Essex
[18] South East LEP (March 2014) Growth Deal and Strategic Economic Plan

- Strengthen our rural economy

Within the overall South East Growth Deal is an Essex County Growth Deal. There are a number of projects within this that will support growth in Maldon District, including several transport projects:

- A414 Maldon to Chelmsford Route Based Strategy due for completion by 2018. There is commitment to delivering this project
- B1022 Colchester to Maldon Route Based Strategy due for completion by 2020
- Maldon Pinch Point Programme due for completion by 2019

Also included is the Causeway Regeneration Programme including the masterplanning of this area, which is projected for completion by 2021. A feasibility study into this project has recently been commissioned.

6 Clusters and Networks

Maldon District does not have any strong clusters or specialised activities. It is a broad and varied economy. As mentioned above, the marine engineering sector is seen as a local strength. Advanced manufacturing, construction, ICT and professional services are also claimed as local strengths. The District has some areas of food and drink specialisation, with Maldon Sea Salt, vineyards and breweries being noted[6].

Consultation messages

Maldon and Heybridge have some advanced manufacturing in a number of industries including fibre optics, electronics, microchip manufacture and marine related (e.g. navigational equipment). There are also some specialist food and drink producers including Maldon Salt. There are some flour mills, and vineyards and biomass crops are also strong sectors.

However, there don't appear to be many linkages between these businesses and hence no clustering or agglomeration effects or benefits. Reasons given for the location of advanced manufacturing businesses include proximity to London and cheap premises.

There are few large office-occupying businesses or sectors in Maldon.

7 Future Drivers and Constraints to Growth

This chapter considers those factors that will drive future growth in the District, and those which will constrain that growth.

7.1 Drivers of growth

There are a number of potential drivers of future economic development in Maldon District, but none is likely to promote significant structural economic change. Therefore, future economic growth is likely to promote an economic structure that is similar in nature to the current economy. The main drivers of economic growth are set out below.

7.1.1 Quality of life

Many businesses are located in Maldon District because of the quality of life for the owners and employees of those businesses. Maintaining that quality of life is important to stimulating future economic growth. Quality of life should be used to maintain and growth those businesses that are already located in Maldon District, and encourage and support local residents (or incoming residents) to start high quality and high growth business in the District.

7.1.2 Regeneration of the Causeway area

The regeneration of the Causeway area is identified as a project in the Local Plan and is listed in the SELEP Growth Deal bid. A study has been commissioned into the future development of the Causeway area. It is noted that[19]:

> *Large scale Compulsory Acquisition is not an option nor is seeking to achieve the type and scale of uses that may be attracted to premier sites adjacent to Trunk Road interchanges. Nor, currently, is the market likely to drive wholesale redevelopment.*

The brief states:

> *The purpose of the project is to build upon the Maldon Central Area intermediate plan to consider the development potential of the Causeway industrial area between Maldon and Heybridge. The study will consider a range of projects and initiatives to improve the area with the aim of retaining current businesses, understanding their longer term aspirations and attracting new occupiers.*

The objectives of the study are to: meet the needs of existing businesses, in order to retain existing employment; attract new businesses in higher value sectors; consider the development of an employer-led vocational skills training centre; and increase the attractiveness of the area.

7.1.3 Allocation of new employment sites

As well as the regeneration and improvement of existing sites there are proposals for the allocation of three new employment sites within the District, and two of these are part of plans for larger mixed-use developments. These are:

[19] Essex County Council and Maldon District Council (September 2014) The Causeway Industrial Area, Maldon: Project Brief

- 3.4 hectare extension to Burnham Business Park at Burnham-on-Crouch for B1, B2 and B8 uses
- 0.5 hectares of employment land at Wyke Hill (north) for B1 and B2 uses
- 4.5 hectares of employment land at Wyke Hill (south) for B1, B2 and B8 uses

7.1.4 Business support and an innovation centre

The Council has prioritised business support in its Economic Growth Strategy. It has also referred to the potential for developing an innovation centre, but there are no detailed plans in place to deliver this.

7.1.5 Promotion of the visitor economy

As part of the promotion of business growth in Maldon District, there is particular interest in promoting tourism and the visitor economy. This is largely part of the response to end of decommissioning work at the Bradwell power station, and so efforts to promote the visitor economy are more prevalent in the south of the District and the Dengie peninsula.

7.1.6 Transport improvements supporting broader growth

There are three proposed projects for improving transport infrastructure in Maldon District, and its links to the strategic highway network. At least one of these is definitely going ahead.

Transport improvements may make Maldon District more attractive to further investment by existing businesses, or investment from inward investors. Transport improvements may also enable further out-commuting, which is a significant source of employment for residents of Maldon District.

7.2 Constraints to economic growth

7.2.1 Difficulty attracting large employers and inward investors

Maldon does not have large employers and has not attracted large inward investment projects in the past. It is not linked directly to the strategic highways network, and mainline rail links are limited. Maldon District does not have a large resident workforce, and there are no clusters or networks of high value businesses already established in the District. For these reasons, large employers and mobile inward investment projects have tended to locate elsewhere. Directly overcoming these constraints is a very long-term ambition, so in the short to medium term efforts to promote economic growth in Maldon District should concentrate on: growing existing businesses; increasing the quality of existing businesses; encouraging local residents to start new businesses; and attracting smaller businesses into the area that are less reliant on high capacity transport links.

7.2.2 Transport and other infrastructure

The constraints associated with the transport network and other infrastructure have been extensively discussed above. Some investment may take place, which could improve the quality of transport and other infrastructure. However, efforts to grow the local economy should recognise this constraint and should be focused on businesses that are less dependent on high speed, high capacity transport linkages.

7.2.3 Workforce

The quality of the workforce is relatively low. Efforts need to be made to improve the workforce quality, either through the provision of training and skills in the District, or through improving

accessibility to training and skills outside the District. Training and skills provision needs to respond to local employers' needs if local businesses are going to be supported to grow and improve their quality.

7.2.4 Property stock

The industrial property stock is relatively low quality. This is constraining the ability of local businesses to grow, as they cannot find high quality, suitable premises. Whilst market led and speculative development is limited, this situation will not improve quickly. There is potential for the development of new industrial property on newly allocated sites in the District. Plans are being developed for the regeneration of the main Causeway industrial area, but funding will need to be found to enable this development to take place.

8 SWOT Analysis

This chapter provides an overview SWOT analysis of the Maldon District economy.

8.1 Strengths

Quality of life

- Good quality of life attracts people and businesses to Maldon, and keeps them in the District

Business base

- Diverse business base
- Relatively healthy business start-up rate
- Independent retailers in Maldon town centre have tended to be more robust in the recession

Earnings and unemployment

- Residents' earnings are higher than the regional and national averages (but this is due to out-commuting rather than high paying jobs in Maldon)
- Relatively low unemployment

Other strengths identified in the Heart of Essex Economic Futures study include:

- Significant growth in the professional, scientific and technical sectors
- Retail hub sustaining significant levels of local employment
- Strong presence of education and health sectors, identified as having significant growth potential
- Resilience of the business base, with low level of insolvencies, and the highest adaptive capacity within Heart of Essex

8.2 Weaknesses

Quality of employment

- High level of out-commuting to other Districts for work, particularly to Chelmsford
- Workplace earnings are lower than the regional or national averages
- Maldon has fewer jobs in higher quality occupations and more jobs in lower quality occupations
- Relatively low job density (i.e. low number of jobs compared to the working age population)
- Less full-time jobs and more part-time jobs than regionally and nationally
- Lower rate of growth in employees and employment than regionally or nationally (2009-2013)
- Lower rate of growth in businesses than regionally or nationally (2011-2014)
- No strong clusters of inter-linked businesses. The advanced manufacturing businesses in the local area are not part of a cluster
- Parts of the tourism and accommodation sector (particularly in the south of the District) have been reliant on workers involved in the decommissioning of the Bradwell power station, and this is coming to an end

Population and workforce

- Lower proportion of the population are of working age than regionally and nationally
- Relatively lower skilled working population
- Businesses believe that many people have unsuitable attitudes as well as poor skills

Infrastructure and accessibility

- Relatively poor accessibility to the strategic transport network (road and rail): impacts on businesses and commuting
- Relatively poor telecoms and broadband infrastructure
- Vulnerability to flooding in the Causeway industrial area
- Relatively poor quality industrial property stock
- There are few flexible employment sites suitable for new start businesses
- Maldon District is not particularly attractive to mobile and footloose inward investors

Other weaknesses identified in the Heart of Essex Economic Futures study include:

- Reliance on public sector for employment (accounting for a fifth of all employment) leaves Maldon vulnerable to further public sector cuts

8.3 Opportunities

- There is potential to increase the economic impact of the tourism sector by growing visitor numbers, and increasing the spend per visitor, although this will require investment in infrastructure and training in the sector
- There is potential for adding value to the agricultural sector through processing e.g. wine bottling
- There is potential for more renewable energy generation in the rural parts of the District
- The County Economic Plan and SELEP Growth Deal bid have proposed transport improvement projects for Maldon District, and investment in the Causeway industrial area

Other opportunities identified in the Heart of Essex Economic Futures study include:

- High proportion of small businesses (albeit not much higher than elsewhere) provides an opportunity to flourish and generate employment provided appropriate support
- High levels of entrepreneurialism and self employment providing opportunities for sustainable future growth
- Potential to boost sustainable, nature based and historic tourism given the quality of the environment

8.4 Threats

- As well as having a lower proportion of the population of working age, the population of Maldon District is ageing
- Car parking charges in the town centre may discourage shoppers and visitors
- The lack of available high quality industrial premises is restricting the growth of existing businesses
- Current market rents do not enable landlords to invest in improving their stock
- The local market cannot deliver speculative industrial and commercial property developments
- Chelmsford is an attractive growth location and is forecast to attract a large proportion of future growth in the sub-region, which might displace growth that could otherwise have come to Maldon District

- Further out-commuting could be constrained by the capacity of the road network

Other threats identified in the Heart of Essex Economic Futures study include:

- Production and manufacturing represent key sectors in Maldon – but have shown strong recent decline
- The construction sector has experienced decline in employment and output during the economic downturn
- Relatively high proportion of businesses in agriculture sector – but this sector has experienced rapid recent declines
- Prevalence of small businesses which face challenges to survive and grow

HARDISTY JONES ASSOCIATES
Economic Development, Regeneration & Sustainability

Maldon District Council LDP: Employment Evidence and Policy Update

Appendix 3: Economic Forecasts and Modelling

Prepared for Maldon District Council

May 2015

Contents

1 Introduction 1
2 Methodology 2
3 Maldon District's Economic Growth Forecasts in Context 6
4 Estimating Future Sites & Premises Requirements 13
5 Testing the Results 21
Appendix 1: Detailed Methodological Assumptions 25
Appendix 2: Detailed Data Tables 29

Job Number:	14-08-01
Version Number:	1.0
Approved by:	Stuart Hardisty
Date:	May 2015

1 Introduction

1.1 Purpose

This background paper sets out the analysis to assess future employment sites and premises requirements in Maldon District over the Local Plan period 2014-29. The results inform the wider Employment Evidence and Policy Update used to inform the Maldon District Local Plan.

1.2 Overarching Principles

The assessment of future requirements contained within this report is not designed to be a detailed prediction of exactly what will happen in the future in Maldon District. Any exercise which includes an element of forecasting includes substantial risk and uncertainty. Therefore, the results of this exercise are not intended to be the basis of a 'predict and provide' policy response. Rather, the approach is designed to bring together available evidence in order that there is a clear basis on which to consider policy options, in conjunction with other complementary, or potentially competing evidence. In particular, the method has been designed in line with national policy and best practice guidance to help inform the development of the Maldon District Local Plan, specifically to inform policies around the provision of land for employment. Policies should be regularly reviewed in the light of new evidence and the passing of time as part of the on-going planning policy development and review process.

1.3 Geographic Designations

The analysis is focused on Maldon District. However, it is important that this is considered in the context of the functional economic market areas (FEMAs) in which the district is located. This aligns to the Planning Practice Guidance. Maldon's FEMA is discussed in more detail at Chapter 3 of the main report. Issues from across the FEMA have been used to inform scenario development and testing.

2 Methodology

2.1 Overview and Official Guidance

The method employed to assess future requirements has been developed over many years and is aligned to the principles set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

Paragraph 21 of the NPPF states that:

Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:

- *set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;*
- *set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;*
- *support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;*
- *plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;*
- *identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and*
- *facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.*

The PPG states that:

Need for all land uses should address …the … quantity of economic development floorspace needed based on quantitative assessments, but also on an understanding of the qualitative requirements of each market segment.

Assessing development needs should be proportionate and does not require local councils to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur.

The assessment of development needs is an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints. However, these considerations will need to be addressed when bringing evidence bases together to identify specific policies within development plans.

Plan makers should consider forecasts of quantitative and qualitative need (i.e. the number of units and amount of floorspace for other uses needed) but also its particular characteristics (eg footprint of economic uses and proximity to infrastructure). The key output is an estimate of the scale of future needs, broken down by economic sectors.

Local authorities should develop an idea of future needs based on a range of data which is current and robust. Authorities will need to take account of business cycles and make use of forecasts and surveys to assess employment land requirements.

Emerging sectors that are well suited to the area being covered by the analysis should be encouraged where possible. Market segments should be identified within the employment property market so that need can be identified for the type of employment land advocated.

The available stock of land should be compared with the particular requirements of the area so that 'gaps' in local employment land provision can be identified

Plan makers should consider:

- *sectoral and employment forecasts and projections (labour demand);*
- *demographically derived assessments of future employment needs (labour supply techniques);*
- *analyses based on the past take-up of employment land and property and/or future property market requirements;*
- *consultation with relevant organisations, studies of business trends, and monitoring of business, economic and employment statistics.*

The underlying principle is to acknowledge the range of available evidence and the inherent uncertainty. In so doing, various factors can be brought together to give a balanced view of future requirements. As a result, whilst there are elements of this approach which are quantitative and could be viewed as mechanistic, these must be balanced and adjusted in line with other available qualitative evidence to ensure the approach and the interpretation of the results are appropriate to the characteristics of the area of focus.

The key components of method employed are:

- A consideration of the likely pattern of economic growth in the area based on economic and employment forecasts giving an indication of labour demand and sectoral patterns of growth, set in the context of wider sub-regional and national growth trends;
- A consideration of the potential change in labour supply as a result of changes in the demographics of the area and likely changes in patterns of economic activity;
- A consideration of key economic policy ambitions, drivers and confirmed actions which may have an impact upon the future scale and pattern of economic change in the area;
- A consideration of the socio-economic characteristics of the area and the implications of this for future patterns of land and property use;
- A consideration of the commercial property market dynamics and characteristics of the area and the influence the development, occupier and investment markets will exert on future employment property and land use; and

- A consideration of historic patterns of employment property development and land use as a potential indicator of future trends.

2.2 Quantitative Assessment

For many years employment land studies considered only employment within the B Use Class. It has been acknowledged that this failed to capture the full range of employment accommodating uses. Within the modern economy jobs are accommodated across a variety of Use Classes and none.

The methods for considering the scale of requirement for different Use Classes vary due to the differing drivers of demand. For example, the scale of future retail requirements is typically derived from an assessment considering likely future expenditure patterns and the future requirements for future education and health provision is based on expectations of future demographic change.

This report provides an assessment of the likely change in employment across the whole economy and provides some commentary on what that may mean for land use. However, there is a primary focus on the B Use Classes, acknowledging that for some other Use Classes separate evidence is being prepared.

2.2.1 Employment within the B Use Classes

The B Use Class includes business, industrial and storage/distribution uses. Within the balanced approach outlined above is a quantitative component which brings together available evidence within a quantitative model, designed to capture the key drivers of future requirements. This is summarised in the flow diagram (Figure 2.1).

Figure 2.1: Methodology Diagram

The first part of the process considers the potential for additional requirements for employment land and property as a result of expansion in the economy. This is based on sectoral employment projections, which are then converted into projected employment change by Use Class using a conversion matrix, presented at Appendix 1 to this report, and then into property and land requirements using employment and development density assumptions.

The second stage then considers wider market factors. Particularly the need to recognise the churn in the economy and a need to replace and upgrade property stocks. For example, whilst the manufacturing sector as a whole has experienced well documented decline in its employment base, there has been a continued demand for new premises within which to operate. This demand can be driven by the need to replace dilapidated stock, existing companies needing more/less space, a different location or a different type of premises. It can also be driven by new companies in the market, which may not find the right type of property available in the right location within the market. As a result, whilst overall a sector may be in decline (although this still applies to growing sectors too), there are changes beneath the surface which will continue to drive demand. This can

be a particular issue where existing stocks are ageing or where vacant sites are no longer in the locations that are suitable for modern occupiers.

The third element of the model builds in an allowance for choice and flexibility. This element needs to take account of offering location choice as well as choice in terms of the type of property and setting.

Within the detailed assumptions employed as part of this model, local evidence has been used to ensure the approach is appropriate to Maldon District.

2.2.2 Employment within other Use Classes

As noted above, the drivers of sites and premises requirements within other Use Classes are not purely economically driven. They are often a product of changing demographics. Other approaches are therefore used to develop an understanding of future requirements.

Within this report we provide some commentary on the potential scale of future requirements within other Use Classes.

There is available information to make an assessment of net additional floorspace requirements using the employment density method for A Use Classes. However, there are also other more traditional methods for assessing future floorspace requirements, particularly for retail use. As a result, the assessment within this analysis is indicative. A detailed retail study has been undertaken by White Young Green.

Outside the A and B Use Classes the information available to allow the translation of jobs to floorspace and land use is insufficient to complete a full and robust assessment of future requirements. There is a very wide range of activities within Use Classes with hugely varying sites and premises requirements and therefore other more qualitative approaches are required.

Sectoral employment projections are translated into Use Class using a detailed SIC-Use Class matrix which is also used for the A and B Use Classes. This can be found at Appendix 1. This is an important step in understanding the scale and nature of change of employment within each Use Class.

The scale of projected employment change is set out with associated commentary and indicative floorspace implications where appropriate.

2.3 Validation

The results of the quantitative assessment are tested against historic patterns of activity, alternative growth scenarios and other available evidence of a more qualitative nature to aid interpretation of the results and set the results in a wider context.

3 Maldon District's Economic Growth Forecasts in Context

The following analysis is based on the East of England Forecasting Model (EEFM) 2014 version. This provides consistent economic forecasts for the entire East of England region and parts of the South East region. The EEFM has been developed by Oxford Economics and is administered by Cambridgeshire County Council. Further details on the EEFM can be found at http://www.cambridgeshireinsight.org.uk/EEFM

3.1 Headline Projections

Figure 3.1 below sets out selected headline economic indicators over the Local Plan period 2014-2029. On the basis of the evidence in respect of the FEMA the results for Maldon District are benchmarked against Chelmsford and the Strategic Housing Market Area[1], and the Essex and UK economies. The Maldon District results are also benchmarked against the 15-year period 1999-2014 to provide some historic context.

Setting the future projections in the context of the benchmark areas, the EEFM baseline suggests that the Maldon District economy will:

- Grow slightly less strongly than the benchmark areas in GVA terms, most notably Chelmsford and the SHMA. It will see a broadly similar scale of growth to the UK and Essex as a whole.
- Experience similar levels of growth in GVA per capita and labour productivity to all benchmark areas.
- Experience a slightly lower rate of job growth than Chelmsford, the SHMA and Essex, but higher than the UK.

Relative to the 15-year period 1999-2014, the rate of employment growth is anticipated to be lower and labour productivity to be higher. This variation in the scale of employment growth between the forecast period and the historic period is consistent across all the benchmark areas. This is in part as a result of the fact that employment did not fall as fast during the recession as in previous recessions. As a result there is additional capacity in the workforce to deliver economic growth through productivity gains. It is also a result of assumptions around continuing public sector austerity with much lower levels of employment growth forecast in public administration, education and health activities.

Figure 3.1: EEFM Projections – Selected Indicators – percentage change 2014-2029

	Maldon District		Chelmsford	SHMA	Essex	UK
	Historic Trend Scenario	2014 Baseline				
Total GVA	45%	43%	48%	48%	44%	44%
Total GVA (per annum)	2.5%	2.4%	2.7%	2.6%	2.5%	2.5%
GVA per capita	33%	33%	35%	32%	31%	32%
Labour productivity	23%	32%	29%	32%	32%	33%
Total employment (number of jobs)	3,900	2,200	14,700	40,400	65,100	
Total employment	17%	9%	15%	12%	10%	8%
Source: EEFM 2014 (Oxford Economics), HJA analysis						

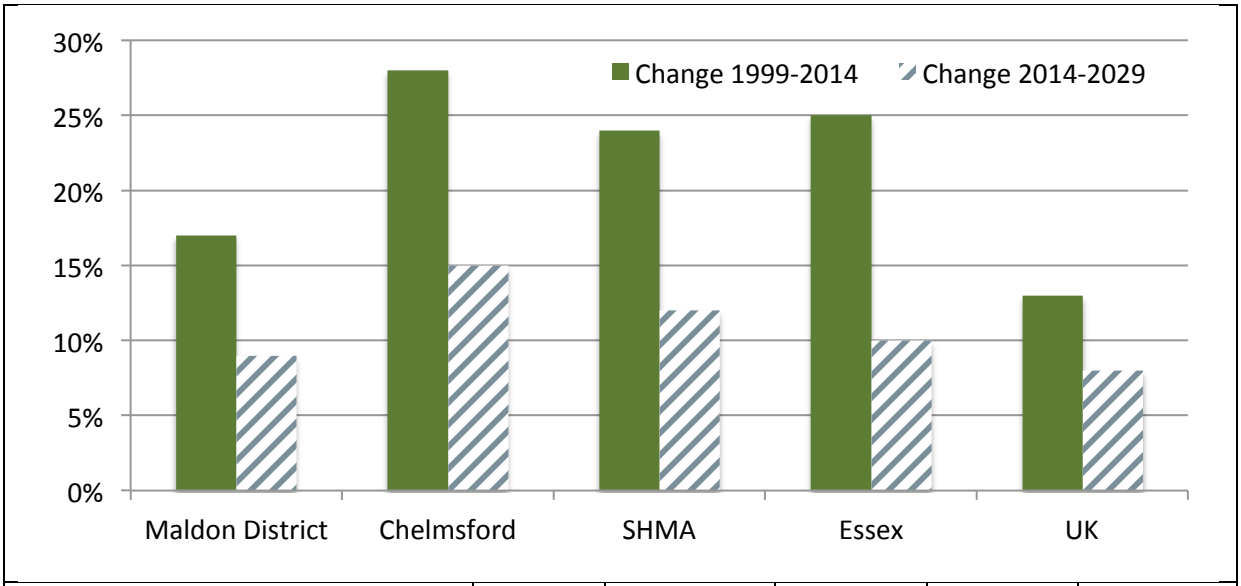
[1] Comprising the districts of Maldon, Chelmsford, Brentwood, Braintree and Colchester

3.2 Employment forecasts

The EEFM baseline 'business as usual' forecast projects growth in Maldon District of 2,200 jobs over the period 2014 to 2029. Whilst this rate of growth is lower than local benchmarks it is higher than the UK average.

Over the preceding 15-year period the total number of jobs grew by 3,900. This trend of lower growth compared to historic growth is replicated across most geographies and is not unique to Maldon District, as can be seen in the figure below. This in part reflects the tightening of labour supply across the wider area as the population ages.

Figure 3.2 Future forecast growth and historic growth in employment



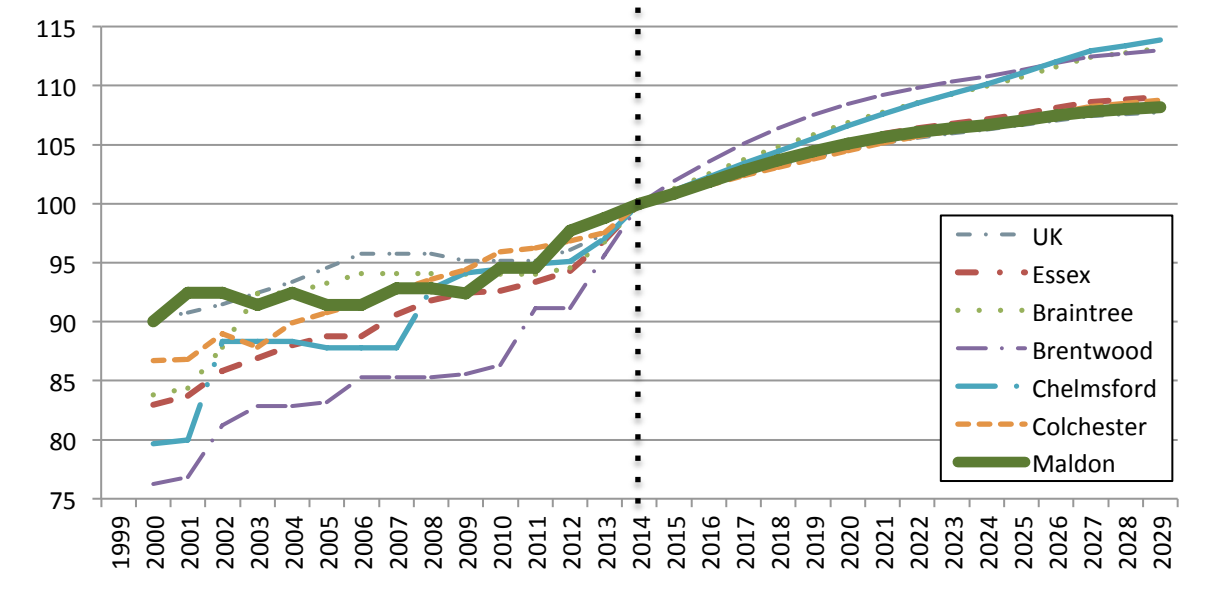
	Maldon District	Chelmsford	SHMA	Essex	UK
Forecast total employment change: Number of jobs 2014-2029	2,200	14,700	40,400	65,100	2,678,100
Percentage change 2014-2029	9%	15%	12%	10%	8%
Historic total employment change: Number of jobs 1999-2014	3,900	21,700	62,800	135,700	3,784,600
Percentage change 1999-2014	17%	28%	24%	25%	13%
Future change as percentage of historic change	56%	68%	64%	48%	71%

Source: EEFM 2014 (Oxford Economics)

The data helps to identify several interesting patterns:

- Forecast future employment growth in all benchmark areas is lower than historic growth. This is a function of lower employment growth expectations at the national level, which then cascade down through all other areas
- Forecast future employment growth is less volatile than historic growth. This is largely a function of the nature of forecasting. In reality, future growth, especially at the smaller geographical levels (e.g. Districts) is likely to be more volatile than the chart suggests
- The rates of future employment growth in the benchmark areas are more closely clustered than they were in the past. As above, this is because of the lower levels of volatility inherent in any forecasting model
- Those areas which have seen more rapid growth in employment in the recent past are projected to continue to out perform other areas e.g. Braintree, Brentwood and Chelmsford.

Figure 3.3 Future forecast growth and historic growth in employment (2014 = 100)



N.b. Data have been smoothed

Source: EEFM 2014 (Oxford Economics)

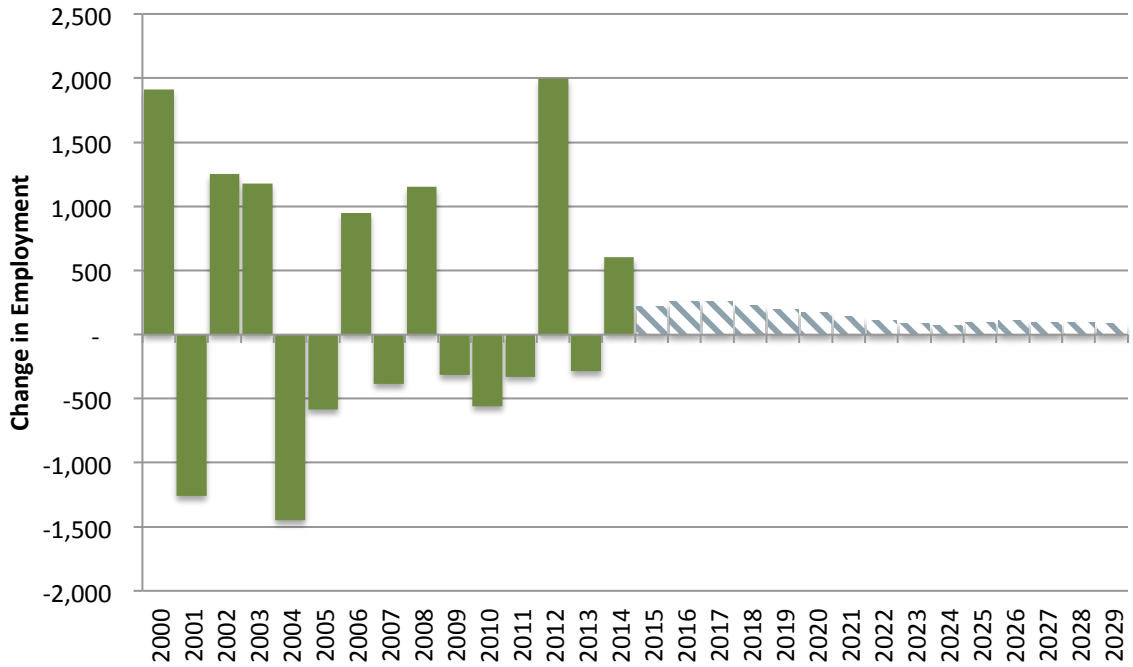
Figure 3.4 sets out employment growth by year. This compares historic (solid bars) and forecast (hatched bars). This highlights a number of key points:

- Employment change from year to year as recorded at the local level is very volatile. This is clearly illustrated by the historic data. This is in part a reflection of the impact of local changes in employment but also a reflection of data sampling methodologies. It is therefore important not to overreact to single data points.
- Future forecasting models do not show the volatility and project moderated annual changes. However, in reality the official data as it is released will continue to show volatility.
- As noted above, the historic average level of employment growth is higher than future forecast employment growth. This is in part related to the high level of employment growth recorded in the

period 1999-2000. Because of data volatility the inclusion or exclusion of a single year of data can make a dramatic difference to the results. Average annual change in total employment 1999-2014 is 260 jobs per annum and over the period 2000-2014 is 140 jobs per annum. This compares to future projected growth of around 150 jobs per annum.

- The first five years of the forecast period show a higher level of projected growth than the later years. This reflects the continued recovery from the recessionary period. The EEFM then tends towards a longer term average level of growth.

Figure 3.4 Employment change by year in Maldon District 1999-2029



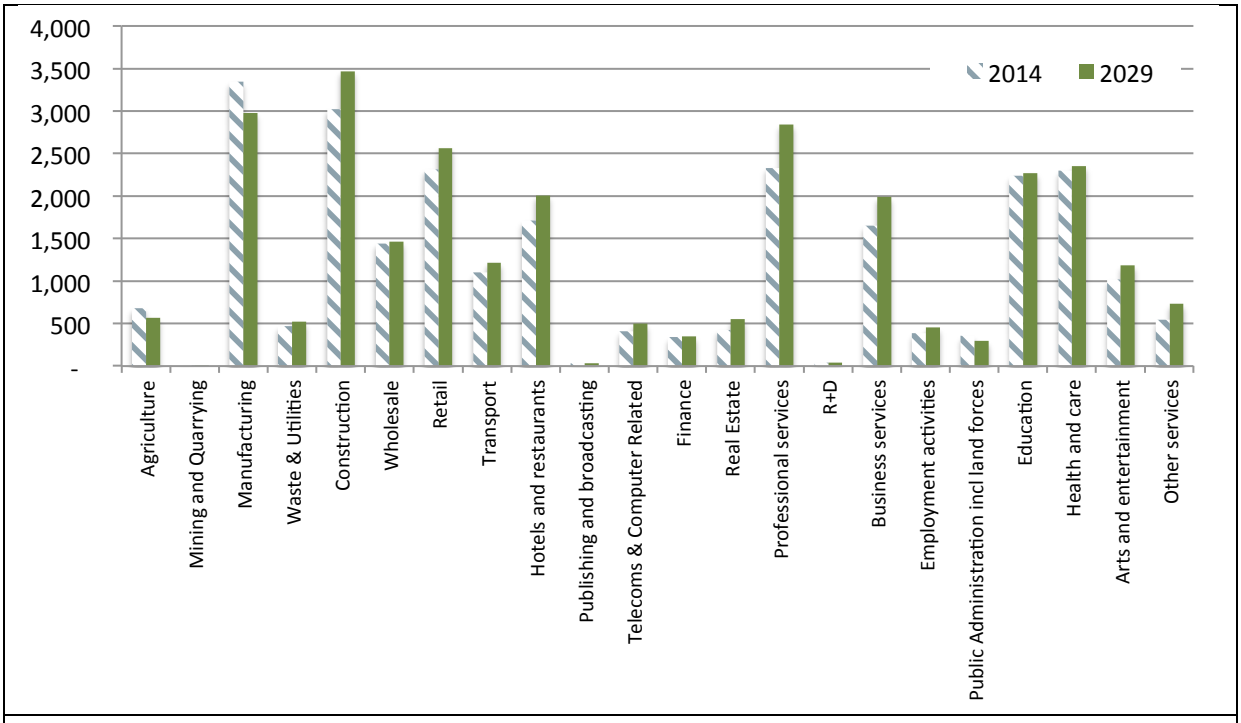
	1999-2004	2004-09	2009-14	2014-19	2019-24	2024-29
Employment Change (Total Jobs)	1,640	820	1,430	1,160	590	480

Source: EEFM 2014 (Oxford Economics)

3.3 Sector growth prospects

Figure 3.4 shows the change in employment by sector between 2014 and 2029. This also provides insight into the relative scale of various sectors. Manufacturing is currently one of the largest sectors in the Maldon economy, but is projected to continue to shrink in employment terms. The construction sector which is also large is projected to grow, as are the professional and business services sectors.

Figure 3.4 Total employment by sector 2014 and 2029



Source: EEFM 2014 (Oxford Economics)

Some sectors make more significant contributions to the difference between historic growth and forecast future growth than others. In the figure below we have picked out some sectors where forecast future growth (over the next 15 years) is lower than historic growth (over the last 15 years). These are:

- Professional services
- Business services
- Education
- Health & care

These changes reflect not only the general economic change in terms of scale of growth but also the anticipated continued shift of business and professional services to more urbanised locations and the continued effects of public sector spending restraint.

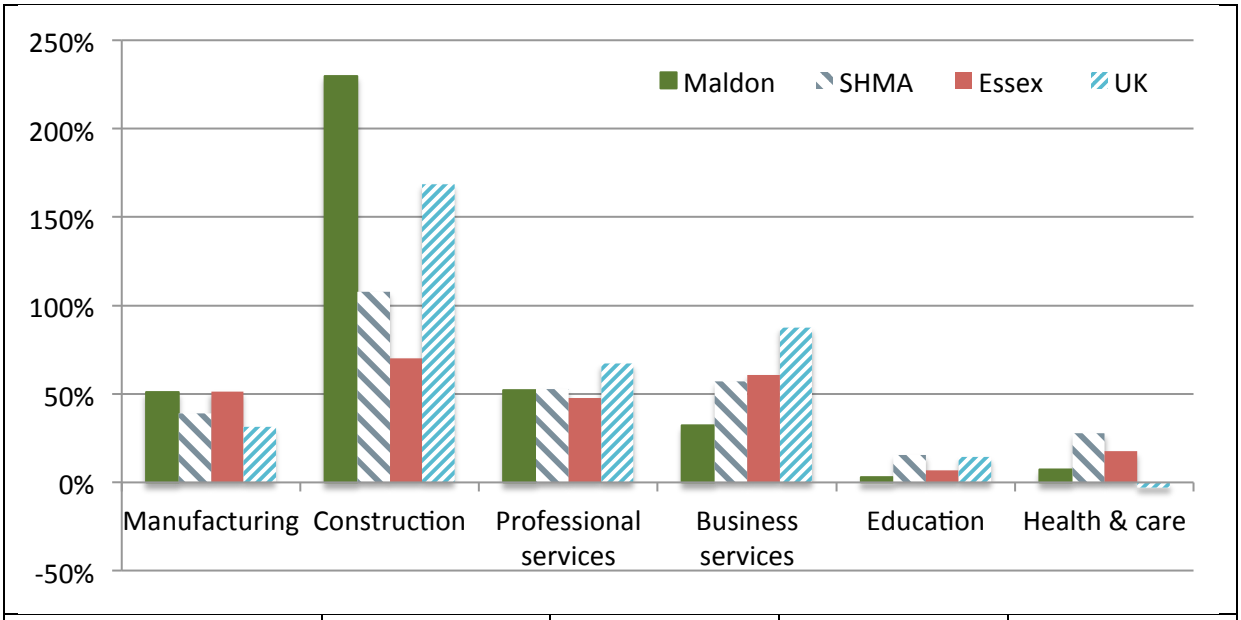
The figure below shows the future growth in these sectors as a percentage of historic growth, each over 15 years (so that 100% means exactly the same amount of growth; less than 100% is lower future growth than past growth; and more than 100% is higher future growth than past growth).

Two other sectors have also been included, as they make a more positive contribution to future growth than historic growth. They are:

- Manufacturing – where the forecast decline in employment over the next 15 years is lower than the historic decline in employment over the last 15 years

- Construction – where future growth in employment in Maldon District is forecast to be much higher than historic growth

Figure 3.5 Forecast future change in employment (2014-2029) as a percentage of historic change in employment (1999-2014)



	Maldon	SHMA	Essex	UK
Manufacturing	51%	39%	51%	31%
Construction	230%	108%	70%	169%
Professional services	52%	53%	48%	67%
Business services	32%	57%	61%	88%
Education	3%	16%	7%	14%
Health & care	7%	28%	18%	-3%
Source: EEFM 2014 (Oxford Economics)				

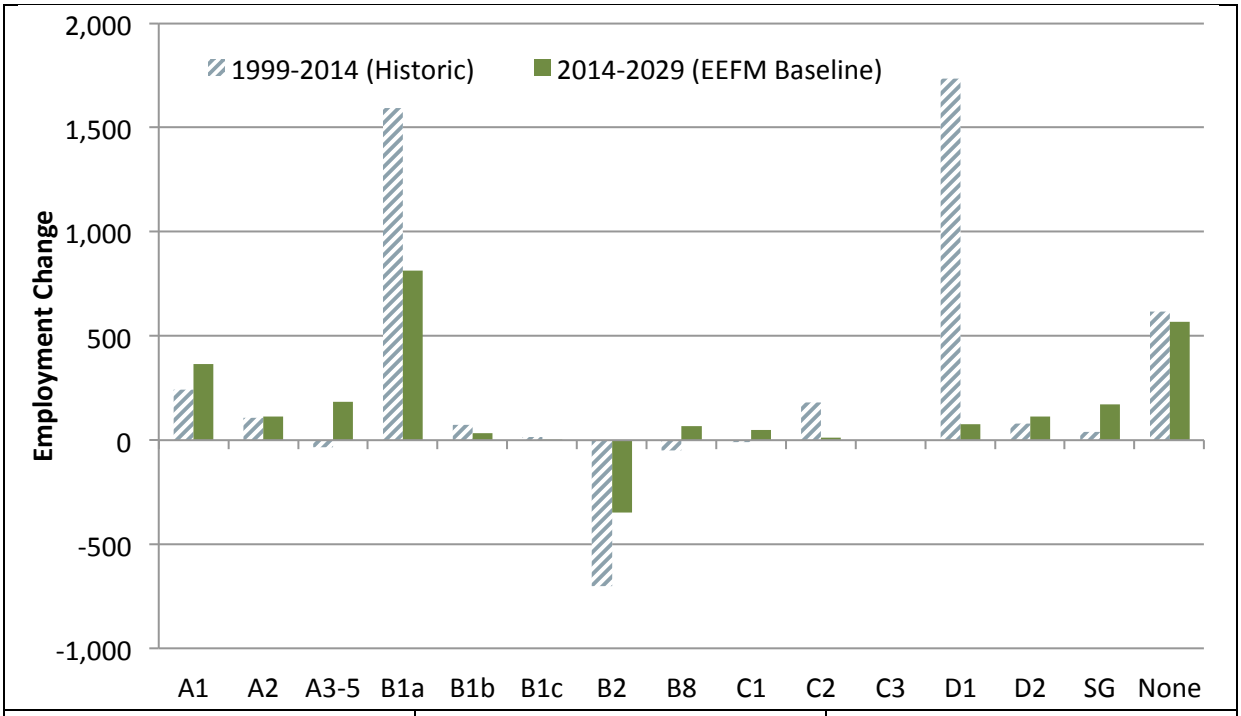
3.4 Use Class Projections

Sectoral employment is converted to employment by Use Class using the matrix presented at Appendix 1 to this report. This matrix has been prepared using detailed employment data for Maldon District taken from the Business Register and Employment Survey (BRES).

Figure 3.6 sets out HJA's estimation of employment projections by Use Class. These are benchmarked against the historic period 1999-2014. These reflect the sectoral variations described previously. Much lower growth in education and health is forecast within the C2 and D1 Use Classes. The lower rate of forecast growth in business and professional services is shown predominantly within the B1a Use Class. The reduced rate of decline in manufacturing based activities is shown within the B2 Use Class.

The chart also shows that a substantial proportion of future employment growth will be outside any of the Use Classes.

Figure 3.6 Historic and forecast change in employment by Use Class



Use Class	Historic 1999-2014	Future 2014-2029
A1	240	370
A2	110	110
A3-5	-30	180
B1a	1,590	810
B1b	70	30
B1c	20	0
B2	-700	-350
B8	-50	70
C1	-10	50
C2	180	10
C3	0	0
D1	1,730	80
D2	80	110
Sui Generis	40	170
None	620	570
Total	3,890	2,230

Source: HJA Analysis based on EEFM 2014 (Oxford Economics)
Data rounded

Appendix 2 to this document sets out the change in employment by Use Class by five-year period.

4 Estimating Future Sites & Premises Requirements

This chapter sets out the results of the quantitative assessment, undertaken in line with the method outlined in chapter two of this report. These results are then tested against other evidence on past take up, alternative futures scenarios and other qualitative evidence in the following chapter. Details of assumptions used to convert jobs to floorspace can be found at Appendix 1 to this report.

4.1 Net Additional Requirements

The preceding chapter set out the economic forecasts for Maldon District. Figure 3.6 shows employment changes by Use Class. This shows that future employment will be spread across many Use Classes, and some employment requires no dedicated workspace. Only around 25% of future employment growth is anticipated to be accommodated within the B Use Classes, which are traditionally considered as the employment Use Classes. 30% of future employment growth is anticipated to be within the A Use Class and a further 25% of future employment growth is estimated to require no sites and premises at all. The remaining 20% will be spread across the C and D Use Classes and those activities classified as Sui Generis.

When considering the impact of net changes in employment upon future sites and premises requirements it is necessary to highlight the caveat that some employment change could be absorbed within current floorspace. That is, existing employers increasing employment with no need for additional floorspace and other employers reducing headcount without releasing floorspace to the market. The nature of the property market with lease structures and freehold ownership is such that floorspace requirements will not adjust in a perfect correlation with employment. Nevertheless, over the course of the entire Local Plan period there is likely to be scope for adjustments to be made.

To ensure there is no artificial restriction on growth, no allowance is made for increasing the intensity of occupation of existing stocks.

4.1.1 A1 Retail

Future retail floorspace requirements are traditionally assessed based on future expenditure patterns compared with current and planned capacity. The approach considered in this assessment is based on employment projections within the retail sector and therefore differs to the more traditional approach which is considered in other evidence prepared by White Young Green (WYG) on behalf of Maldon District Council[2].

The EEFM/HJA analysis indicates a growth of 370 jobs within the A1 Use Class over the plan period. These could be accommodated within town centres, district/local centres and out of town shopping locations.

Guidance on floorspace per worker shows a substantial variation between high street and food superstore retail and other superstores or retail warehouses. If the full effects of the change were felt within the retail warehouse sector there is an estimated requirement of 39,500 sq m. The

[2] Maldon Retail Study, WYG for Maldon District Council, 2015

requirement is much more lower using town centre/superstore densities at 7,500 – 8,300 sq m. Whilst anticipating a mix of requirements the figure may lie within this range.

The emerging findings of WYG suggest a requirement of 13,400 – 21,500 sq m of retail space over the period to 2029. This lies comfortably within the range set out above.

Given the differing nature of these retail requirements and the associated parking requirements for in-town and out of town locations there will also be a broad range of development densities relating to such uses, with higher density development in town and district/local centres and much lower density development for food superstores and out of town retail warehouses. This creates challenges in converting outline floorspace estimates into land requirements. Any conversion would exaggerate the range of outcomes with both higher density of development and occupation in town centres and lower densities of both indicators out of town.

4.1.2 A2 Financial & Professional Services

HJA analysis of the EEFM projects an additional 110 jobs within the A2 Use Class over the Local Plan period. These will primarily be accommodated within town centres and district/local centres. This generates an estimated net additional future requirement of 2,200 sq m of A2 floorspace over the plan period.

Conversion of floorspace to site area is reliant on assumed plot ratio/development density. Within town centres plot ratios will vary depending on provision of car parking and the number of storeys achieved. Plot ratios upwards of 0.7:1 or 70% might reasonably be considered a minimum and greater than 2:1 or 200% could be achieved. This would suggest a land requirement of 0.1 – 0.3 hectares.

4.1.3 A3 – A5 Food & Drink Uses

The A3-A5 Use Classes cover a range of settings including restaurants, cafes, pubs, bars and takeaways. HJA analysis of the EEFM baseline scenario projects an additional 180 jobs within the A3-A5 Use Classes over the Local Plan period.

On this basis future net additional requirements are estimated at 4,000 sq m over the plan period. Land requirements would depend upon development density. This would vary from town centre densities of close to 100% and upward to out of town densities where restaurants/pubs may incorporate car parking and therefore cover densities closer to 40%. The associated land requirement is therefore uncertain but likely to be in the range of 0.4 – 1.0 hectares.

4.1.4 B1a Office

HJA analysis of the EEFM projects an additional 800 jobs within the B1a Use Class over the Local Plan period. This would suggest a net additional requirement of around 9,800 sq m in Maldon District over the Local Plan period.

The land requirement for this quantity of office development will depend on the type of developments coming forward. Where offices are developed within town centres, either as dedicated office developments or above retail uses plot ratios of 1:1 or 100% and above are potentially achievable. In edge of centre and out of town/business park developments a plot ratio of

around 40% is more typical, reflecting the requirement for car parking and landscaping. In reality, a mix is likely to be achieved. At the two extremes the associated land requirement ranges from 1.0 – 2.4 hectares.

4.1.5 B1b/c Research, Development and Light Industry

HJA analysis of the EEFM projects less than 50 additional jobs within the B1b Use Class and a negligible increase in the level of employment within the B1c Use Class over the Local Plan period. This leads to a requirement of 1,100 sq m of B1b R&D floorspace over the plan period. The small projected increase in employment for B1c light industry is anticipated to require around 200 sq m of net additional floorspace. It is anticipated that B1b/c developments would be primarily based in business park type environments with development densities of around 40%. This would lead to a land requirement of 0.3 hectares combined.

The above analysis is based on the mix of industrial activities across B1c and B2 remaining constant. If there is a shift away from B2 towards B1c this might increase the requirement for light industrial premises. This potential shift would be addressed through the analysis of replacement demand below.

4.1.6 B2 Industry

The EEFM forecasts a decline of around 300 jobs within the B2 Use Class as a result of the continued decline in manufacturing employment. None of the manufacturing subsectors within the EEFM analysis are forecast to grow in employment terms over the Local Plan period. If this decline in employment were to manifest in terms of a release of floorspace this might lead to a reduction in total required B2 floorspace of 13,100 sq m. At a development density of 40% this equates to some 3.3 hectares of land.

4.1.7 B8 Storage & Distribution

The HJA analysis of the EEFM suggests an increase of around 100 jobs within the B8 Use Class. This equates to an additional floorspace requirement of 5,100 sq m. In land terms, at a development density of 40% around 1.3 hectares of land could be required.

4.1.8 Implications of Employment Decline in B2 and B8 Use Classes

The decline in employment in the B2 Use Classes is not projected to drive any expansion in the requirement for space[3]. The issue is whether there is a release of space to the market. As noted in chapter two, whilst there has been employment decline in the industrial sector for some time, there continues to be demand for new premises (see past development data presented at section 5.1). Issues around the need to upgrade the supply of employment premises are dealt with in the next section of this chapter. However, when reflecting on the employment reduction in the industrial Use Class the following issues should be considered:

- Whilst a business may shed some of its staff, it may not close in its entirety and it may not release any of its property holdings to the market. Due to the lumpy nature of the commercial property market, through both lease structures and freehold ownership there is not necessarily a direct relationship

[3] That does not mean there will be an absence of demand for new B2 premises as a result of churn in the market and changing occupier requirements. This is considered in following sections of the chapter.

between employees and floorspace. The trends that hold true across the economy at large do not always apply evenly at the individual business level. There are indications of increasing space per worker measures in the industrial sector over recent years, which likely reflect the trend towards reduced employment and increasing capital intensity. As a result, one should not necessarily expect a direct release of floorspace in this instance.

- Where a business does close, there may well be a release of either property or indeed an entire site. In some instances these will be available for re-occupation and redevelopment through normal market mechanisms. In other cases, this may not happen within the plan period. There may be constraints upon the re-use of premises or land (such as ownership or contamination), or the site/property may be located unfavourably or be inappropriate for modern business occupiers. As a result, its continued use within the stock of employment land/property could be uncertain.

As a result of both of these issues it is not easy to assess the potential release of land and property as a result of the projected scaling back of the labour force. However, it does suggest there may be some windfall releases which could contribute to future supply. Potentially, windfalls of around 3.3 hectares could be seen, based on the entirety of projected employment declines. If it is assumed that 50% of space was released and made available for re-use within the Local Plan period a figure of around 1.6-1.7 hectares might be contributed to future supply. However, this is an outline estimate and should not be relied upon as anything more than indicative for detailed policy making.

4.1.9 C Use Classes

The C Use Classes cover a broad range of activities including hotels, guest-houses, care homes, boarding schools and colleges, hospitals, prisons and detention centres, and barracks. Some data is available within best practice guidance for hotels, showing varying levels of employment depending on the quality of the hotel. Typically hotel demand is assessed via other market driven assessments. The most recent Hotels Study for Essex was completed in 2009[4] and so is now dated. Nevertheless, this did not suggest strong market drivers for significant hotel development within Maldon District, although potential for a budget hotel was noted.

The HJA analysis of the EEFM suggest less than 100 net additional jobs in the C Use Classes. Potentially around 50 additional jobs in the C1 Use Class. Based on best practice guidance this might support growth of between 60 – 150 hotel rooms in Maldon District depending on the quality of hotel provision.

No significant change is projected in employment within the C2 Use Class covering residential institutions. However, this may mask patterns of change within the Use Class, particularly with qualitative indicators of demand for care home development.

4.1.10 D Use Classes

The EEFM suggests a growth of around 100 jobs within the D1 Use Class covering non residential institutions. This includes education and health provision.

[4] Essex Hotel Futures, Hotel Solutions (2009)

A further growth in employment of around 100 jobs is projected within the D2 Use Class. This covers a range of leisure uses including cinemas, concert halls, bingo halls and casinos, dance halls, swimming pools, skating rinks, gyms and other sports grounds.

Current employment in Maldon District in this Use Class is concentrated within sports and fitness facilities and clubs. On this basis the projected growth in employment would require around 7,800 sq m of net additional floorspace. At a development density of 40% this would equate to 1.9 hectares of land. However, this would be dependent on the nature of developments coming forward and should be treated as indicative.

4.1.11 Sui Generis

Sui Generis covers a range of activities that do not fall within the specified Use Classes order. These include theatres, amusement arcades, funfairs, laundrettes, sale and repair of motor vehicles and many other activities.

HJA analysis of the EEFM projections suggest some 200 additional jobs across activities that fall within the Sui Generis category. The range of activities is very broad. Current employment data suggests the largest employment activities are motor trades including renting and leasing of vehicles and machinery as well as sale and repair (30%) and waste and utilities (30%). The major sector growth projected in the EEFM which is driving Sui Generis growth is Business Services which includes vehicle hire and leasing activities and Arts and Entertainment. There are no robust assumptions to generate floorspace estimates.

4.1.12 Summary of net additional requirement

The following figure summarises the results of analysis to estimate net additional future property and sites requirements for the various employment accommodating Use Classes.

- A Use Class requirements in the region of 13,700 – 44,700 sq m. Land requirements will depend on the nature of retail product coming forward. The WYG retail study should be used to determine more detailed requirements.
- B Use Class requirements are primarily driven by B1a office employment growth with more modest growth in B1b, B1c and B8 Uses. Employment within B2 Use Class is projected to decline but the effects on land requirements are uncertain.
- C Use Class requirements are uncertain. Modest employment growth is projected and it may support a hotel development.
- D Use Class requirements are uncertain. Some growth in education and health requirements may arise as a result of demographic change.

Figure 4.1 Summary of Net Additional Requirements for Maldon District 2014-29
(figures rounded to nearest hundred and may not sum)

Use Class	Projected Employment Change	Projected Net Additional Floorspace Requirement	Projected Net Additional Land Requirement
A1	400	7,500 – 38,500 sq m	Dependent on nature of development
A2	100	2,200 sq m	
A3-5	200	4,000 sq m	
B1a	800	9,800 sq m	Up to 2.4 ha
B1b	<50	1,100 sq m	0.3 ha
B1c	<50	200 sq m	<0.1 ha
B2	-300	-13,100 sq m	-3.3 ha *Estimated 1-2 ha might be available for re-use*
B8	100	5,100 sq m	1.3 ha
C1	<50	Potential hotel demand	-
C2	<50	-	-
D1	100	-	-
D2	100	-	-
Sui Generis	200	-	-
None	600	-	-

4.2 Churn and Replacement

The following analysis relates only to the B Use Classes. It is assumed that either the majority of A, C and D Use Class redevelopment activity that would be required would take place at existing locations and no major new provision of sites is required to facilitate such replacement activity e.g. town centre redevelopment would take place at current town centres and not require a major town centre relocation or that specific requirements for replacement in these Use Classes are identified through specific research (e.g. need for replacement education or health provision). There has been no evidence presented to suggest that this is not the case. One exception which has been identified is the redevelopment opportunity at the Causeway in Maldon. This is subject to a specific study undertaken by BBP. This has been considered.

The methodology employed for estimating the level of B Use Class replacement demand is based upon the theory that a proportion of the total existing stock of employment property is replaced each year to ensure the overall stock of premises is appropriate to modern needs in terms of both building quality and site characteristics. This is particularly important for the manufacturing sector where ongoing development of industrial premises has been observed across the UK, despite a decline in employment in the sector over many years.

In Maldon District, the supply review suggests there is some aging stock and although there are no huge pressures to bring redevelopment it is likely that there will be a need to upgrade some of the stock over the course of the Local Plan period as it becomes unfit for purpose. The most recently available official data on the age of commercial property stocks is from 2005. This indicates that 37% of office stocks and 5% of factory stocks at that time were built pre 1940. 50%-60% of office, factory and warehouse stocks were built pre 1970 and will be more than 60 years old at the end of

the Plan period (some substantially older). Given the relatively low levels of commercial property development in Maldon District these figures are not believed to be substantially different ten years on. Permitted development rights relating to office space could also contribute to a requirement to replace lost office stocks.

Based on what can be observed in the data, and what is known of the property market, it is assumed that provision should be made for 1% of commercial employment stock to be replaced each year in Maldon. This is equivalent to the entire stock of employment property being replaced over a 100 year period. This is at the lower end of the assumption range given the relatively weak commercial property market in the area. Further details relating to this assumption are contained in Appendix 1 to this report.

The stock based assumption set out above indicates a total level of replacement activity one might expect to observe in the property market. However, it does not consider whether this replacement activity takes place on existing employment sites (replacing or refurbishing one building with another on the same plot of land) or whether currently unoccupied land needs to be made available. The evidence and market observation suggest there will be elements of both. For example the Causeway redevelopment will provide an opportunity to deliver some upgraded employment stocks but will also likely require new stock replacement elsewhere in the District. For the purposes of this analysis we assume that 50%[5] of replacement activity requires appropriate supply to be made available through provision of alternative development land. This therefore equates to a need to accommodate 0.5% of stock each year, or 7.5% over the course of the 15 year Local Plan period. This is translated into land requirements assuming a development density of 40% for industrial development and a range of 40% - 100% for office development to highlight the range of development types.

For the purposes of this analysis all industrial (factory and warehousing) categories are grouped together given the similarity of the products.

Figure 4.2 Estimates of Requirements for Churn and Replacement

Use Class	Total Stock (2012)	0.5% per annum on new sites	15 year total replacement on new sites	Projected Net Additional Land Requirement
B1a	39,000 sq m	200 sq m	2,900 sq m	0.3 – 0.7 ha
B1b/c/B2/B8	364,000 sq m	1,800 sq m	27,300 sq m	6.8 ha

Figures may not sum due to rounding

4.3 Choice and Flexibility

A percentage uplift of the combined requirement for net additional and churn/replacement is applied to ensure an allowance for range and choice is incorporated. This uplift also builds in some additional flexibility to allow the normal frictional movement in the market, particularly given current low vacancy rates in Maldon District. An uplift of 10% has been applied. This is greater than the flexibility used for housing given the increased heterogeneity of employment premises.

[5] This analysis therefore assumes the other 50% of replacement activity takes place on existing employment sites.

4.4 Longer Term Requirements

A flexibility allowance could be made to ensure sufficient provision is made to avoid a shortage of provision towards the end of the Local Plan period and immediately following its end. In addition, this flexibility allowance would provide insurance should higher levels of demand become apparent within the Local Plan period. In this regard, a five-year buffer (based on average annual requirements) is identified for this flexibility. This element could be classified as safeguarded land at the current time, with a trigger mechanism linked to Local Plan review. At this stage such a requirement does not relate to identified need within the current Plan period and is not part of objectively assessed need.

4.5 Combined Results

Figure 4.3 draws together the results of the various components within the quantitative assessment to provide an indication of potential future requirements for Maldon District.

No combined totals are provided given the different Use Classes.

For the B Use Class which is the focus of this assessment the total requirements are estimated at up to 3.0 – 3.4 hectares for B1a office development and 7.6 hectares for industrial development. In total this equates to a need to provide 10.6 – 11.0 hectares of B Use Class development land. This equates to 0.6 – 0.7 hectares of net take up per annum over the Plan period.

Figure 4.3 Results of Quantitative Assessment

	Net Additional Floorspace (Sq m)	Net Additional Land (ha)	Replacement (ha)	Choice (ha)	Core Requirement	*Additional Buffer*
A1	7,500 – 38,500 sq m	Dependent on nature of development				
A2	2,200 sq m					
A3-5	4,000 sq m					
B1a	9,800 sq m	Up to 2.4 ha	0.3 – 0.7 ha	0.3	**3.0 – 3.4 ha**	*Up to 1.1 ha*
B1b	1,100 sq m	0.3 ha	6.8 ha	0.7	**7.6 ha**	*2.5 ha*
B1c	200 sq m	<0.1 ha				
B2	-13,100 sq m	-3.3 ha *Estimated 1-2 ha might be available for re-use*				
B8	5,100 sq m	1.3 ha				
C1	Potential hotel demand	-				
C2	-	-				
D1	-	-				
D2	-	-				
Sui Generis	-	-				

5 Testing the Results

This chapter considers a range of other factors as a means of testing the robustness of the core assessment set out in the previous chapter.

5.1 Historic Take-Up and Market Context

It can be helpful to test the results of the assessment of future requirements against observed historical patterns. Data from Maldon District Annual Monitoring Reports over the period 2004/05 to 2011/12 has been reviewed.

5.1.1 Historic Gross Development Patterns

Over the eight-year period for which data is available, a total of 53,500 sq m of employment property has been developed. The annual average figure is 6,700 sq m. Whilst no data is provided for land take, on the basis of 40% site coverage land take is estimated at 13.4 hectares over the eight year period or 1.7 hectares per annum. These figures relate to gross new development. This will include new development to facilitate growth in the economy as well as replacement of existing stocks both on existing employment sites and on new allocations.

The data is recorded in such a way that it is not possible to accurately quantify the patterns by individual Use Class. However, from the data that is provided we can tell the following:

- A minimum of 5,850 sq m of B1a offices has been developed. This primarily relates to schemes in 2004/05 and 2008/09. Figures from 2009/10 onwards group all B1 development so it is not possible to identify the office elements. There are also a number of developments recorded as B1, B2, B8 and may therefore incorporate some office elements. Official data on office stocks in Maldon also indicates an increase in office stocks over this period of around 5,000 sq m following more substantive expansion in office stocks over the period 2000-04 of around 7,000 sq m.
- A minimum of 33,850 sq m of development has been industrial (B1c, B2 and B8). This is more than 60% of the total. A further 6,800 sq m of development classified as B1, B2, B8 and a further 7,000 sq m of B1 development is also included. This suggests a strong industrial emphasis within the new development profile, despite ongoing decline in the manufacturing sector in employment terms. Official data on industrial property stocks indicates a net loss of floorspace in the industrial sector of around 10,000 sq m. This may relate to losses of employment land which are noted below. This gives a clear indication of the presence of the replacement and churn activities that are a feature of the assessment methodology.
- Within the 33,850 sq m of known industrial development, 56% is B1c, 17% B2 and 27% B8. This suggests an emphasis on B1c over B2 in terms of industrial type space. This may reflect the importance of lighter industrial workshop style developments to meet the demand from SMEs.

5.1.2 Historic Net Development Patterns

Data on net gains is available for the period 2007/08 onwards. This indicates around 70% of gross development is net additional. That would suggest around 1.2 hectares of net additional employment (B Use Class) development per annum. The remaining 30% is a potential indicator of the scale of replacement taking place immediately on existing employment sites, through change of use and re-provision of employment space.

The gross development figure includes net additional development, replacement on new sites and replacement on existing sites. The data indicates this latter portion is around 30% of the total. It is helpful to check whether this validates the analysis in the assessment of future requirements. The data in figure 4.3 above relate only to net additions and replacement on new sites. If one also includes the replacement activity on existing sites[6] the share of replacement on existing sites is a little below 40% of the total. It is not unreasonable that this figure in the future analysis is higher than the historic figure given the lower level of net additional employment growth that is projected. It is also not clear how the monitoring data handles an existing employment site which is cleared sometime before being redeveloped creating a time lag. If this is not included in the net figures a further proportion of replacement is likely to take place on existing employment sites but not be accurately recorded.

Overall the historic net development figure of 1.2 hectares is higher than the 0.6 – 0.7 hectares emerging from the assessment of future requirements. This reflects the difference in scale of historic and future employment growth and also the potential replacement of land lost from employment uses.

5.1.3 Losses of Employment Land

Data on losses of employment land is incomplete and appears to have some double counting present with the same sites recorded in multiple years. These effects have been taken into account where possible and suggest losses in the region of 6.4 hectares over the eight-year period. This equates to almost 0.8 hectares per annum. It is not clear whether these losses were allocated sites only, vacant premises or whether they had been in active economic use immediately before being lost. In order to safeguard current employment and enable the replacement of ageing stocks on existing sites it is important that existing employment sites are protected.

The future projections analysis assumes 7.1 – 7.5 hectares of replacement on new sites equivalent to around 0.5 hectares per annum. The analysis does not suggest the former land would be lost in its entirety. As set out in the discussion of the methodology, the approach allows for the lags in land coming forward for development due to various factors. However, it is accepted that in some cases sites will not be suitable for ongoing employment use and may be more suitable for alternative uses in the future.

5.2 Alternative Scenarios

5.2.1 Historic Economic Context

The scale of historic economic and employment growth does not provide a pressing need to consider an alternative scenario. Section 3.2 of this document considered the relationship of historic and future growth. This identified that actual historic data is volatile and the inclusion and exclusion of particular years can have a notable effect. When comparing the 15-year Plan period with the preceding 15 years future projected growth can appear lower. When comparing it to the 14-year preceding period (using average annual data to compensate for the difference in length) the growth figures in the Plan period are higher. There is also a consistent message across the benchmark areas

[6] On the basis of the analysis as it is set out this would be a figure equivalent to the replacement on new sites as it was split 50:50 new sites and existing sites.

that the scale of future employment growth is likely to be lower than the previous period. This reflects the forecasters expectations of future economic growth nationally, the continuing restraint in public spending which is different to the period 1999 – 2008 and the ageing of the workforce.

5.2.2 Policy Ambition

If local economic policy was promoting a level of growth very different to that tested in the core scenario there would be a need to consider this as an alternative to inform the implications for planning policy.

The scale of employment growth projected by the EEFM 2014 baseline scenario broadly aligns with the policy aspiration of Maldon District Council for around 2,000 additional jobs over the Plan period. The EEFM baseline is forecasting some 2,200 additional jobs. On this basis there is no rationale for testing an alternative scenario.

5.2.3 Labour Market Capacity

In line with PPG it is important to consider the alignment of labour supply and labour demand. The following analysis considers the potential workforce available to meet growing employment in the district.

Changes in the retirement age along with other pressures on residents to work for longer mean changes to economic activity and employment rates among older workers in particular need to be considered. These effects have been modelled by applying the resident employment rates by age from the EEFM to the three population scenarios prepared by Neil MacDonald as part of the housing and demographic evidence base.

Figure 5.1 Residence employment aged 16-74 years

	2014	2029	Change 2014-29
2012 based POPP	29,487	31,620	+2,133
10 yr Internal Migration	29,674	32,571	+2,897
10 yr Migration	29,511	31,842	+2,331

Analysis of both the EEFM and the 2011 Census shows that there are around 1.3 times as many employed residents as jobs located in Maldon District. This reflects the pull of other locations for employment which leads to out commuting. Primary out-commuting locations include Chelmsford, Braintree, Basildon, City of London and Colchester.

On this basis of the modelling undertaken the *10 year internal migration* scenario proposed by Neil McDonald which shows a change in employed residents of just under 2,900 over the Local Plan period would broadly align with the forecast employment growth of 2,100 jobs in Maldon District. We understand that the *10 year internal migration* scenario is consistent with housing growth of 310 dwelling per annum.

Therefore these data suggest there is sufficient growth in the workforce to meet an employment aspiration of around 2,100 jobs over the plan period.

5.2.4 Sensitivity Testing

Whilst there is no clear rationale for testing a higher or lower growth scenario we have considered the implications of higher employment growth levels. Such testing only relates to the net additional component and therefore the implications are relatively modest, lower than the additional 1 hectare provided for choice and flexibility in the analysis above.

Appendix 1: Detailed Methodological Assumptions

Standard Industrial Classification (SIC) to Use Class Matrix

The proportion of employment in each category in this matrix is based upon the share of reported employment as recorded by the Business Register and Employment Survey (BRES) in different activities. This approach was applied to each of the sub-sectors in turn and with analysis going down to 4 digit SIC codes. The matrix therefore reflects the current structure of the Maldon District economy in detail.

	A1	A2	A3-5	B1a	B1b	B1c	B2	B8	C1	C2	C3	D1	D2	SG	None
Agriculture	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%
Mining & Quarrying	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%
Manufacturing: Food	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
Manufacturing: General	0%	0%	0%	0%	0%	5%	90%	0%	0%	0%	0%	0%	0%	0%	5%
Manufacturing: Chemicals	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
Manufacturing: Pharma	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
Manufacturing: Metals	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
Manufacturing: Electronics	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
Manufacturing – T'sport Eqpt	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
Utilities	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%
Waste & Remediation	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%
Construction	0%	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	97%
Wholesale	2%	0%	0%	5%	0%	0%	0%	63%	0%	0%	0%	0%	0%	25%	5%
Retail	95%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	0%	0%	1%	1%
Land Transport	0%	0%	0%	22%	0%	0%	0%	38%	0%	0%	0%	0%	0%	1%	39%
Water & Air Transport	0%	0%	0%	0%	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	75%
Accom & Food Services	8%	0%	61%	0%	0%	2%	0%	0%	16%	0%	0%	0%	0%	0%	13%
Publishing & Broadcasting	0%	0%	0%	62%	38%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Telecoms	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%
Computer Related Activity	0%	0%	0%	94%	0%	0%	0%	6%	0%	0%	0%	0%	0%	0%	0%
Finance	0%	36%	0%	64%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Real Estate	0%	28%	0%	72%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Professional Services	0%	1%	0%	90%	6%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%
Research & Development	0%	0%	0%	45%	55%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Business Services	1%	0%	0%	49%	0%	2%	0%	0%	0%	0%	0%	0%	0%	11%	37%
Employment Activities	0%	99%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Public Administration	0%	0%	0%	69%	0%	0%	0%	0%	0%	0%	0%	31%	0%	0%	0%
Education	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%
Health & Care	0%	0%	0%	10%	0%	0%	0%	0%	0%	25%	0%	66%	0%	0%	0%
Arts & Entertainment	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	11%	68%	20%	0%
Other Services	53%	0%	0%	5%	0%	0%	0%	0%	0%	0%	0%	3%	0%	15%	24%

Floorspace per Worker

The table below sets out further details on assumptions in respect of average floorspace per worker.

Use Class	Assumption
Office (B1a)	The Employment Densities Guide (2010) provides estimates for a range of office functions ranging from 8 – 12 sq m per FTE employee (Net Internal Area). The higher end of this range relates to 'general office' uses including HQ, Administration and 'Client Facing' office types. The lower end relates to call centres with Business Park and Serviced Office developments averaging 10 sq m. The Occupier Density Study (2013) indicates an average density of 9.4 sq m for the East of England region and a mean density for the UK of 10.9 sq m. On this basis, an assumption of 10 sq m per employee has been adopted, with a 20% uplift to provide Gross External Area (GEA). The utilised assumption is therefore **12.0 sq m per employee**.
R&D (B1b)	The most recent (2010) best practice guidance does not include an employment density figure for R&D B1b premises. The average of B1a office and B1c light industrial equates to 29.5 sq m NIA (35.4 sq m GEA), this is broadly aligned to the first edition (2001) of the best practice guidance estimate for High Tech R&D of 29 sq m GIA (30.5 GEA) in non Science Park locations and 32 sq m GIA (33.6 sq m GEA) within Science Parks. **A figure of 34 sq m (GEA) has been used within the analysis**.
Light Industrial (B1c)	The 2010 Employment Densities guide includes an employment density estimate for B1(c) light industry at 47 sq m per employee (NIA). Allowances are made to align to GEA (+20%). **A figure of 56.4 sq m per FTE employee has been used in this analysis.**
Industrial (B2)	B2 General is estimated at 36 sq m per employee (GIA) based on best practice guidance. Allowances are made to align to GEA (+5%) with a final assumption of **37.8 sq m per employee.**
Warehouse (B8)	Latest available estimates suggest 70 sq m per employee (GEA) for general warehousing and 80 sq m per employee (GEA) for large scale warehousing. There is the potential for a mix of both in Maldon and the mid point has been adopted for this analysis, **75 sq m per employee**.

Changing Densities over Time

Research publications setting out employment densities have indicated a trend towards increasing density of occupation of office space (i.e. reduced space per worker) over the last 20 years. Guidance published in 2001 indicated general office density of 19 sq m per worker (GIA) which had reduced to 13.8 sq m per worker (GIA) within the 2012 2nd edition of the guidance. As a result of increasing density of occupation across the whole office stock it was possible for substantial increases in employment to be accommodated within existing stocks through the reconfiguration and modernisation of space.

However, the September 2013 Occupier Density Study published by the British Council for Offices suggests this trend might be levelling off, for various reasons. For the purposes of the quantitative assessment in this report it is assumed that there is no further substantive increase in the density of office occupation so as not to artificially restrict the provision of office space. However, when interpreting the results it should be considered that if the recent historic trend did continue there may be scope for a lower requirement for new office development than set out within this analysis.

Allowing for Replacement

An allowance for replacement has been included within the methodology to encapsulate the wider changes in the economy not picked up in the employment projections. Within sectors there is constant churn of businesses and employees. Working practices change, new technologies are adopted and the sites and premises used by firms need to adapt to these new ways of working. As a result, there will be a need for some existing employment stocks to be replaced. There will also be instances where existing buildings are so dilapidated that they require complete reconstruction.

Developing a methodology to estimate the scale of replacement activity is not straightforward. As a result, the experience of the team at Hardisty Jones Associates, working with clients over a number of years, particularly Hampshire County Council and the Partnership for Urban South Hampshire, to develop a methodology which is robust in terms of its underpinning logic and the evidence used to derive assumptions.

Typically within the property sector, development appraisals on new buildings consider a 25-30 year time horizon. As a result, one may expect that after this period, a building would be ripe for replacement. However, data on the age of commercial employment buildings indicates a very different picture.

Data from 2004 for Maldon District (shown in the table below) indicates that a notable proportion of the current office stocks were built pre 1940 and 50%-60% of all employment stocks were built pre 1970. This implies that the useful lifespan of some stocks is considerable.

	% built Pre 1940	% built 1940 - 1970	Total Pre 1970
Office	37%	22%	59%
Factory	5%	57%	62%
Warehouse	7%	44%	51%

Source: CLG archive. Total floorspace by LAD and age. 2004.

If buildings were replaced every 30 years, one would expect around 3% of all commercial employment property stocks to be replaced each year. Due to the existence of a substantial stock of property aged pre 1970 this assumption is too strong. As a result, for this analysis an assumption that 1% - 1.5% of existing stock is replaced each year. This effectively equates to a replacement of the entire commercial employment stock every 66-100 years (clearly there will be some property which is not replaced and other buildings which could be replaced more than once).

References:

Employment Densities: A Full Guide, 2001, Arup for English Partnerships

Employment Densities Guide, 2nd Edition, 2010, Drivers Jonas Deloitte for OffPAT and Homes & Communities Agency

Occupier Density Study, 2013, British Council for Offices

Appendix 2: Detailed Data Tables

Employment Projections By Use Class and Time Period

Table 1: Employment change by Use Class by time period

Use Class	2014-2019	2019-24	2024-29	Total
A1	180	100	80	370
A2	60	30	20	110
A3-5	100	50	30	180
B1a	420	220	180	810
B1b	20	10	10	30
B1c	10	0	0	0
B2	-60	-120	-160	-350
B8	60	10	0	70
C1	30	10	10	50
C2	-10	10	10	10
C3	0	0	0	0
D1	-70	70	80	80
D2	70	20	20	110
Sui Generis	90	40	40	170
None	270	140	160	570
Total	1,160	590	480	2,230

Matter 2: Strategic Housing Growth: Implications of DCLG's 2012-based Household Projections (published on 27 February 2015)

What the new projections suggest for Maldon

The new projections suggest that the number of households in Maldon will increase from 26,466 in 2014 to 29,883 in 2029[1], an increase of 3,417 households. Allowing for 5.1% vacant or second homes, this would imply 3,601 additional homes – an average of **240 homes a year**.

A direct comparison with DCLG's earlier, 2011-based, household projections is not possible over this time period as those earlier projections only extended to 2021. However, over the period 2011-21 the new projections suggest that there will be 2,228 additional households in Maldon compared with 2,754 suggested by the earlier projections. The new projections are therefore projecting an increase in households that is 19% smaller than suggested by the earlier projections.

How the new projections compare with the Maldon District Local Development Plan

The Maldon District Local Development Plan is based on analysis carried out by NMSS[2] which suggests an increase in households (rounded to the nearest 100) from 26,600 in 2014 to 31,000 in 2029. That is an increase of 4,390 households which implies a need for 4,620 additional homes if an allowance is made for 5.1% vacant or second homes. This equates to an average of **310 homes a year** (all rounded to the nearest 10).

The NMSS analysis is based on DCLG's 2011-based household projections updated to reflect the ONS's 2012-based Subnational Population Projections (2012 SNPP). Adjustments have then been made:

- to reflect the average flows to and from the rest of the UK for the 10 years to 2012 rather than the 5 years to 2012 used by the ONS – a period that has been significantly affected by the economic downturn; and,
- to allow for a partial return to the household formation rate trends suggested in DCLG's 2008-based projections. This was on the basis that the household formation rate projections in DCLG's 2011-based projections appeared to have been affected by a range of factors including increased international migration, the growing unaffordability of housing and the credit crunch, which affected the availability of mortgages.

This invites the question, "Should similar adjustments be made to the new DCLG projections?"

[1] From DCLG Live Table 406

[2] "Assessing Maldon's Housing Requirement", NMSS, August 2014

Should adjustments be made to DCLG's new household projections when estimating Maldon's objectively assessed need for housing?

The Planning Practice guidance advises that DCLG's household projections should be taken as the starting point for assessing the need for housing. It acknowledges that it may be appropriate to make adjustment for factors not reflected in the trends on which the projections are based. This applies equally to DCLG's new projections. Some have already warned that the data on which the new projections are based has been influenced by the recession and that care is needed in interpreting them[3].

DCLG has helpfully provided some analysis to aid the understanding of the new projections and how they relate to their 2011-based set.

For any authority there are two main factors which drive the change in the number of households: changes in the population and changes in household formation rates. DCLG's Live Table 415 suggests that for Maldon 96.3% of the household change is due to population change and only 0.7% to changes in household formation rates. This indicates that population change is by a considerable distance the much more influential factor in determining the number of households there are likely to be in Maldon in the future.

DCLG have also provided in Live Tables 429a and 429b some sensitivity analysis to enable us to understand the reasons for the changes between the 2011-based projections and the new set. As already noted, the new projections suggest household growth that is 19% slower than indicated by the earlier projections. The analysis presented in Live Table 429b indicates that the effect of updating the DCLG 2011-based projections by using ONS's 2012-based population projections (rather than the 2011-based projections) is to reduce the projected household growth by 27%. In contrast, Live Table 429a suggests that the effect of updating the household formation rate projections is to increase the projected household growth by 9%.

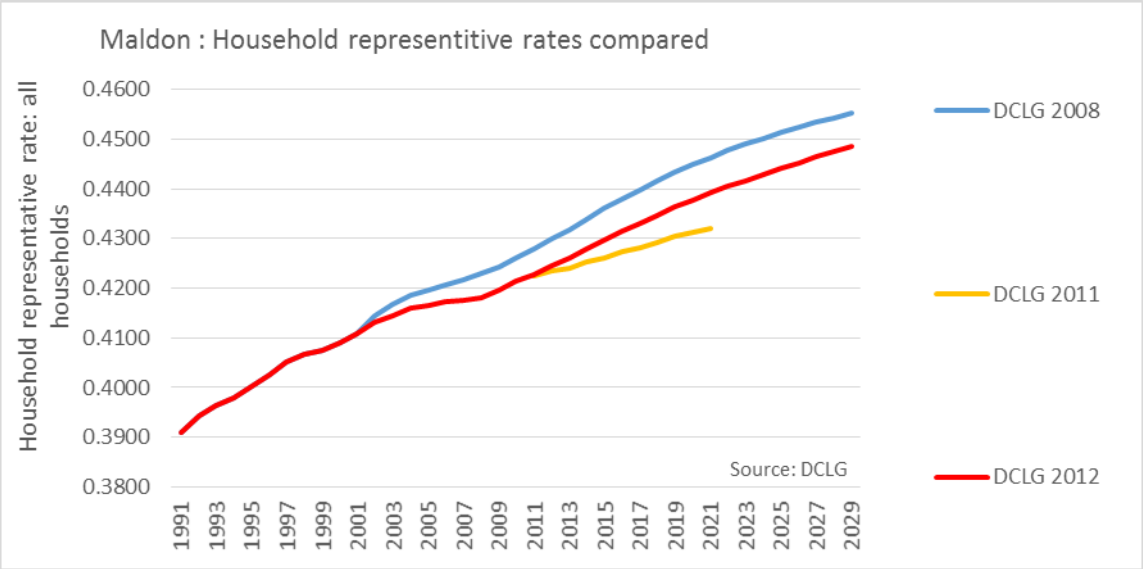
The reduction due to the use of 2012 SNPP is largely due to those population projections being based on flow rates between local authorities in the UK estimated from the period 2007-12 rather than 2005-10. This illustrates clearly the impact which the choice of a trend period that was so heavily affected by the economic downturn has had. The case for adjusting to reflect 10-year flows to and from the rest of the UK is very strong. When that adjustment is made[4] and a 5.1% allowance for vacant and second homes is added, the number of homes needed over the

[3] See Simon Coop of Nathaniel Lichfield and Partners "Sub-national Election Promise" at http://nlpplanning.com/blog/sub-national-election-promises/. This was written before the new projections were published.

[4] The same methodology has been used here as in the earlier NMSS analysis. See paragraph 45 of "Assessing Maldon's Housing Requirement", NMSS, August 2014.

period 2014-29 is increased from the 3601 suggested by the unadjusted new projections to 4250. This equates to **280 homes a year.**

DCLG's sensitivity analysis in Live Table 429a indicates that the effect of updating the household formation rate projections with more recent data has not been simply to replicate the household formation rate trends in the 2011-based projections as some commentators feared. In Maldon's case the impact has been to increase the rate at which household formation rates are projected to rise. The chart below shows that the "all households" household representative rates in the latest projections compared with both the 2011 and 2008-based projections:



As can be seen, the new projections suggest a trajectory that is much closer to the 2008-based projections. Indeed, the new projections track the 2008-based projections fairly closely. (The detailed numbers[5] show that from 2023 the 2012-based rates begin to move slightly towards the 2008-based rates.)

In assessing whether it is appropriate to plan on the basis that there is a larger move back toward the 2008-based rates consideration ought to be given to the extent to which those rates represent a reliable indication of the long term trend. The NMSS August 2014 Report (EB098a) noted[6] that there are a number of reasons for believing that the 2008-based projections overestimated the likely growth in household formation rates including the lack of any adjustment for the impact of increased international migration and the fact that the departure from the earlier long term trend started well before the recession. Professor Ludi Simpson[7] went further in his article in the December 2014 edition of Town and Country

[5] This is drawn from the spreadsheet "household representative rates1" published as part of the detailed unrounded tables for modelling purposes published with the latest projections. The equivalent rates for the 2008-based projections can be calculated by dividing the "households1" spreadsheet in the detailed tables for the 2008-based projections by the "household population1" spreadsheet.

[6] See paragraphs 54-57 of "Assessing Maldon's Housing Requirement", NMSS, August 2014

[7] Ludi Simpson is Professor of Population Studies at the University of Manchester. He works to support demographic modelling in local authorities and nationally and is the originator and designer of the POPGROUP demographic modelling software

Planning. In that he noted that the DCLG had said at the time that Labour Force Survey data had suggested that there had been some steep falls in household representative rates for some age groups since the 2011 census and that if those shifts were sustained in the longer term the household projections would turn out to be too high. DCLG had also warned that their method took no account of 'cohort effects' including the possibility that falls in household representative rates for younger age groups might be carried forward to older age groups as those cohorts aged – something which has since happened. This led Professor Simpson to conclude that "The 2008-based projections were presented at the time not as a solid trend, but as insecure, because the past steady trends had already been broken prior to the recession" and should not be thought of as a benchmark. He adds that, "...the experience of the past two decades and not just the economic crisis of the late 2000s does suggest that we are not in a position to expect further increases in household formation rates of the same kind [as seen in earlier decades]".

This strongly suggests that a further adjustment back towards the 2008-based trend is not needed.

Summary and conclusions on the impact of the new DCLG projections

The DCLG's recently published 2012-based household projections suggest a lower increase in the number of households in Maldon than suggested by the 2011-based projections. This would indicate an annual average need for housing of 240 homes a year over the period 2014-29.

However, there is a strong case for adjusting the flow rates used to project flows to and from other UK local authorities to reflect flows over a 10 year period rather than the 5 year recession-influenced period used by the ONS. When this is done the annual need for housing increases to 280 homes a year.

Unlike the 2011-based projections, there is no need to build in a further return to the 2008-based household formation rate trends. Compared with the 2011-based projections, the new projections for Maldon already build in a partial return to those projections and there is growing evidence that a full return is unlikely. .

The conclusion therefore is that the new DCLG projections would suggest an average annual need for housing of 280 homes a year over the period 2014-29. This is consistent with the range of 280-310 homes a year suggested by the earlier NMSS analysis.

Given the inevitable uncertainties in any analysis of this type too much should not be made of the new projections indicating a figure at the bottom of the range suggested by the earlier NMSS analysis.

In this context it might also be noted that the NMSS report suggested that the OAN should be set at the top of the range given the likelihood that London will not be able to accommodate the projected increase in its population. Further weight has been given to this argument since the NMSS Report was prepared by the Inspector examining the London Plan accepting the GLA's proposal based on migration

patterns partially returning to previous trends[8]. The effect is that the draft London Plan is based on a net outflow over the period 2012-37 that is 380,000 more than that suggested by the 2012 SNPP. Unless local authorities outside London make complementary adjustments no one will be planning to house those people.

In view of this analysis Maldon District Council does not propose to amend its suggested housing requirement of 310 homes a year over the period 2014-29 following the publication of DCLG's new household projections.

Barton Willmore SHMA

In this context the context of this discussion of the implications for the OAN the Inspector may find it helpful to have a note on why the Council's view of the OAN differs from that set out in the 'Barton Willmore SHMA' for Braintree, Chelmsford, Colchester, Maldon and Tendring submitted as part of the representations on behalf of Gladman Developments Limited. This is at Annex A.

Implications of 'market signals' for the objective assessment of housing need

Also attached at Annex B is a brief note of the points made on behalf of the Council at the EiP on 20 January in response to oral representations made by Barton Willmore on 'market signals'. This responds to a request made by the Inspector at the time.

[8] See the London Plan Inspector's Report on the Examination in Public into the Further Alterations to the London Plan, 18 November 2014.
https://www.london.gov.uk/sites/default/files/FALP%20inspector%27s%20report%2018%20November%202014%20including%20annex.pdf

ANNEX A

Note on Barton Willmore SHMA

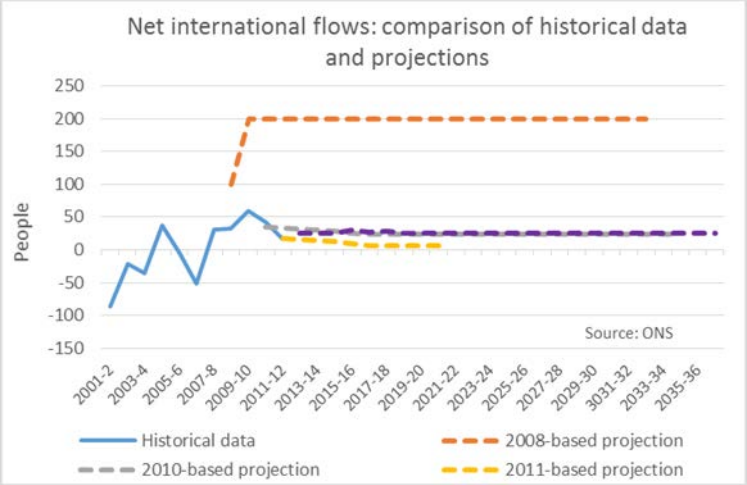
The 'Barton Willmore SHMA' for Braintree, Chelmsford, Colchester, Maldon and Tendring sets out an alternative view on the OAN. The key numbers for Maldon are set out in Table 10.1 (reproduced below for ease of reference.).

Row A in the table gives a housing need of 285 homes a year based on DCLG's 2011-based interim household projections. This is broadly consistent with the NMSS analysis. (The exact figure depends on how the DCLG's projections, which only run to 2021, are extrapolated to 2031.)

The line above Row B shows the effect of Barton Willmore's adjustments to accommodate the 2012 SNPP. This suggests a dwelling requirement of 5731 or 287 – almost exactly the same figure as in Row A. Barton Willmore have explained that this has been produced by updating DCLG's 2011-based household projection with ONS's 2012 SNPP and assuming that after 2021 household formation rates return fully to the 2008-based projected rates by 2031. The effect of updating to lower 2012-based population projections will have been to reduce the housing requirement significantly – perhaps by 60-70 homes a year. That reduction appears to have been almost exactly offset by the assumption that headship rates return to the 2008-based projected levels. As discussed in the main note, the Council believes that a full return to the 2008-based household formation rates is highly unlikely. On that basis it believes that the housing requirement has been overestimated at this stage.

The line above Row C shows the effect of Barton Willmore's adjustment to a 10-year migration trend. This reduces the housing requirement from 287 homes a year to 209 homes a year. This is in stark contrast to the NMSS analysis for the Council which suggests that an adjustment to a 10-year migration trend should increase the housing requirement by around 50 homes a year. The Barton Willmore adjustment is based on total net migration, i.e. international and within the UK, whereas the NMSS adjustment is based solely on the flows to and from the rest of the UK.

The Barton Willmore approach here differs from the approach adopted by the ONS in its population projections. ONS project flows within the UK from flow rates over a trend period but international migration flows are produced by allocating the national projection for international migration flows to local authorities, not from trends in the historic flows to and from individual authorities. Net international migration into Maldon appears to have been on a steadily rising trend – see the chart in paragraph 33 of the NMSS Report, reproduced here:



By basing its 10-year migration adjustment on international as well as internal flows the Barton Willmore approach gives weight to the net outflows suggested by the ONS data for the earlier part of the last decade. There are two reasons why this might not be wise.

- It does not reflect the observed trends in the last 5 years. (Unlike internal migration, there is no evidence of the cyclical downturn in the 5 years to 2012 that justifies the use of a 10-year migration trend of flows within the UK.)
- The international migration flow data for the earlier part of the last decade pre-dates the ONS's Migration Statistics Improvement Programme which has sought to improve the estimation of international flows. The historical data for the earlier part of the decade is therefore likely to be less reliable than that for later years.

More generally, given that, as referred to in the main note, the Inspector examining the London Plan has approved a Plan based on net migration flows out of London that are substantially larger than projected by 2012 SNPP, it is highly likely that Maldon's population will grow faster than suggested by those projections, not slower. It therefore seems highly probable that the line above Row C underestimates the housing requirement of Maldon.

That underestimation, however, is much more than corrected for by the final step – the calculation of the extra homes (if any) needed to support economic growth.

The line above Row D shows that the housing requirement needs to be increased to 453 homes a year so that the population is large enough to support their projection for jobs growth. This is more than double their assessment of the homes needed based on their demographic approach, including their 10-year migration adjustment – 209 homes a year. This contrasts with the NMSS assessment that no additional homes are needed above the 310 homes a year suggested in their report.

The reasons for the difference between 453 and 310 homes a year are:

- The Barton Willmore SHMA is based on an Experian job growth projection of 211 jobs a year (2011-31) compared with the East of England Forecasting Model (EEFM) used by the Council which suggests 122 jobs a year. The

Experian projection is 85% faster than the job growth seen between 2001 and 2011 whereas the EEFM job growth is a more realistic 7% faster.

- Barton Willmore have provided the population growth figures that they believe would be needed to support Experian's job growth projection. These envisage the population of Maldon increasing from 61700 in 2011 to 76400 in 2031, an increase of 14,700 or 24%. This compares with the 2012 SNPP increase of 6,500 or 11%. Barton Willmore are therefore envisaging a population growth that is more than twice as fast as the ONS projection – in fact 125% faster. Whilst the ONS projection is probably too low due to the use of internal migration flow rates from a recessionary period, more than doubling the official projection strains plausibility.
- The high population growth which Barton Willmore suggest is necessary is compounded by their assumption of a full return to the 2008-based household formation rate projection for 2031. This further increases a household growth projection that the Council believes is already too high.

Conclusion on the Barton Willmore

The main reasons for the difference between the Barton Willmore estimate of Maldon's OAN and the NMSS analysis are that Barton Willmore's analysis is based on a full return to the 2008-based household formation rates and a job growth projection that approaches twice the job growth seen in the period 2001-11.

Acknowledgement and note on comment from Barton Willmore

The Council would like to record its appreciation of Barton Willmore's willingness to explore the reasons for the differences between their view of the OAN and the Council's with the Council's consultant. The above note has been shared with Barton Willmore who have commented that "the note is a fair reflection of where we differ."

Barton Willmore have also noted that the latest version of the East of England Forecasting Model shows a much higher job growth figure – 234 jobs per annum between 2011 and 2031. However, as the chart below shows, to measure job growth from 2011 would be to measure it from the low point of the economic downturn, thereby producing the highest possible annual increase in jobs. Not only does 2011 pre-date the start of the Council's Plan period in 2014, measuring from then also potentially exaggerates the additional workforce needed to support economic growth. For an accurate estimate of the additional workforce needed from a 2011 start date accurate adjustments would need to be made for the changes that will have occurred as the economy recovered from the jobs low point. These will have included reductions in unemployment and short time working and increases in economic activity as people who may have withdrawn from the workforce in the downturn return as the prospects of obtaining a job improve. The necessary detailed data to make such adjustments accurately in a changing job market does not exist. Even if the Council's Plan period had not started in 2014 that year would have been

a far more reliable date from which to have assessed the long term job growth potential.

The latest EEFM forecasts an increase of 134 jobs a year for the Council's Plan period of 2014-29.

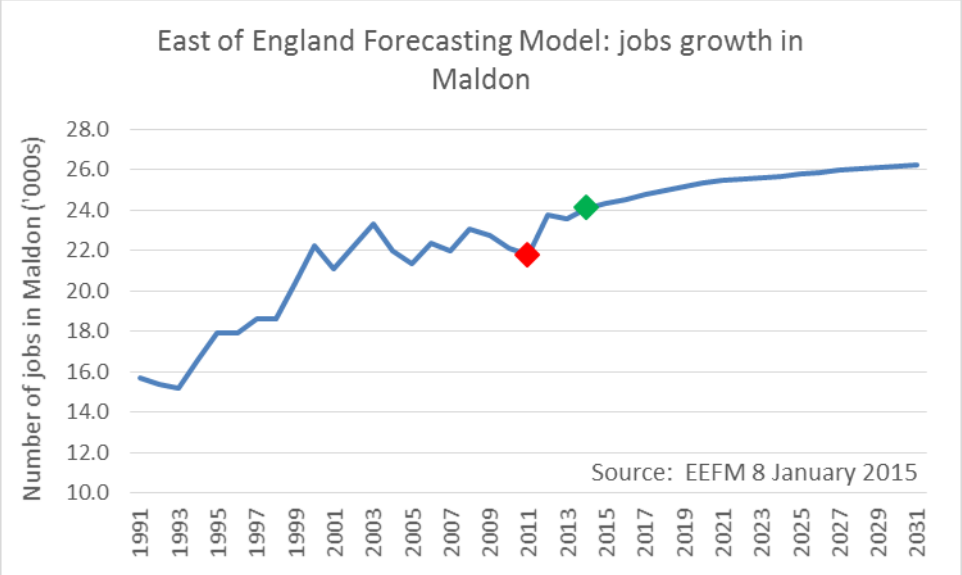


Table 10.1: Objective Assessment of Housing Need

		CHMA	Braintree	Chelmsford	Colchester	Maldon	Tendring
A	CLG 2011-based 'interim' Household Projections (dwellings pa)	4,068	777	674	1,258	285	1,073
Demographic Change	Projected Population Growth (SNPP 2012)	108,147 (5,407 pa)	23,912 (1,196 pa)	22,416 (1,121 pa)	35,511 (1,776 pa)	6,499 (325 pa)	19,808 (990 pa)
	Projected Household Growth	62,164 (3,108 pa)	15,763 (788 pa)	16,681 (834 pa)	12,097 (605 pa)	5,526 (276 pa)	12,097 (605 pa)
	Projected Dwelling Requirement	71,208 (3,560 pa)	16,219 (811 pa)	17,069 (853 pa)	19,294 (965 pa)	5,731 (287 pa)	12,895 (645 pa)
B	Adjustment to (A) required to accommodate ONS 2012-based SNPP	**-508 dpa**	**+34 dpa**	**+179 dpa**	**-293 dpa**	**+1 dpa**	**-428 dpa**
Net Migration	ONS 2012-based SNPP Net Migration Projection Component	4,572	941	598	895	486	1,652
	10-year Net Migration Trend (ONS MYE 13)	4,972	904	353	1,736	328	1,651
	Migration-led Dwelling Requirement	78,435 (3,922 pa)	16,486 (824 pa)	14,675 (734 pa)	28,236 (1,412 pa)	4,180 (209 pa)	14,859 (743 pa)
C	Adjustment to (A+B) required to accommodate 10yr net migration trend	**+361 dpa**	**+13 dpa**	**-120 dpa**	**+447 dpa**	**-78 dpa**	**+98 dpa**
Economic Growth	Total Job Growth Forecast 2011-31	72,797	13,293	20,828	22,056	4,422	12,198
	Commuting Ratio (Census 2011)	1.19	1.32	1.08	1.07	1.48	1.35
	Required Labour Force	86,626	17,584	22,427	23,625	6,525	16,465
	Labour Force Arising from (A+B+C)	59,844	12,611	9,518	28,702	679	8,333
	Economic-led Dwelling Requirement	99,227 (4,961 pa)	20,477 (1,024 pa)	24,301 (1,215 pa)	24,150 (1,207 pa)	8,693 (435 pa)	21,606 (1,080 pa)
D	Adjustment to (A+B) Required to accommodate Economic growth	**+1,040 dpa**	**+200 dpa**	**+481 dpa**	**-204 dpa**	**+226 dpa**	**+337 dpa**
Market Signals Test	Subtotal Dwellings per Annum (A+B+C+D)	4,961	1,024	1,215	1,207	435	1,080
	Average delivery rate 2006/7 – 2012/13	2,199	426	408	906	110	348
	Increase/Decrease vs. Average Annual Delivery 2006-12	**126%**	**140%**	**198%**	**33%**	**296%**	**210%**
	Difference vs. Barker Review Threshold (86%)	**+40%**	**+54%**	**+112%**	**-53%**	**+210%**	**+124%**
=	FULL OBJECTIVELY ASSESSED NEED 2011-31 (A+B+C+D)	**99,227 (4,961 pa)**	**20,477 (1,024 pa)**	**24,301 (1,215 pa)**	**24,150 (1,207 pa)**	**8,693 (435 pa)**	**21,606 (1,080 pa)**
	% increase in Housing Stock	33% (1.4% pa)	33% (1.4% pa)	34% (1.5% pa)	33% (1.4% pa)	32% (1.4% pa)	33% (1.4% pa)
Affordable Housing Test	Affordable Housing Policy Rate	33%	35%	35%	35%	35%	25%
	Potential Affordable Housing supply from (A + B + C + D)	32,569	7,167	8,506	8,452	3,043	5,401
	Total Net Affordable Housing Need 2011-31	28,460	7,980	6,620	6,680	3,640	3,540
	% of total affordable need met over plan period	114%	90%	128%	127%	84%	153%

Source: BW Research, ONS, CLG, Experian

ANNEX B

Note on 'Market Signals'

At the EiP hearing on 20 January Barton Willmore drew attention to three market signals which they suggested justified an increase in the OAN above the level indicated by a demographically-based calculation. They referred to precedents which suggested an increase of 10% might be appropriate.

The indicators referred to were the lower quartile affordability ratio, residential rents and concealed households.

Lower quartile affordability ratio

Barton Willmore referred to the data on the lower quartile house price/earnings affordability ratio set out in Table 7.2 in the 'Barton Willmore SHMA' – reproduced below for ease of reference below

Table 7.2: Affordability ratio change 2002-2011

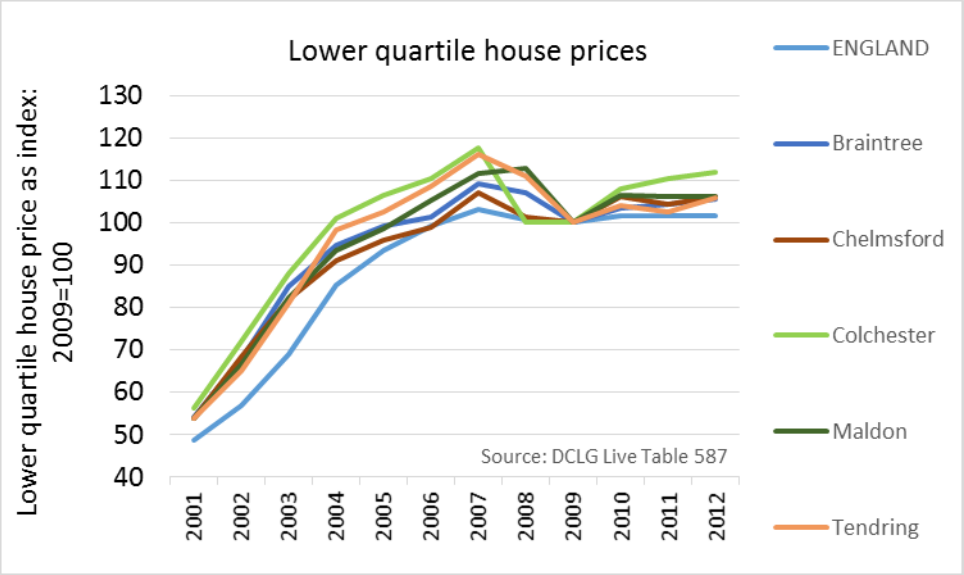
	1997	2002	2007	2012	Total Change 1997-2012		Total Change 2002-2012	
Braintree	4.4	6.6	8.9	8.3	3.9	88%	1.8	27%
Chelmsford	3.9	6.8	9.5	8.8	4.9	124%	2.1	31%
Colchester	3.9	6.0	8.7	7.4	3.5	91%	1.4	23%
Maldon	4.4	6.3	10.0	8.7	4.3	97%	2.4	39%
Tendring	3.3	5.1	8.5	8.2	4.9	146%	3.1	60%
CHMA	3.9	6.1	8.9	8.2	4.3	109%	2.1	34%
England	3.6	4.5	7.2	6.6	3.0	85%	2.1	48%

Source: Office for National Statistics/Land Registry, via CLG Live Table 576

Barton Willmore noted that the affordability ratio for Maldon was high and had increased by 2.4 or 39% between 2002 and 2012, more than for any other of the local authorities covered by the SHMA except for Tendring.

The Council's consultant noted that:

- The relative movements in many market signals fluctuate from year to year. Plotted on a graph the lines for different authorities often cross one another and weave in and out. There is therefore a danger in picking any particular period and comparing changes over that period as the choice of a slightly different period can produce very different results. Note, for example, that Barton Wilmore's comments on the increase in the affordability ratio for Maldon being high compared with the comparators between 2002 and 2012 does not hold good for 1997-2012. For that period Maldon is the middle ranking authority out of the 5 shown in Table 7.2, with Chelmsford and Tendring having larger absolute and percentage increases.
- A better approach is to look at the broader picture over time – which is best done by looking at the data graphically – see chart below. This shows that Maldon's affordability has moved broadly in line with that of the comparators.

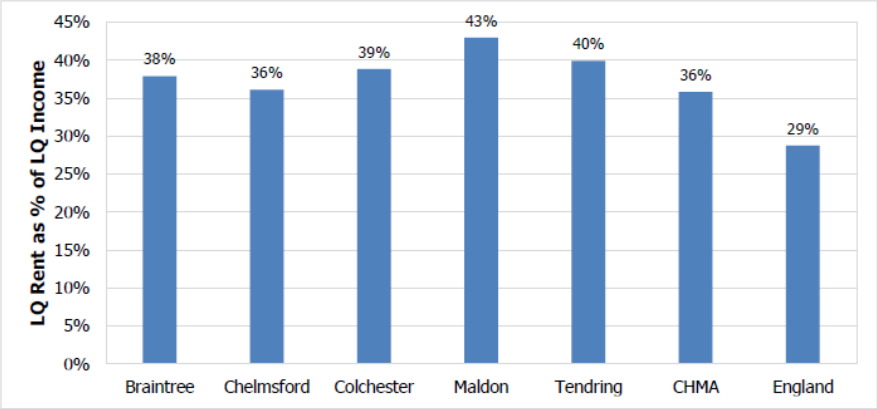


- High affordability ratios need not necessarily be conclusive evidence of market stress. A weakness with affordability ratios for local authorities is that they compare house prices in the local authority area with earnings in that area, ignoring the fact that some authorities may have out commuting. Those who commute out of the area often do so to fill higher paid jobs than they could find in the local area. They then bring back higher purchasing power to the area. For such people house prices that may be high compared with the earnings from local jobs need not necessarily be particularly unaffordable. There is no doubt that London's proximity to Maldon has upward pressure on Maldon's house prices. It is therefore more appropriate to compare changes in affordability ratios rather than the ratios themselves.
- As a rural district, Maldon is a little different compared to other authorities as there is a greater percentage of larger homes and limited 1 or 2 bed housing stock.

Rents

Barton Willmore drew attention to Figure 7.8 of their SHMA which shows that Maldon had a higher rent to earnings ratio than the comparators and England as a whole.

Figure 7.8: LQ Residential Rents as % of LQ Annual Earnings – 2010/11



Source: Valuation Office Agency

The Council's notes that

- This is a one-year comparison and not a comparison of relative price movements.
- As with the house price/earnings ratios, there is potentially an issue with some of the rents being paid by commuters filling higher paid jobs outside the area. This reinforces the importance of comparing relative price movements.
- The available data suggests that Maldon's rents may have increased less than those in comparator authorities. Indeed, Barton Willmore's own Table 7.3 suggests this (see below). Note that for the period shown both lower quartile and median rents in Maldon were unchanged whereas there was an increase of 1.3% for the "Colchester HMA" area.

Table 7.3: Residential Rents (per Month) 2010/11 – 2012/13

	Lower Quartile			Median		
	2010/11	2012/13	% Change	2010/11	2012/13	% Change
Braintree	£525	£560	6.7%	£625	£670	7.2%
Chelmsford	£595	£595	0.0%	£725	£720	-0.7%
Colchester	£530	£525	-0.9%	£625	£625	0.0%
Maldon	£575	£575	0.0%	£695	£695	0.0%
Tendring	£500	£500	0.0%	£600	£600	0.0%
CHMA	£535	£543	1.3%	£642	£651	1.3%
England	£450	£455	1.1%	£575	£595	3.5%

Source: Valuation Office Agency, Private Rental Market Statistics – All property types, data for year ending 30th September.

Concealed households

Barton Willmore referred to their Table 7.4 (below) and noted that the proportion of concealed households was higher than in the chosen comparators.

Table 7.4: Concealed Households by age of Family Reference Person (FRP) – Census 2001/11

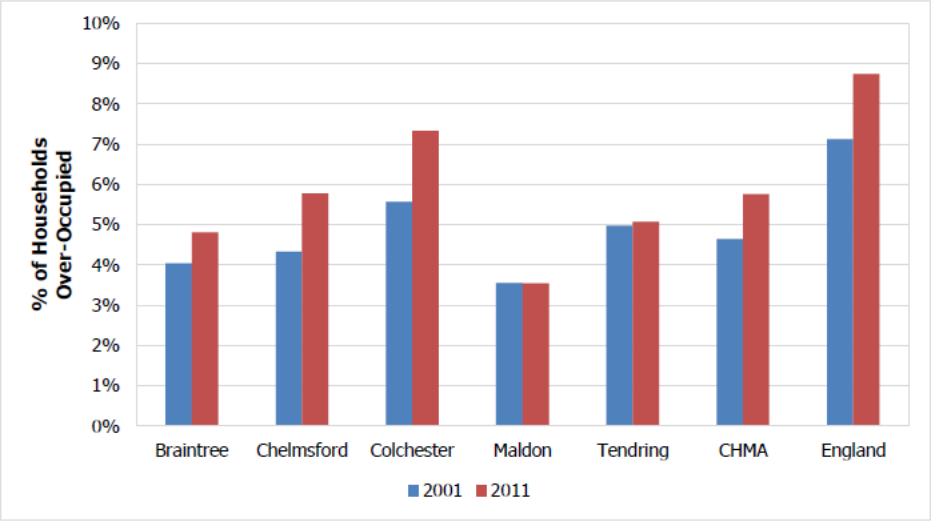
	Concealed - FRP Under 25 (2011)	Concealed - FRP 25-34 (2011)	Concealed - All Ages (2011)		Concealed - All Ages (2001)
Braintree	10.7%	2.7%	1.1%		0.5%
Chelmsford	12.8%	2.7%	1.1%		0.6%
Colchester	6.7%	2.2%	1.0%		0.6%
Maldon	16.6%	3.8%	1.3%		0.8%
Tendring	9.8%	3.3%	1.2%		0.9%
CHMA	10.0%	2.7%	1.1%		0.7%
England	12.8%	4.0%	1.9%		1.2%

Source: ONS, Census 2001/11

However:

- the figures for “All ages” and “25-34s” show that Maldon had a smaller proportion than England as a whole.
- The equivalent data for overcrowding (see Barton Willmore’s Figure 7.9 below) shows that Maldon has lower overcrowding than all the comparators by a modest margin.

Figure 7.9: Over-occupation, 2001 vs. 2011



Source: Office for National Statistics, Census 2001/2011

General comments

Focussing on particular indicators is not very helpful. The picture needs to be looked at overall and when that is done there is no evidence any particular market stress.

Were the view to be taken that there is evidence of market stress it should be borne in mind that Maldon is proposing to plan for more homes than were suggested by

what were then the latest official projections: the Plan is on the basis that allowance should be made for a partial return to previous household formation rate trends. This has the effect of adding some 50 homes a year to a projection based on the official projections updated only for the 2012-based population projections. (See the final column of the table in paragraph 60 of the NMSS Report (EB098a), *Assessing Maldon's Housing Requirements*, August 2014 which shows an increase from 210 to 260 homes a year – reproduced below for ease of reference.) This is an increase of 24% - rather more than the 10% suggested by the precedents referred to by Barton Willmore.

Comparison of household growth projections	Households in		Increase in households	Homes per year
	2014	2029		
Updated official projection	26400	29400	3000	210
2012 population + part return to trend	26400	30200	3750	260
10 year UK flows + part return to trend	26600	31000	4390	310
10 year UK flows + unattributable + part trend	26500	30400	3920	280

MALDON DISTRICT COUNCIL

Maldon District Council
Maldon District Local Development Plan

Inspector's Matters (April 2016)

Affordable Housing

Statement made on behalf of the Local Planning Authority

CONTENTS

MATTER: AFFORDABLE HOUSING

Viability evidence	1
Policy H1: Affordable Housing	2
Meeting the need for affordable housing in the district	2
West Berkshire decision	6
APPENDIX 1: PROPOSED MODIFICATIONS TO POLICY H1: AFFORDABLE HOUSING	8
APPENDIX 2: PROVISION OF AFFORDABLE HOUSING FROM MALDON DISTRICT LOCAL DEVELOPMENT PLAN (LDP) STRATEGIC ALLOCATIONS	9
APPENDIX 3: PROPOSED MODIFICATIONS TO POLICY H1: AFFORDABLE HOUSING	11

STATEMENT

MATTER: AFFORDABLE HOUSING

Inspector's Matter

An Additional Viability Note [EWT-M03-01] has been prepared following the hearings, at the previous Inspector's request. This extra work was considered necessary for three reasons:

- because it appeared that the site boundaries appraised did not match fully those of the allocations;
- to ensure that the final draft plan requirements are fully reflected; and
- to provide a recommendation for the affordable housing target at the Heybridge Garden Suburb given the suggested removal of the requirement for a flood alleviation scheme.

As I understand it, this latest viability evidence now properly reflects the proposed allocations and fully reflect the plan's policies. In relation to Sites S2 (d) and (e), it provides new appraisals on the basis of the schemes with, and alternatively without, the flood alleviation scheme which Policy S4, as submitted, requires they provide. I would be grateful for your confirmation of whether or not my understanding is correct.

Considering this new evidence, are any changes needed to Policy H1? In particular, should it be modified to require 30% affordable housing from Site S2 (a) rather than 40%, and should the affordable housing requirement for Site S2 (d) be altered from 25% to 30%? If not, how are the affordable housing requirements in Policy H1 justified in relation to these two sites? If the Council considers that such modifications to Policy H1 should be made, I ask that a position statement be prepared explaining the effect of this on meeting the need for affordable housing in the district.

At the time of the previous hearings, the outcome of the High Court's decision in the *West Berkshire* case, concerning the Written Ministerial Statement of 28 November 2014 and the associated alterations to the Planning Practice Guidance (PPG), was not known. The Declaration Order issued on 4 August 2015 confirms that the policies in the Written Ministerial Statement must not be treated as a material consideration in development management and development plan procedures and decisions, or in the exercise of powers and duties under the Planning Acts more generally. The PPG has been updated accordingly. The Secretary of State has been granted leave to appeal the judgement.

In the light of this, I would welcome confirmation of the Council's stance in relation to Policy H1's site size thresholds. Are they supported by the viability evidence? Keeping in mind that the Secretary of State has been given leave to appeal, does the High Court's decision in *West Berkshire* have any bearing?

Maldon District Council response

Viability evidence

1. The Additional Viability Note for the Maldon District Local Development Plan (LDP) Examination [EWT-M03-01] recommended alternative affordable housing rates for the

Heybridge Garden Suburb depending on whether the flood alleviation scheme was included in the scheme or not. The alternative affordable housing rates respond to the estimated costs of the flood alleviation scheme and the impact of these costs on the viability of the overall development.

2. The Viability Note therefore recommends that where a flood alleviation scheme forms part of LDP site S2(d), an affordable housing requirement of 25% should be provided. Where a flood alleviation scheme does not form part of LDP site S2(d), an affordable housing requirement of 30% is recommended. A recent independent detailed appraisal of the viability for Site S2(e) has been completed and accepted by the applicant as part of planning application 14/00990 that demonstrates 30% affordable housing can be delivered without any subsidy or need for grant funding.

Policy H1: Affordable Housing

3. Based on the recommendations of the Additional Viability Note for the LDP Examination [EWT-M03-01] the Council proposed a modification to LDP Policy H1: Affordable Housing at the examination. The proposed modification is set out in Appendix 1 to this statement. This modification amends the North Heybridge Garden Suburb affordable housing requirement to 30%, and amends the affordable housing requirements for all sites within the South Maldon Garden Suburb to 30%.

Meeting the need for affordable housing in the district

4. The *Strategic Housing Market Assessment* (SHMA) [EB010f], page 172 outlines that there is an annual supply of 137 affordable dwellings in the district, however there is an annual newly arising need of 267 affordable dwellings. The SHMA has therefore identified an annual requirement of 130 affordable dwellings, which would equate to 1,950 affordable dwellings during the plan period.

5. The SHMA is an important part of the LDP evidence base in relation to considering the housing needs of the district. However, to assist the Council in identifying the district's objectively assessed needs for housing (OAN) in addition to the information contained within the SHMA, *Assessing Maldon's Housing Requirement* [EB098a] was produced by NMSS in August 2014 providing a detailed analysis of demographic trends released after the completion of the draft SHMA. This report recommended that the District's OAN for housing should be between 280 and 310, and concluded that *"it would be prudent to set the OAN for housing at the top of this range bearing in mind the likelihood of increased out migration from London."* The figure of 310 from this report is consistent

with the recommendations of the SHMA, which proposes an ideal future supply of 130 affordable homes and 189 market homes per annum, taking into account the impact that an ageing population may have on the future rate of population growth.

6. Document EB098a suggests that an alternative assessment of the need arising from concealed households could reduce the annual affordable housing requirement by 69 dwellings per annum. This would create an overall annual requirement of 85 dwellings, 1,275 dwellings over the Plan period. The information contained within the SHMA and EB098a therefore presents an affordable housing need of between 1,275-1,950 affordable dwellings in the Plan period. Appendix 2 outlines the amount of affordable housing that is likely to be provided by strategic sites allocated in the LDP.

7. It is estimated that 1,304 affordable dwellings will be provided through growth allocated in the LDP. This is within the range of affordable housing need identified in the SHMA and EB098a.

8. Given the high level of affordable housing need identified in the SHMA, it is recognised that the District's affordable housing requirement may not be wholly met by growth allocated in the LDP. The SHMA paragraph 15.4.4 highlights that: *"targets should be set based on what is sustainable, viable and deliverable, and importantly support other corporate strategies, especially for economic growth and regeneration. These should be major factors in determining the scale and tenure mix of any affordable housing."* Through LDP Policy H1: Affordable Housing the Council has sought to maximise the delivery of affordable housing on sites allocated in the LDP, however the LDP Viability Study and associated updates [EB040d and EWT-M03-01] have outlined appropriate levels of affordable housing rates to ensure that proposed new development remains financially viable and therefore deliverable.

9. Paragraph 51 of the National Planning Policy Framework (NPPF) outlines that local planning authorities should seek to provide affordable housing through a number of approaches, including bringing back into residential use empty housing and buildings, and encouraging changes of use to residential where appropriate, to increase the delivery of affordable dwellings. The SHMA paragraph 15.4.6 also highlights that meeting the total need for affordable housing *"involves a range of initiatives in addition to new unit delivery through the planning system"*, including:

    - freeing up under-occupied social rented units to make best use of the existing stock;
    - bringing empty properties back into use;

- improving housing options that meet the needs of an ageing population and thereby improve the supply of affordable housing from the existing stock; and
- improving links between housing and planning policy to stimulate a better supply by addressing under-occupation of existing stock.

10. The SHMA states that *"local planning authorities are not expected to simply translate housing demand into actual housing targets that need to be met. They are only part of the evidence and need to be considered against other corporate strategies"*.

11. The Council is committed to seeking to increase the overall supply of affordable housing through a strategic approach to tackling empty homes, and addressing the under occupation of affordable homes through the provision of smaller accommodation for older people. These aims are included within LDP Policies H2: Housing Mix and H5: Rural Exception Schemes, and improvements are already being experienced in the District where 91 empty homes were brought back into use in the last financial year and a proportion of new affordable homes are planned to meet the needs of older people, reflecting the recommendation of the SHMA: *"New affordable sector delivery should be closely linked to the needs of older tenants and in resolving the under-occupation of family sized properties"* (SHMA, Executive Summary, Key Recommendations, page 7).

12. This could help address the local issue of having both a higher than average number of larger homes and a corresponding level of under-occupation. The SHMA recommends taking a more strategic approach to make better use of nearly 400 existing affordable homes that are under-occupied by older people unaffected by welfare reform (spare room subsidy); put simply 400 new, alternate homes for these existing households would generate a net supply of at least 800 affordable homes.

13. The Council has a good track record of facilitating strategic housing developments, such as rural exception schemes, and has a range of housing policies to support the delivery of affordable homes. The delivery of affordable housing has increased by 47 units in the last financial year compared to 2014/15, and this rate will increase significantly with the progression of strategic sites listed in Appendix 2. In addition to those listed in Appendix 2, there are additional sites which will also provide affordable housing in compliance with policies H1: Affordable Housing and H2: Housing Mix and in some cases, where led by housing associations, the proportion of affordable housing may be in excess of these requirements.

14. Due to the increasing average age of the District's population, there is a high demand for dwellings which meet the requirements of an ageing population. Ensuring the delivery of the right type of housing will significantly reduce the need for affordable housing in the District as mentioned above, towards the lower range of need recommended in the SHMA and EB098a. The Council will continue to work with developers to ensure that the most appropriate type of housing is coming forward to support the District's housing need, alongside the requirements of LDP Policy H2: Housing Mix, and seeks to achieve 20% of affordable housing to be designated for older people to help achieve the recommendations of the SHMA. On the projected number of affordable homes shown Appendix 2, this would provide a supply of an additional 260 affordable homes from within the existing stock. The Council is also progressing work with Essex County Council and other partners to provide 120 to 150 additional homes for Independent Living (extra care) with at least 50% being affordable.

15. The projected supply of affordable housing is therefore a combination of 1,304 homes as shown in Appendix 2 to be delivered through planning gain, a reduction of an additional 400 through improving the strategic approach to improve supply from within the existing stock, and 75 from the development of Independent Living (extra-care) housing. In total this amounts to 1,775 affordable homes leaving a shortfall of 175 to be provided over the 15 year period of the Plan, approximately 12 additional affordable homes a year.

16. The Council has in recent years improved its role in enabling affordable homes through partnership working with Registered Providers, increasing the proportion of affordable housing above policy requirements, re-developing sites already in Registered Provider's ownership to increase the number of affordable homes, and working with local communities to bring forward affordable homes through Policy H5 as Rural Exception Sites. A review of the outcomes from this strategic enabling of affordable housing over the previous five year period (2010-2015) shows that the average annual supply is 26 affordable homes. Added to the supply described above, this could result in a small surplus of 215 affordable homes.

17. Mindful of the challenges associated with enabling affordable housing, the Council is satisfied but not complacent that it has made adequate plans to meet the need for affordable housing.

West Berkshire decision

18. In relation to the West Berkshire case[1], a High Court decision was published in May 2016 in favour of the Secretary of State. The proposed national threshold for affordable housing planning obligations was therefore upheld, and the Planning Practice Guidance (PPG)[2] has been updated as follows:

> *"There are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account.*
>
> *These circumstances are that:*
>
> - *contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm;*
> - *in designated rural areas, local planning authorities may choose to apply a lower threshold of 5-units or less. No affordable housing or tariff-style contributions should then be sought from these developments. In addition, in a rural area where the lower 5-unit or less threshold is applied, affordable housing and tariff style contributions should be sought from developments of between 6 and 10-units in the form of cash payments which are commuted until after completion of units within the development. This applies to rural areas described under section 157(1) of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty;*
> - *affordable housing and tariff-style contributions should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home."*

19. LDP Policy H1: Affordable Housing states that *"all housing developments 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".* Due to the rural nature of the District, the Council receives a large number of small planning applications. LDP

[1] West Berkshire DC & Reading BC v Secretary of State for Communities and Local Government [2015] EWHC 2222 (Admin)

[2] Reference ID: 23b-031-20160519

Policy H1: Affordable Housing therefore sought to obtain an element of affordable housing from smaller developments to support housing needs in the District.

20. The updated PPG paragraph 31 states that a lower threshold for affordable housing contributions can only be enforced in designated rural areas. Maldon District is not classified as a designated rural area, therefore the national threshold should apply.

21. The Council will therefore propose modifications to LDP Policy H1: Affordable Housing and any supporting text to account for the result of the high court challenge and associated update to the PPG. Proposed wording is given in Appendix 3.

APPENDIX 1: PROPOSED MODIFICATIONS TO POLICY H1: AFFORDABLE HOUSING

Ref	Policy	Modification (deletions / additional text)	Reason for change
	Policy H1	Sub-area Requirements: North of Heybridge – S2(d) ~~25%~~ 30% South Maldon Garden Suburb ~~40%~~ 30%	To address concerns raised during EiP

APPENDIX 2: PROVISION OF AFFORDABLE HOUSING FROM MALDON DISTRICT LOCAL DEVELOPMENT PLAN (LDP) STRATEGIC ALLOCATIONS

Ref.	Site	Capacity	Affordable housing rate	Comments	Provision of affordable housing
S2(a)	South of Maldon (South of Limebrook Way)	1000	30%	• Refer to extra work task on viability [EWT-M03-01], recommended 30% AH rate • Viability assessment for planning application 14/01103/OUT confirmed 30% affordable housing rate • Proposed LDP modification ref 100, amended AH rate to 30%	300
S2(b)	South of Maldon (Wycke Hill North)	300	30%	• Refer to extra work task on viability [EWT-M03-01], where AH rates above 30% could raise viability concerns • Proposed LDP modification ref 100, amended AH rate to 30%	90
S2(c)	South of Maldon (Wycke Hill South)	75	30%	• Planning application 13/00763/OUT confirmed provision of 30% AH • Proposed LDP modification ref 100, amended AH rate to 30% accordingly.	22.5
S2(d)	North of Heybridge	1035	30%	• Refer to extra work task on viability [EWT-M03-01], recommended 30% AH rate • Viability assessment for planning application 14/01103/OUT confirmed 30% affordable housing rate • Proposed LDP modification ref 100, amended AH rate to 30%	310.50
S2(e)	Land to the North of Holloway Road	100	30%	• LDP Viability Study [EB040d] recommended 40% AH rate • Viability assessment for planning application 14/0990/OUT confirmed 30% AH rate	30
S2(f)	West of Broad Street Green Road	100	40%	• LDP Viability Study [EB040d] recommended 40% AH rate • Planning application 15/00885/FUL includes the provision of 40% AH	40
S2(g)	South of Maldon (Park Drive)	131	30%	• LDP Viability Study [EB040d] recommended 40% AH rate • Planning application 14/00581/FUL confirmed 30% AH rate	39.3
S2(h)	Heybridge Swifts	100	40%	• LDP Viability Study [EB040d] recommended 40% AH rate	40
S2(i)	West of Burnham-on-Crouch	180	40%	• LDP Viability Study [EB040d] recommended 40% AH rate • Planning application 14/00356/FUL includes the provision of 40% AH	72

Ref.	Site	Capacity	Affordable housing rate	Comments	Provision of affordable housing
S2(j)	North of Burnham-on-Crouch (West)	180	40%	• LDP Viability Study [EB040d] recommended 40% AH rate • Planning application 16/00093/FUL includes the provision of 40% AH	72
S2(k)	North of Burnham-on-Crouch (East)	90	40%	• LDP Viability Study [EB040d] recommended 40% AH rate	162
	Rural Allocations	420	30%	• Rural allocations will be located across the District and will be set out in the Site Allocations Development Plan Document (DPD), with AH rates based on Policy H1: Affordable Housing • AH rates across the District range from 25%-40%. Exact locations of rural allocations will emerge through the Site Allocations DPD, therefore estimated average rate of 30% is used in this table	126
	Total	3,700			1,304.3

APPENDIX 3: PROPOSED MODIFICATIONS TO POLICY H1: AFFORDABLE HOUSING

Ref	Policy	Modification (deletions / additional text)	Reason for change
	Policy H1	All housing developments of more than 10 units or 1,000sqm ~~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.	To address updates to the PPG

Maldon District Council

Five Year Housing Land Supply Statement 2015/16

August 2016

MALDON DISTRICT COUNCIL

Table of Contents

		Page
	Executive Summary	2
1.	Introduction	3
2.	The Five-Year Period & Requirement	5
3.	The Supply of Deliverable Housing	8
4.	Housing Supply vs. Housing Requirement	9
5.	Conclusion	12
6.	Appendices	
	Appendix A: Development Progress Proforma	13
	Appendix B: Completions in 2015/2016	14
	Appendix C: Sites excluded from the Schedule of the Five-year housing land supply	17
	Appendix D: Deliverable Small Sites with Capacity of less than 5 dwellings	18
	Appendix E: Deliverable Medium Sites with Capacity of 5 to 9 dwellings	40
	Appendix F: Deliverable Major Sites with Capacity of 10 or more dwellings	42
	Appendix G: Phasing of Local Development Plan Strategic Allocations	46

Executive Summary

In accordance with National Planning Policy Framework (NPPF) paragraph 47, the Council has identified five years of deliverable housing land supply against the District's housing requirements. Deliverable means that sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect of the housing being delivered on the site within five years, and in particular that development of the site is viable.

The Council's latest housing requirements are set out in the emerging Local Development Plan and associated evidence base including an up-to-date assessment of the District's Objectively Assessed Need (OAN). This identifies the District's housing requirement for the next 15 years as 310 new homes per annum, or 4,650 over the plan period (2014-2029).

The District's requirement for a five year housing land supply (FYHLS) is calculated as:

	Annual OAN x 5 (1550)
+	Shortfall/Surplus (303)
+	5% for choice and competition (93)
=	1946

The District's supply:

	Sites with planning permission or a resolution to grant planning permission subject to completion of a S106 agreement (1,929)
+	Other strategic allocations identified in the LDP (448)
+	Windfall Allowance (100)
-	5% slippage and non-implementation (-124)
=	2,353

The Council can therefore demonstrate 6.04 years' worth of housing land supply against its identified housing targets.

1. Introduction

1.1 The National Planning Policy Framework (NPPF) (DCLG, 2012) sets out the Government's housing objectives including a commitment to significantly boost the supply of housing. Local Planning Authorities (LPAs) are required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional 5% buffer to ensure choice and competition in the market for land (20% where there has been a record of persistent under delivery of housing).

1.2 Where authorities cannot demonstrate a five year supply of deliverable sites, relevant policies for the supply of housing should not be considered up-to-date as stated in paragraph 49 of the NPPF:

"*Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.*"

In these circumstances, the provisions of NPPF paragraph 14 would apply:

"*Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework as a whole."*

1.3 This means that decision makers (Planners, Councillors and Planning Inspectors) should test if there is a 5YHLS before deciding how much weight should be applied to the policies in the Local Development Plan. In the event of there being no 5 year land supply, paragraph 49 of the NPPF should be applied.

1.4 According to paragraph 47, sites included in the five year housing land supply (FYHLS) must be deliverable. Footnotes 11 and 12 of NPPF paragraph 47 state that the necessary conditions which sites must demonstrate in order to be considered deliverable are:

- Available now;
- Offer a suitable location for development now;
- Be achievable with a realistic prospect that housing will be delivered on the site within five years; and
- That development of the site is viable.

1.5 This statement has been prepared in accordance with the NPPF and the National Planning Policy Guidance (NPPG). To ensure the statement is robust and follows the good practice from other authorities, it also takes into account recent legal cases from *Bloor Homes v Secretary of State for Communities & Local Government* [2014], *Hunston Properties Limited v (1) Secretary of State for Communities and Local Government and (2) St. Albans City and District Council* and *Zurich Assurance Ltd V Winchester City Council and South Downs National Park [2014]*. Also the Secretary of State decision at Droitwich Spa (APP/H1840/A/13/2199426).

1.6 This statement sets out Maldon District Council's housing land supply and identifies specific sites which are considered to meet the criteria set out in the NPPF and to be available to contribute to the five years provision in the following sections:

- Part 2 considers past and present housing supply to calculate the five year requirement;
- Part 3 discusses the sources of future housing land supply;
- Part 4 calculates the District's five year housing land supply;
- Part 5 provides a conclusion to the report.

2. The Five-Year Period and Requirement

2.1 This statement includes completions from the current reporting year of 2015/16, planning approvals up to 25 August 2016, and covers a five-year period from 1 April 2015 to 31 March 2020.

2.2 The adopted Local Plan is currently made up of the saved policies contained within both the Essex and Southend-on-Sea Replacement Structure Plan (adopted 2001) and the Maldon District Replacement Local Plan (adopted 2005). The Council is also preparing a Local Development Plan (LDP) for the District. The LDP was submitted to the Secretary of State for examination–in-public in April 2014 and was subsequently called-in by the Secretary of State for his consideration. However a new Inspector has been appointed and a further examination will be held later this year.

2.3 The East of England Plan had previously set out the requirement for housing provision in the District (120 dwellings per annum) but was formally revoked on 3 January 2013. Table 1 demonstrates a record of delivery over the RSS plan period which lasts from 2001 until the plan is superceded by new evidence from the LDP for 2014/15. Total completions for the reporting year are shown in table 2.

2.4 As at 31 March 2014, a total of 1,653 dwellings had been completed in Maldon since the start of the RSS plan period (1 April 2001), this is an average of 127 dwellings per annum. There is also a historic surplus of 93 units compared to the requirement of 1,560 for the period. The information is summarised in Table 1 below:

Table 1 Housing Completion between 2001/02 and 2013/14

Year	Completions	Annual Requirement	Shortfall/Surplus
2001/02	161	120	41
2002/03	137	120	17
2003/04	102	120	-18
2004/05	181	120	61
2005/06	168	120	48
2006/07	143	120	23
2007/08	160	120	40
2008/09	161	120	41
2009/10	108	120	-12
2010/11	36	120	-84
2011/12	96*	120	-24
2012/13	124	120	4
2013/14	76*	120	-44
Total (average)	1653	1560	93

** Figures have been amended from previous publications following verification*

2.5 Maldon District Council's latest housing requirements are set out in the emerging Local Development Plan and associated evidence base including an up-to-date assessment of the District's OAN. It has been identified that the District's housing

requirement for the next 15 years is 310 new homes per annum, or 4,650 over the plan period (2014-2029).

2.6 Completions for the reporting year can be calculated from the data provided in Appendix B, D, E, and F. For monitoring purposes housing completions are recorded as complete from these four appendices where there are completions in the current year from permissions data which is either “Work Complete (e.g. five dwellings permitted, five dwellings built)” or “Partial completion (e.g. five dwellings permitted, 2 dwellings built)”.

Table 2 Completed total for reporting year 2015/16

Category	Net Completions
Work Complete (Appendix B)	= 114
Partial completion, site permitted for <5 dwellings (Appendix D)	= 2
Partial completion, site permitted for 5-10 dwellings (Appendix E)	= 3
Partial completion, site permitted for >11 dwellings (Appendix F)	= 129
Total	= **248**

Table 3 Calculation of completions since 2014/15

Year	Net Recorded Completions	Annual Average Requirement	Shortfall/Surplus of the year
2014/15	69	310	-241
2015/16	248	310	-62
2016/17 and beyond	-	-	-
Total	317	620	-303

2.7 The rolling five-year period requirement is based on the LDP annual requirement of 310 multiplied across 5 years, plus/minus completion in reporting year and plus 5% additional buffer. Table 4 below clarifies the details.

Table 4 Rolling five-year requirement

Base 5 year requirement	(310 x 5) = 1,550
Shortfall/Surplus	
LDP requirement in reporting year (since 2014)	620
Net provision delivered in LDP period to date (2014-29) (see table 3)	317
Over/under supply in reporting year	= -303
Rolling five-year housing requirement	
Five year requirement	1,550
+/- Over/under supply in plan period	+303
+ 5% NPPF buffer	+93
Total	1,946

3. The Supply of Deliverable Housing

3.1 The District's housing supply consists of the following components:

- Sites with extant planning permission
- Site with a resolution to grant permission subject to the competition of a S106 agreement
- Windfall allowance identified in the LDP
- Dwellings completed in reporting year 2015/16
- Strategic allocations in the LDP considered deliverable within five years

3.2 Strategic allocations identified in the emerging LDP have been included because of the advanced stage in the preparation of the LDP and the significant progress which has been made in bringing these sites forward for development.

3.3 Only suitable and available sites (or part of a site) with reasonable expectation that development will occur in the next five years are included in the five-year housing supply. The suitability, availability and achievability of each of the sites are assessed in appendices C, D, E, F and G.

3.4 To be considered suitable, a number of factors have been taken into consideration to assess site suitability including:

- Basic site information (size, boundaries, character, planning history);
- Current land uses and surrounding land uses;
- Physical constraints (Flood risk, surface water flood risk, contamination, topography);
- Potential impact on natural environment;
- Potential impact on built heritage (Conservation Areas and Listed Buildings);
- Infrastructure and utilities provision and capacity;
- Access to services and facilities such as bus stops, employment, shops, GP surgery, education; and
- Access to green space.

3.5 To be considered available, the following factors were assessed based on available information:

- Site ownership;
- Expression of willingness to develop by landowner or developer, including submission of planning applications.

3.6 Sites are considered achievable if there is a reasonable prospect that housing will be delivered on site in five years, including the following considerations:

- Development progress (if any);
- No known existing or potential physical or environmental constraints;
- No known delivery problems; and
- No known conditions or section 106 agreements precluding or limiting development within the five-year period.

4. Housing Supply vs. Housing Requirement

Historic Housing Delivery Patterns

4.1 The overall historic delivery pattern of the District's housing supply has been relatively steady from 2001 onwards with a decrease in net completion rates in the last two years as a result of the downturn in the housing market. The majority of gross completions are provided on brownfield sites which also reflect the high proportion of windfall sites with planning permission in the housing supply.

4.2 Non-implementation and slippage rates have been very low in the District. Currently an average of 5% of net capacity from extant permissions expires annually. Meanwhile a combined total of 110 units are stalled as indicated in Appendix C. Consequently, a 5% discount for non-implementation and slippage will be applied.

Table 6. Expiry rate of planning permissions

Year	Net units of expired permissions	Capacity from all extant permissions	%
2007/08	5	475	1.05
2008/09	25	298	8.39
2009/10	23	381	6.03
2010/11	21	380	5.52
2011/12	24	378	6.35
2012/13	11	297	3.70
2013/14	22	497	4.45
2014/15	6	1,040	0.58
2015/16	7	1,457	0.48
Total	144	**Average Expiry Rate**	4.06%

Deliverable Housing Land

4.3 Table 7 below shows that permissions for a total of 2,747 units are in the development pipeline. The sites listed in Appendix C (see 4.4 below) have already been removed from this calculation.

*Table 7. Calculation for outstanding planning permission**

Category	(Gross Outstanding - Potential Losses)	Net Outstanding
Small Sites 1 - 4 (Appendix D)	(343 - 57)	286
Medium Sites 5 - 9 (Appendix E)	(97 - 2)	95
Major Sites 10+ (Appendix F)	(2,369 - 3)	2,366
Sub-Total		2,747

** Sites that are deemed potentially undeliverable are discounted (see Appendix C)*
Note: Including sites with a resolution to grant permission subject to completion of a S106 agreement

4.4 Sites excluded from the five year housing land supply are listed in Appendix C. These sites have various long-term issues preventing development and are

deemed undeliverable within the next five years and are excluded from the Council's five year housing land supply calculation.

4.5 Strategic allocations identified in the emerging LDP have been included because of the advanced stage in the preparation of the LDP and the significant progress which has been made in bringing these sites forward for development. The proposed delivery from LDP strategic allocations which do not have planning permission or a resolution to grant permission subject to S106 is listed within Table 8. The delivery of site S2h requires the relocation of a football club before development can commence, therefore no delivery has been assumed within the next five years.

Table 8. Summary of Strategic Allocations (see Appendix G)

Site Name	Monitoring Year (2015/16)	2016/17	2017/18	2018/19	2019/20	2020/21	**Total**
Site S2a	Site in committed supply (Appendix F)						
Site S2b	0	0	0	50	50	50	150
Site S2c	Site in committed supply (Appendix F)						
Site S2d	0	0	0	62	88	88	238
Site S2e	Site in committed supply (Appendix F)						
Site S2f	Site in committed supply (Appendix F)						
Site S2g	Site in committed supply (Appendix F)						
Site S2h	0	0	0	0	0	0	0
Site S2i	Site in committed supply (Appendix F)						
Site S2j	Site in committed supply (Appendix F)						
Site S2k	0	0	0	0	30	30	60
Total	0	0	0	112	168	168	448

4.6 To allow flexibility and to cater for possible changes in the market situation (see paragraph 4.2 above), a 5% slippage and non-implementation rate based on past trends has been applied to the total deliverable housing land for the five-year period. The vast majority of large and strategic sites in the land supply are on greenfield land where schemes are generally less complicated and 5% is a reasonable assumption based on local experience. Recent examples at Park Drive and Southminster Business Park show that delivery rates have exceeded expectations.

4.7 A 5% slippage and non-implementation rate has been applied to the total amount, including allocations and windfall. It is assumed that around 95% of the developable sites will be delivered by April 2020/21. Table 9 below demonstrates how the supply of housing is calculated.

Table 9. Total deliverable housing land supply 2015/16 - 2019/20

Source of Supply	Units
Sites with planning permission or a resolution to grant planning permission subject to completion of a S106 agreement. Net five year land supply within the following appendices: • Appendix D – 286 dwellings • Appendix E – 95 dwellings • Appendix F – 1,548 dwellings	1,929
Other strategic allocations identified in the LDP (see Table 8 and Appendix G)	448
Windfall Allowance	100
minus 5% slippage and non-implementation rate (* 95%)	-124
Total supply	**2,353**

Supply of ready to develop housing sites

4.8 Table 10 assesses the degree to which the District is maintaining a five-year supply of deliverable sites as required by the NPPF. The table presents the total number of net additional dwellings that are deliverable as a percentage of the planned housing provision for the five-year period. The formula and calculations are contained within the table below:

Table 10. Assessment of five-year supply against average annual target

Five Year Supply	Units / Years
Total supply (from Table 9)	2,353
Rolling five-year housing requirement (from Table 4)	1,946
Housing Supply in years	(2,353 / 1,946 x 5) **= 6.04 years**

4.9 As shown in Table 10, the Council can demonstrate an adequate five year supply of deliverable housing land to meet its objectively assessed needs with a 5% buffer and 5% slippage and non-implementation included.

5. Conclusion

5.1 This statement provides evidence that the Council is now able to demonstrate a supply of specific deliverable sites sufficient to provide for 6.04 years' worth of housing against the Council's identified housing requirements.

5.2 The Council will continue to monitor the District's housing supply on a regular basis. This statement will be updated regularly to take account of any significant changes, including new planning permissions granted and dwelling completions.

6. Appendices

Appendix A. Development Progress Proforma

Application Information -	
Planning Application Reference	
Site Address	
Description of the proposed development	

1. Current Progress on Site

Please answer accordingly:

a) Site work not started, expected to commence by:

b) Site work started in:

c) Site work completed in:

2. Do you agree with the estimated completion rate of each corresponding financial year (1st April), if not, please specify:

	2015/16	2016/17	2017/18	2018/19	2019/20	5 Year Total:	Beyond 2018/19
MDC Estimate							

3. If you are marketing the site to one or more housebuilders, please indicate your likely timescale:	Marketing Period:	
	Agreement of Terms:	
	Exchange of Contracts:	
	Completion of Reserved Matters:	
4. Referring to the trajectory, please provide details of any factors which has delayed or could potentially delayed the development so far:		
5. Any other comments about the development of this site:		

Appendix B. Completions in Year 2015/16

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completions In Year	Gross Completion	Actual Losses	Net Completion In Year
13/00158/FUL	5 Marine Parade Mayland Essex CM3 6AP	0.15	Work Complete	2	2	2	0	2
14/00360/FUL	Springfield Nurseries Steeple Road Latchingdon	0.24	Work Complete	2	2	2	0	2
13/00519/FUL	Plot Between 78 And 84 West Avenue Mayland	0.11	Work Complete	2	2	2	0	2
12/00549/FUL	Grove House, Rectory Lane, Latchingdon.	1.68	Work Complete	1	1	1	1	0
14/00560/FUL	Farm View 77 The Street Latchingdon	0.01	Work Complete	1	1	1	0	1
13/00573/FUL	The Tower, Lower Burnham Road, Latchingdon, CM3 6HG	0.05	Work Complete	1	1	1	0	1
13/00871/FUL	Green Lea, 55 Imperial Avenue, Mayland, CM3 6AJ	0.13	Work Complete	1	1	1	0	1
12/00879/FUL	Barnes Farm Barnes Farm Drive Althorne	0.01	Work Complete	1	1	1	0	1
13/01049/FUL	Crouch Valley Lodge Burnham Road Latchingdon	0.21	Work Complete	4	4	4	0	4
14/01131/FUL	Plot Between 8 & 16 Promenade Mayland	0.12	Work Complete	2	2	2	0	2
13/00408/FUL	74 Maldon Road Burnham-On-Crouch CM0 8NR	0.52	Work Complete	11	11	11	1	10
14/00207/FUL	Land Between Corner Cottage And The Chase Mangapp Chase Burnham-On-Crouch	0.25	Work Complete	1	1	1	0	1
13/00534/FUL	Cobbins Farm Cobbins Chase Burnham-On-Crouch	0.19	Work Complete	2	2	2	0	2
09/00828/FUL	Land adj 1 Alamein Road, Burnham-on-Crouch	0.02	Work Complete	1	1	1	0	1
15/00095/FUL	The Retreat - Priory Road - Great Braxted	0.48	Work Complete	1	1	1	0	1
11/00729/FUL	Bullace Cottage, Office Lane, Little Totham.	0.52	Work Complete	1	1	1	1	0
14/00732/FUL	Mackmurdos Beacon Hill Wickham Bishops	0.39	Work Complete	1	1	1	0	1
13/01129/FUL	Dairy Cottage, Sextons Lane, Great Braxted, CM8 3FG	0.31	Work Complete	1	1	1	1	0
13/00184/FUL	Land Adj Hatch House Farm Burnham Road Hazeleigh	0.1	Work Complete	1	1	1	1	0
14/00398/COUPA	Goings Wharf Colchester Road Heybridge	0.051	Work Complete	4	4	4	0	4

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completions In Year	Gross Completion	Actual Losses	Net Completion In Year
15/00356/FUL	Land Rear Of 15 Crescent Road Heybridge	0.01	Work Complete	1	1	1	0	1
11/00794/FUL	Land rear of 17 - 19 Crescent Road, Heybridge.	0.04	Work Complete	3	3	3	0	3
14/00645/FUL	166 - 168 High Street Maldon CM9 5BX	0.01	Work Complete	0	0	0	1	-1
14/00743/FUL	28 Mill Road Maldon CM9 5HZ	0.01	Work Complete	1	1	1	0	1
12/00701/FUL	105 Wantz Road, Maldon.	0.09	Work Complete	4	2	4	0	2
15/00593/FUL	The Spinal Health Centre - 1A Fambridge Road - Maldon	0.01	Work Complete	3	3	3	1	2
14/00711/FUL	Land Between 89 And 93 Spital Road Maldon	0.07	Work Complete	1	1	1	0	1
14/01246/FUL	20 - 22 Beacon Hill Maldon Essex CM9 6HR	0.16	Work Complete	8	8	8	0	8
13/00257/FUL	Cranford, Fairfield Chase, Maldon CM9 6AH	0.21	Work Complete	30	30	30	2	28
03/01052/FUL	R/O 151 High Street Maldon	0.01	Work Complete	1	1	1	0	1
14/00532/FUL	Land Rear Of The Old Manse Manse Chase Maldon	0.01	Work Complete	1	1	1	0	1
13/00024/FUL	Firth View Steeple Road Mayland	0.13	Work Complete	1	1	1	0	1
13/00994/FUL	South View, Station Road, Cold Norton, CM3 6HX	0.2	Work Complete	1	1	1	1	0
09/00172/FUL	r/o The Cottage, Chelmsford Road, Purleigh	1.77	Work Complete	1	1	1	1	0
11/00630/FUL	The Norton, 54 Latchingdon Road, Cold Norton.	0.18	Work Complete	5	2	5	0	2
12/00729/FUL	Hillside Cottage Howe Green Road Purleigh	0.1	Work Complete	1	1	1	1	0
12/00887/OUT	Land At Thistledome Buller Road North Fambridge	0.16	Work Complete	1	1	1	0	1
14/00125/FUL	28 Queen Street Southminster Essex CM0 7BB	0.05	Work Complete	1	1	1	0	1
13/00805/FUL	Meadow View Rushes Lane Asheldham	0.09	Work Complete	1	1	1	0	1
14/00034/FUL	Land Adjacent 1 Hall Road Tollesbury	0.04	Work Complete	1	1	1	0	1
14/00010/FUL	Site Adjacent 20 Darnet Road Tollesbury	0.23	Work Complete	1	1	1	0	1

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completions In Year	Gross Completion	Actual Losses	Net Completion In Year
14/00202/FUL	Plot 1 Site Adjacent 20 Darnet Road Tollesbury	0.15	Work Complete	3	1	3	0	1
14/01114/FUL	Birkins Farm Barn Grove Farm Road Tiptree	0.14	Work Complete	1	1	1	0	1
15/00088/FUL	Barn Adjacent To Wellside Farm Tudwick Road Tolleshunt Major	0.22	Work Complete	1	1	1	0	1
14/00325/FUL	Land Adjacent Squirrels Brook Road Tolleshunt Knights	0.06	Work Complete	1	1	1	0	1
14/01105/FUL	Lennel House Tudwick Hall Road Tiptree	0.94	Work Complete	1	1	1	1	0
14/00042/FUL	Land Adjacent 23 Sawyers Road Tolleshunt Major	0.11	Work Complete	1	1	1	0	1
13/00318/FUL	Park Lane Kennels Park Lane Tolleshunt Knights	0.47	Work Complete	1	1	1	0	1
12/00589/FUL	Pilgrims Place, Barnhall Road, Tolleshunt Knights.	0.46	Work Complete	1	1	1	0	1
13/00785/OUT	Land Adjacent To Larks Mead Sawyers Road Tolleshunt Major	0.09	Work Complete	1	1	1	0	1
13/00891/FUL	Land At Oaklands Park Park Lane Tolleshunt Knights Essex	2.77	Work Complete	1	1	1	0	1
11/01014/FUL	Gorwell Hall Barn, Tollesbury Road, Tollesbury.	0.4	Work Complete	1	1	1	0	1
14/01183/FUL	Blue Barns Farm Sawyers Road Tolleshunt Major Essex	0.05	Work Complete	1	1	1	0	1
14/01069/FUL	Land East of Langford Lee, Maldon Road, Langford	0.65	Work Complete	2	2	2	0	2
14/00490/FUL	Lamberleys Station Road Wickham Bishops Essex	1.35	Work Complete	1	1	1	1	0
13/00720/FUL	Green Lands Maypole Road Wickham Bishops Essex	0.35	Work Complete	1	1	1	1	0
12/00832/OUT	94 South Street Tillingham Essex CM0 7TH (Affordable)	1.04	Work Complete	9	9	9	0	9
09/00286/FUL	Post Office, The Street, Steeple	0.19	Work Complete	1	1	1	0	1
				136	**129**	**136**	**15**	**114**

Note: Monitoring data for completions updated 30/03/16
Note: All tables include applications relating to the loss of dwellings through demolition or change of use.

Appendix C. Sites excluded from the Schedule of the Five-year housing land supply

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completions In Year	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Deliverability comment
05/01079/FUL	Glendale, 17 Broad Street Green Road, Heybridge	0.03	Under Construction	1	0	1	0	0	1	N	No response from owner/agent, no timescale for delivery
97/00571/FUL	Between Kerry Lee and Larnley, Seaway, St Lawrence	0.03	Under Construction	1	0	1	0	0	1	N	No response from owner/agent, no timescale for delivery
94/00301/OUT	Bradwell Endowed PS, East End Road, Bradwell	0.1	Site Work Started	2	0	1	0	0	1	N	Owner expressed no intention to build the second unit
08/00081/FUL	Homestead, Burnham Road, Althorne	0.14	Under Construction	1	0	1	0	0	1	N	No response from owner/agent, no timescale for delivery
07/00536/FUL	Toad Hall, Loamy Hill Road, Tolleshunt Major	4.34	Under Construction	1	0	1	0	0	1	N	Last correspondence in 2010 indicated issues with Building Regulations.
14/01016/OUT	Land West Of Fambridge Road North Fambridge Essex	6.06	Not Started	75	0	75	0	0	75	N	Concerns over sewerage requirements
14/01018/OUT	Manor Farm The Avenue North Fambridge Essex CM3 6LZ	1.22	Not Started	30	0	30	0	0	30	N	Concerns over sewerage requirements
			Subtotal	**111**	**0**	**110**	**0**	**0**	**110**		

Note: Table updated 25/08/16

Appendix D. Deliverable Small Sites with Capacity of less than 5 dwellings

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
14/01008 /FUL	Land North West Of Stitches Farm Lower Chase Althorne Essex	0.33	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
12/00912 /OUT	Red Lyons Lodge Burnham Road Latchingdon	0.1	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	0	0	0	0	0
13/00249 /FUL	Windrush Fambridge Road Althorne	0.56	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	1	0	0	0	1
13/00800 /OUT	Heather House, Steeple Road, Mayland, CM3 6BB	0.29	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	0	0	0	0	0
14/0043/F UL	2 Ramsey Chase Latchingdon Essex CM3 6JT	0.02	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
11/00944 /FUL	Sanderling Burnham Road Althorne	0.03	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
15/00460 /FUL	Peyton Cottage Summerhill Althorne Essex	0.13	Under Construction	1	0	1	0	1	0	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	0	0	0	0	0	0
12/00756 /FUL	1 River View Terrace, Fambridge Road, Althorne.	0.06	Under Construction	2	0	2	0	0	2	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	2	0	0	0	0	2
13/00813 /FUL	The Club House Burnham Road Latchingdon Essex	0.07	Under Construction	4	0	4	0	0	4	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	4	0	0	0	0	4
13/00203 /FUL	Asheldham Grange Rushes Lane Asheldham	0.32	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	1	0	0	0	1
13/00595 /FUL	The Rest, Southminster Road, Asheldham, CM0 7DZ	0.14	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	1	0	0	0	1
14/00252 /FUL	Land Adjacent The Bungalow Southminster Road Asheldham Essex	0.59	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
14/00234 /FUL	St Anns Southminster Road Asheldham Essex	0.21	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
14/00993 /OUT	Pitt Cottages Hall Road Asheldham Essex	0.02	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00289 /OUT	Land Between Tower Bungalow And 4 Brook Lane Asheldham Essex	0.12	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	2	0	0	2
15/00984 /OUT	Land Adjacent To St Anns Southminster Road Asheldham Essex	0.22	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	2	0	0	2
15/01179 /FUL	Deansbrook Farm Southminster Road Asheldham Essex CM0 7DZ	0.32	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	2	0	0	2
15/00037 /OUT	Land North Of Meadow View Rushes Lane Asheldham Essex	0.07	Under Construction	2	1	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	1	1	0	0	0	0	1
12/00219 /FUL	New Hall High Street Bradwell-On-Sea Essex	0.05	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	1	0	0	0	1
14/00449 /FUL	Land Adjacent The Croft Waterside Road Bradwell-On-Sea Essex	0.09	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
15/00531 /FUL	Allotment Gardens South Street Bradwell-On-Sea Essex	0.08	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
12/01034 /FUL	Woodcraft Bacons Chase Bradwell-On-Sea	0.06	Site work started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	0	0	0	0	0	0
14/00176 /FUL	Woodlands East End Road Bradwell-On-Sea Essex	0.06	Site work started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
15/00580 /FUL	43 Crouch Road Burnham-On-Crouch Essex CM0 8DX	0.02	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	2	0	0	2
14/01049 /OUT	Charwood Stoney Hills Burnham-On-Crouch Essex	0.18	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00086 /OUT	Annexe The Chase Mangapp Chase Burnham-On-Crouch	0.14	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
14/00717 /FUL	White House Ferry Road Burnham-On-Crouch Essex	1.84	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00249 /FUL	Land Adj Marbles Stoney Hills Burnham-On-Crouch Essex	0.28	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00269 /OUT	Land West Of The Hollies Stoney Hills Burnham-On-Crouch Essex	0.27	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00165 /FUL	Land Adjacent Brickfields Cottage Green Lane Burnham-On-Crouch Essex	0.67	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	1	0	1
14/00956 /FUL	Land Opposite Linden Lea Stoney Hills Burnham-On-Crouch Essex	0.26	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
14/01152 /OUT	Land South Of Anson Stoney Hills Burnham-On-Crouch Essex	0.09	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
15/00663 /FUL	Land East Of High House Green Lane Burnham-On-Crouch Essex	0.48	Under Construction	2	0	2	0	0	2	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	2	0	0	0	0	2
15/00733 /FUL	Land Between The Chase And Little Gunters Mangapp Chase Burnham-On-Crouch Essex	0.61	Not Started	3	0	3	0	0	3	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	3	0	0	3
15/00078 /FUL	19 Providence Burnham-On-Crouch Essex CM0 8JU	0.02	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00807 /FUL	Land Adjacent 1 Arcadia Road Burnham-On-Crouch Essex	0.01	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/01235 /FUL	134 Station Road Burnham-On-Crouch Essex CM0 8HQ	0.04	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	1	0	1
14/00158 /FUL	167 Station Road - Burnham-On-Crouch – Essex - CM0 8HJ	0.16	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	2	0	0	2
15/00512 /FUL	Garage Block Lilian Road Burnham-On-Crouch Essex	0.03	Under Construction	2	0	2	0	0	2	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	2	0	0	0	0	2

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
14/00591 /OUT	Land Rear Of The Hollies - Stoney Hills - Burnham On Crouch	0.46	Not Started	3	0	3	0	0	3	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	3	0	0	3
14/00224 /OUT	Land Rear Of 42-46 Mill Road Stoney Hills Burnham-On-Crouch Essex	0.1	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
14/00222 /FUL	Corner Cottage Green Lane Burnham-On-Crouch Essex	0.19	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
14/00771 /FUL	Land Adjacent Dhan Shiri Maldon Road Burnham-On-Crouch Essex	0.01	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
14/00832 /OUT	Quantocks Sandpit Lane Burnham-On-Crouch Essex	0.02	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
14/01011 /FUL	Shipleys Stoney Hills Burnham-On-Crouch Essex	0.3	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
13/00006 /FUL	Old Booster Station Maldon Road Burnham-On-Crouch	0.03	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
14/00212 /OUT	Land Rear Of 50 Mill Road Burnham-On-Crouch Essex CM0 8PZ	0.17	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
14/00610 /FUL	Land Adjacent Myrtle Cottage Stoney Hills Burnham-On-Crouch Essex	0.1	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
14/00794 /FUL	New Dwelling Adjacent 4 Meadow Way Burnham-On-Crouch Essex	0.07	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
13/00489 /FUL	Quay House The Quay Burnham-On-Crouch	0.08	Not Started	0	0	0	0	1	-1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	-1	0	0	0	0	-1
13/00902 /FUL	Land Rear Of 43, Crouch Road, Burnham-On-Crouch	0.02	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	1	0	0	0	1
13/01009 /FUL	130 Station Road Burnham-On-Crouch Essex CM0 8HQ	0.01	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
14/01115 /FUL	Land At Argyle Nursery Argyle Road Burnham-On-Crouch Essex	0.31	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
13/00214 /FUL	NatWest 34 High Street Burnham-On-Crouch	0.04	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	2	0	0	0	2
14/00552 /OUT	Land Adjacent To The Haven Tillingham Road Dengie Essex	0.2	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
15/01118 /FUL	R And I Coachworks The Old Forge Tiptree Road Great Braxted	0.05	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	1	0	1
15/00674 /COUPA	The Old Rearing Shed Tiptree Road Great Braxted Essex	0.03	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	0	1	1
15/00873 /COUPA	Shrub Hill Farm Maldon Road Tiptree Essex CO5 0QA	0.07	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	0	1	1
15/00024 /FUL	Walden Cottage 58 Walden House Road Great Totham Essex	0.05	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	0	0	0	0
13/00920 /FUL	Land At Junction Of Captains Wood Road And Maypole Road Great Totham Essex	0.26	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00025 /FUL	The Stables Colchester Road Great Totham Essex	0.27	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	0	0	0	0
15/00416 /OUT	Land Adjacent To 6 Captains Wood Road Great Totham Essex	0.08	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
14/00887 /FUL	Land Between Pennyloaf House And Lawns Farm Plains Road Great Totham Essex	0.57	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/01276 /FUL	Angham Barn Beckingham Road Great Totham Essex	0.45	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	1	0	1
15/00246 /FUL	1 Hillside Cottage Beckingham Road Great Totham Essex	0.52	Under Construction	1	0	1	0	1	0	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	0	0	0	0	0	0

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
13/00787 /OUT	Land Adjacent To Finials - Colchester Road - Great Totham	0.16	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	2	0	0	2
14/00600 /FUL	Land Adjacent 2 Poplar Grove Chase - Great Totham - Essex	0.05	Under Construction	2	0	2	0	0	2	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	2	0	0	0	0	2
14/01231 /OUT	The Warrens, 56 Walden House Road, Great Totham	0.4	Not Started	3	0	3	0	1	2	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	2	0	0	2
15/00041 /FUL	53 & 55 Broad Street Green Road Great Totham Essex CM9 8NX	0.25	Not Started	4	0	4	0	2	2	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	2	0	0	0	2
15/00600 /FUL	Land South Of 2 Kelvedon Road Wickham Bishops Essex	2.9	Under Construction	4	0	4	0	0	4	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	4	0	0	0	0	4
13/00072 /FUL	Barn At Rear Of, Lawns Farm 29 Plains Road Great Totham	0.49	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	1	0	0	0	1
13/00368 /FUL	Caper Cottage Goat Lodge Road Great Totham	1.07	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	0	0	0	0	0
14/00129 /FUL	The Old Forge Tiptree Road Great Braxted Essex	0.03	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
14/00622 /FUL	Land Adjacent Godfreys Bungalow Sheepcoates Lane Little Totham Essex	2.45	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	0	0	0	0	0
14/00670 /OUT	Land Adjacent To Shrub Hill Farm Maldon Road Tiptree Essex.	0.11	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
14/00930 /OUT	Wurono Maypole Road Wickham Bishops Essex	0.24	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	0	0	0	0	0
14/00441 /FUL	Land Between Mapstones And Ballingdon Maypole Road Great Totham Essex	0.14	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
14/01128 /FUL	Site Adjacent To Ashcroft Kelvedon Road Wickham Bishops Essex	0.12	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
14/01166 /FUL	Barn Follyfaunts Little Totham Road Goldhanger	0.09	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
12/00225 /FUL	Angham House Beckingham Road Great Totham.	0.23	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
12/01018 /FUL	Spinney End Maypole Road Wickham Bishops	0.71	Under Construction	1	0	1	0	1	0	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	0	0	0	0	0	0
13/00576 /FUL	Rosedale, Maldon Road, Tiptree, CO5 0QA	0.08	Under Construction	2	0	2	1	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	-1	2	0	0	0	0	1
13/00918 /FUL	11 Colchester Road, Great Totham	0.15	Under Construction	3	1	2	0	0	2	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	1	2	0	0	0	0	2
14/01182 /OUT	Land South Of Hatch House Farm Burnham Road Hazeleigh Essex	0.51	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00224 /FUL	Bridge Bungalow Goldhanger Road Heybridge Essex CM9 4QX	0.15	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	0	0	0	0
15/01289 /FUL	Middle Farm Goldhanger Road Heybridge Essex	0.07	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	1	0	1
15/00405 /FUL	Land Adjacent 8 Fir Tree Walk Heybridge Essex	0.02	Under Construction	1	0	1	0	1	0	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	0	0	0	0	0	0
14/00185 /FUL	Land Adjacent 10 Fir Tree Walk Heybridge Essex	0.08	Under Construction	2	0	2	0	0	2	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	2	0	0	0	0	2
14/01060 /FUL	Maypole Wood Maypole Road Langford Essex	0.03	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
10/00260 /FUL	Land Adjacent To Langford Waterworks Hatfield Road Langford Essex	1.96	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
10/00261 /FUL	Land Adjacent To Langford Waterworks Hatfield Road Langford Essex	1.9	Under Construction	4	0	4	0	0	4	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	4	0	0	0	0	4

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
15/00012 /FUL	Land Adjacent To Red Lyons Business Centre Burnham Road Latchingdon	0.39	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	0	0	0	0
16/00043 /FUL	Land Between Tideway Farm & Tideway Lodge Steeple Road Latchingdon Essex	0.2	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	1	0	1
15/01080 /OUT	Land Adjacent Springwood Rectory Lane Latchingdon Essex	0.15	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	2	0	0	2
15/00760 /FUL	68 Mill Road Maldon Essex CM9 5HZ	0.04	Not Started	4	0	4	0	0	4	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	4	0	0	4
15/01109 /FUL	The Steamboat St Marys Lane Maldon Essex	0.06	Not Started	2	0	2	0	1	1	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	1	0	1
14/00225 /FUL	52B High Street Maldon Essex CM9 5PN	0.01	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
13/00230 /FUL	Workshop To Rear Of 144B High Street Maldon Essex	0.02	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
14/01260 /FUL	3 Beeleigh Road Maldon Essex CM9 5QH	0.01	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00241 /FUL	Rear Of 132 High Street Maldon Essex CM9 5BX	0.03	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
16/00089 /FUL	Site Adjacent 11 Downs Road Maldon Essex	0.07	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	1	0	1
14/00410 /FUL	85 - 87 Spital Road Maldon Essex CM9 6EA	0.12	Under Construction	1	0	1	0	2	-1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	-1	0	0	0	0	-1
14/01285 /FUL	Land Rear Of 18 High Street Maldon Essex	0.01	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
14/01238 /FUL	Land Adjacent 1 Park Drive Maldon Essex	0.02	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
15/00029 /FUL	2A & 2B Gate Street Maldon Essex CM9 5QF	0.02	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	2	0	0	2
10/00415 /FUL	17 Butt Lane, Maldon.	0.01	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	1	0	0	0	1
14/00561 /FUL	11 - 14 The Kings Head Centre 38 High Street Maldon Essex	0.08	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
10/00487 /FUL	Downs Lodge, Downs Road, Maldon.	0.08	Under Construction	1	0	1	0	1	0	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	0	0	0	0	0	0
13/00288 /FUL	144B High Street Maldon	0.05	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	2	0	0	0	2
13/01150 /FUL	131 - 133 High Street Maldon Essex CM9 5BS	0.05	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	2	0	0	0	2
14/01040 /FUL	62 Cherry Garden Road Maldon Essex CM9 6ET	0.07	Under Construction	3	0	3	0	1	2	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	2	0	0	0	0	2
14/00895 /FUL	Land Rear Of 21B King Street Maldon Essex	0.02	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
14/01098 /FUL	2A Volwycke Avenue Maldon Essex CM9 6DL	0.08	Not Started	2	0	2	0	1	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00745 /FUL	Land Adjacent 3 Norfolk Road Maldon Essex	0.02	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/01219 /FUL	37 Norfolk Road Maldon Essex CM9 6AT	0.02	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
15/01054 /FUL	Flat At 11 - 14 The Kings Head Centre 38 High Street Maldon	0.01	Not Started	0	0	0	0	1	-1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	-1	0	0	-1
15/00332 /FUL	5 Sea View Parade Mayland Essex CM3 6EL	0.15	Under Construction	1	0	1	1	0	0	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	-1	1	0	0	0	0	0

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
15/00376 /FUL	19 Promenade Mayland Essex CM3 6AR	0.07	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
13/00903 /FUL	Land At Former 61, Mountview Crescent, St Lawrence	0.07	Site Work Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
10/00693 /FUL	Church, Betts Road, Steeple.	0.16	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
12/00388 /OUT	Jenbar Villa, Main Road, St Lawrence, CM0 7LY	0.05	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
13/01070 /FUL	Land Between South Green And Fairview, Maldon Road, Steeple	0.06	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	2	0	0	0	2
14/00541 /FUL	Land South Of Bartlett Close Mayland Essex	0.1	Under Construction	2	0	2	0	0	2	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	2	0	0	0	0	2
15/01361 /FUL	The Elms Coalyard Main Road Mundon Essex	0.35	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	2	0	2
14/00623 /OUT	Land South Of Gate Marsh House - Church Road - North Fambridge	0.05	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/01253 /FUL	Land Adjacent Braemar Fambridge Road North Fambridge Essex	0.15	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	1	0	1
15/00552 /FUL	Osborne Fambridge Road North Fambridge Essex	0.14	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
14/00835 /FUL	Land Adjacent 2 Hall Cottages, Church Road, North Fambridge, CM3 6LU	0.13	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	2	0	0	2
09/00250 /FUL	The Aerodrome, Hackmans Lane, Purleigh	0.35	Under Construction	0	0	0	0	1	-1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	0	0	-1	0	0	-1
13/00727 /FUL	Blue House Farm, Hagg Hill, Cold Norton.	0.55	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	0	0	0	0	0
13/00476 /OUT	Land Adjacent Lower Barn Farm Roundbush Road	0.11	Not Started	1	0	1	0	0	1	Yes	With extant planning	Available	Estimated completion by 2016/17	0	0	1	0	0	0	1

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
	Purleigh Essex										permission									
14/00331 /FUL	Windridge Birchwood Road Cock Clarks Essex	0.1	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	0	0	0	0	0
14/00424 /FUL	Land Adjacent Braemar Fambridge Road North Fambridge Essex	0.09	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
13/01172 /OUT	Land Adjacent 7 Cherry Blossom Lane Cold Norton Essex	0.15	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
14/01039 /FUL	Land Rear Of Impscamp Purleigh Grove Cold Norton Essex	0.12	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
14/00546 /FUL	Land Adjacent To Eveleigh House The Street Purleigh	0.06	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00790 /FUL	Sovereign House Hackmans Lane Purleigh Essex	0.15	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/01199 /FUL	Land Adjacent The New Bungalow Marlpits Road Purleigh Essex	0.13	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	1	0	1
12/00797 /FUL	Land South Of Pagets The Street Purleigh Essex	0.15	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
13/00505 /FUL	Thistledown Latchingdon Road Cold Norton	0.05	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
14/00277 /FUL	The Bungalow, Marlpits Road, Purleigh	0.36	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	1	0	0	0	0	1
14/00765 /FUL	Hazelmere Maldon Road Latchingdon Essex	0.39	Under Construction	1	0	1	0	1	0	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	0	0	0	0	0	0
14/00973 /FUL	Penquit Howe Green Road Purleigh Essex	0.49	Under Construction	1	0	1	0	1	0	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	0	0	0	0	0	0
14/01153 /FUL	Land Adjacent The Beeches Ferry Road North Fambridge	0.07	Under Construction	1	0	1	0	0	1	Yes	With extant planning	Available	Building work started, anticipated completion	0	1	0	0	0	0	1

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
	Essex										permission		in 2016/17							
14/00835 /FUL	Land Adjacent 2 Hall Cottages Church Road North Fambridge Essex	0.11	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	2	0	0	0	2
15/01096 /COUPA	Barns Adjacent To Mosklyns Farm Chelmsford Road Purleigh Essex	0.03	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	0	2	2
12/00498 /FUL	Novoli Farm, Pump Lane, Purleigh.	0.28	Under Construction	2	0	2	0	0	2	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	2	0	0	0	0	2
14/00906 /FUL	White Acres Crown Road Cold Norton Essex	0.83	Under Construction	2	0	2	0	2	0	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	0	0	0	0	0
15/01116 /FUL	The Cottage Maldon Road Latchingdon Essex	0.15	Under Construction	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	2	0	0	0	0	2
13/00419 /FUL	Atherstone Lodge Fambridge Road Mundon	0.15	Not Started	4	0	4	0	1	3	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	3	0	0	0	3
14/00076 /OUT	Land South Of Buller Lodge, Buller Road, North Fambridge	0.26	Not Started	4	0	4	0	0	4	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	4	0	0	0	4
13/00778 /FUL	rear of 30 Kings Road Southminster Essex CM0 7EJ	0.03	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	1	0	0	0	1
15/00124 /OUT	Pond House Scotts Hill Southminster Essex	0.69	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00353 /FUL	Land Rear Of 11 Station Road Southminster Essex	0.11	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00781 /FUL	Land Rear Of Chapman Convenience Store Coombe Road Southminster Essex	0.02	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
11/00210 /FUL	Scotts Hill Farm, Scotts Hill, Southminster.	0.52	Under Construction	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	0	0	0	0	0
13/00058 /FUL	Orchard Cottage Old Heath Road Southminster	0.15	Under Construction	1	0	1	0	1	0	Yes	With extant planning	Available	Estimated completion by 2016/17	0	0	0	0	0	0	0

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
											permission									
13/01179 /FUL	New Dwelling At Lynda Seamer Road Southminster Essex	0.12	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	1	0	0	0	0	1
15/00804 /FUL	The Gatehouse Ratsborough Chase Southminster Essex	0.1	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	1	0	0	0	0	1
15/01254 /OUT	Land Adjacent 67 Queen Street Southminster Essex	0.04	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	2	0	0	2
12/00110 /FUL	Land rear of 15 & 11 Kings Road, Southminster.	0.08	Under Construction	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	2	0	0	0	0	2
14/00579 /OUT	30 Scotts Hill Southminster Essex CM0 7BG	0.09	Not Started	4	0	4	0	0	4	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	4	0	0	0	4
15/00187 /FUL	Land Between 50 And 52 Mountview Crescent St Lawrence Essex	0.05	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00459 /FUL	The Gnomes 91 Main Road St Lawrence Essex	0.19	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	0	0	0	0
13/00331 /FUL	Hazelville Foxhall Road Steeple	3.17	Under Construction	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	0	0	0	0	0
12/00952 /FUL	53 South Street Tillingham	0.14	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	0	0	0	0	0
13/01113 /FUL	19 Brook Road Tillingham Essex CM0 7SG	0.07	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
14/00456 /FUL	Land West Of Hereford Farm Grange Road Tillingham Essex	0.17	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
15/00321 /COUPA	Barn At Stows Farm Vicarage Lane Tillingham Essex	0.06	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	0	1	1
15/00938 /FUL	Peculiar Peoples ChapelSouth Street Tillingham Essex	0.05	Site work started	1	0	1	0	0	1	Yes	With extant planning	Available	Estimated completion by 2018/19	0	1	0	0	0	0	1

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
											permission									
13/00366 /OUT	13 Mill Road Tillingham	0.08	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	2	0	0	0	2
13/00881 /FUL	16 Woodrolfe Farm Lane, Tollesbury, CM9 8SX	0.05	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	1	0	0	0	1
/01030/O UT	Land Between 46 And 48 Woodrolfe Road Tollesbury Essex.	0.2	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
14/01020 /FUL	10 Wycke Lane Tollesbury Essex CM9 8ST	0.03	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00080 /FUL	2 Woodrolfe Road Tollesbury Essex CM9 8SB	0.04	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00617 /OUT	3 Woodrolfe Farm Lane Tollesbury Essex CM9 8SU	0.06	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
14/00436 /FUL	New Dwelling Land West Of Lanes End Woodrolfe Farm Lane Tollesbury Essex	0.2	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	1	0	0	0	0	1
14/00380 /FUL	Land At 34 To 36 High Street – Tollesbury - Essex	0.04	Under Construction	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	2	0	0	0	0	2
15/01002 /FUL	13 Church Street Tolleshunt D'Arcy Essex CM9 8TS	0.04	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	1	0	0	0	0	1
14/01282 /FUL	Elm Field Lodge Tollesbury Road Tolleshunt D'Arcy Essex	0.15	Under Construction	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	2	0	0	0	0	2
15/00468 /FUL	Elm Field Tollesbury Road Tolleshunt D'Arcy Essex	0.25	Not Started	4	0	4	0	0	4	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	4	0	0	4
12/00306 /OUT	Knights Farm Stud, 39 Barnhall Road, Tolleshunt Knights .	1.15	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
13/00422	Bourchiers Farm Back Road Tolleshunt D''arcy	0.71	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	1	0	0	0	1

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
/FUL																				
13/00689 /FUL	Tudwick Farm, Tudwick Road, Tiptree, CO5 0SG	0.24	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	1	0	0	0	1
14/00168 /FUL	Oakleigh Barnhall Road Tolleshunt Knights Essex	0.19	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	0	0	0	0	0
13/01005 /FUL	Toad Hall, Loamy Hill Road, Tolleshunt Major, CM9 8LS	0.08	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	0	0	0	0	0
14/00661 /FUL	Clarks Barn Tudwick Road Tolleshunt D''Arcy Essex	0.18	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
14/01046 /FUL	Land West Of Telephone Exchange Tollesbury Road Tolleshunt D'Arcy Essex	0.1	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
13/00831 /FUL	Heath Farm Bungalow, Grove Farm Road, Tiptree, CO5 0PZ	0.16	Under Construction	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	0	0	0	0	0
12/00429 /FUL	Oxley Park Lane Tolleshunt Knights.	0.3	Under Construction	2	1	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	1	1	0	0	0	0	1
15/00592 /FUL	Land Adjacent Meadow Nursery Park Lane Tolleshunt Knights Essex	0.05	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00070 /FUL	Land Adjacent Meadow Nursery - Park Lane - Tolleshunt Knights	1.46	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
14/01042 /FUL	Land At Palmers Farm Top Road Tolleshunt Knights Essex	0.98	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	1	0	0	0	0	1
15/01014 /FUL	The Rose And Crown Inn 35 D'Arcy Road Tiptree Essex	0.18	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	1	0	0	0	0	1
15/00344 /COUPA	Grovemere House Beckingham Business Park Beckingham Street Tolleshunt Major Essex CM9 8LZ	0.07	Not Started	4	0	4	0	0	4	Yes	With extant planning permission	Available	Estimated completion by 2010/21	0	0	0	0	0	4	4

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
15/00801 /COUPA	Middlefield Barns Crouchmans Farm Road Ulting Essex	0.11	Not Started	2	0	2	0	0	2	Yes	With extant planning permission	Available	Estimated completion by 2010/21	0	0	0	0	0	2	2
13/00919 /OUT	2 Grange Road Wickham Bishops Essex CM8 3LT	0.19	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
14/00493 /FUL	Fieldway Station Road Wickham Bishops Essex	0.09	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	0	0	0	0
15/00469 /FUL	Highwood Ishams Chase Wickham Bishops Essex	0.22	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	0	0	0
14/01257 /OUT	Land adjacent Shamrock Cottage, Tiptree Road, Wickham Bishops, Essex CM8 3NB	0.08	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
15/00622 /FUL	Fontenay Station Road Wickham Bishops Essex	0.55	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	0	0	0
15/00461 /OUT	Rainbow Cottage - Kelvedon Road - Wickham Bishops	0.29	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2019/20	0	0	0	0	1	0	1
14/00393 /FUL	Land Adjacent Alafin Langford Road Wickham Bishops Essex	0.06	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	1	0	0	0	0	1
14/00156 /FUL	Wickham Place Farm Station Road Wickham Bishops Essex	0.51	Under Construction	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	0	0	0	0	0
14/00931 /FUL	Crodons Barn Post Office Road Woodham Mortimer Essex	0.1	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
13/00100 /FUL	Colts Pightle Post Office Road Woodham Mortimer	0.16	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	1	0	0	0	0	1
15/00009 /FUL	Moonfleet Burnham Road Woodham Mortimer Essex	0.08	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	1	0	0	0	0	1
15/00338 /FUL	Lynfield Post Office Road Woodham Mortimer Essex	0.13	Under Construction	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	0	0	0	0

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
14/00761 /FUL	1 Grange Cottages, Southend Road, Woodham Mortimer, CM9 6TG	0.27	Not Started	2	0	2	0	1	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
15/01207 /FUL	21 Conduit Lane Woodham Mortimer Essex CM9 6TA	0.1	Under Construction	2	0	2	0	1	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
13/00101 /FUL	7 Church Corner Herbage Park Road Woodham Walter	0.06	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2016/17	0	0	1	0	0	0	1
13/00509 /OUT	Berberis West Bowers Road Woodham Walter Essex	0.11	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	0	0	0	0	0
13/01091 /FUL	White Gates Cottage Herbage Park Road Woodham Walter Essex	0.47	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	0	0	0	0	0
14/00119 /FU	The Warren House The Warren Old London Road Woodham Walter	0.12	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
14/00209 /FUL	Waggers Hop Garden Lane Woodham Walter Essex	0.81	Not Started	1	0	1	0	1	0	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	0	0	0	0	0
14/01160 /OUT	Land Adjacent Spring Elms Farm Spring Elms Lane Woodham Walter Essex	0.3	Not Started	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1
14/00757 /FUL	Falconers Lodge Oak Farm Road Woodham Walter Essex	1.33	Under Construction	1	0	1	0	0	1	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	1	0	0	0	1
13/00640 /FUL	West Bowers Bungalows, West Bowers Road, Woodham Walter	0.19	Under Construction	2	1	1	0	0	1	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	1	1	0	0	0	0	1
15/00252 /FUL	Old Station House Station Road Burnham-On-Crouch Essex CM0 8BQ	0.02	Not Started	0	0	0	0	1	-1	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	-1	0	0	-1
16/00195 /COU	Cow Shed Dairy Farm Dairy Farm Road Althorne Essex CM3 6ED	0.03	Not Started	1	0	1	0	0	1	Yes	With extant Planning permission	Available	Estimated completion by 2018/19	0	0	0	1	0	0	1

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
16/00190 /FUL	High View Fambridge Road Althorne Essex CM3 6DB	0.2	Not started	1	0	1	0	1	0	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	0	0	0	0	0
16/00100 /FUL	Land Adjacent To South Bank Cromwell Lane Maldon Essex	0.02	Not started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00088 /FUL	Guys Farm Lodge Manor Road Woodham Walter CM9 6LW	0.2	Not Started	1	0	1	0	1	0	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	0	0	0	0	0
15/01340 /FUL	Land Rear of Greenvale Chelmsford Road Purleigh	0.9	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
15/01328 /FUL	12 The Plovers St Lawrence Essex CM0 7PE	0.03	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
15/00853 /FUL	Orchard House Langford Road Wickham Bishops CM8 3JQ	0.3	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00395 /COU	Focus House Hackmans Lane Cold Norton Essex	0.2	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00372 /COU	Barn at White Rail Farm Maldon Road Tolleshunt Major	0.01	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00262 /FUL	Land Adjacent Meadow Nursery Park Lane Tolleshunt Knights	1.4	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00249 /FUL	Softlink Solutions Foundry Place Witham Road Tolleshunt Major CM9 8JT	0.07	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
16/00239 /FUL	Land Adjacent 3 Poplar Grove Chase Great Totham Essex	0.05	Not Started	2	0	2	0	0	2	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	2	0	0	0	2
16/00204 /FUL	Land Between South Green and Fairview Maldon Road Steeple	0.07	Not Started	3	0	3	0	0	3	Yes	With extant Planning Permission	Available	Estimated Completion by 2018/19	0	0	0	3	0	0	3
16/00126 /FUL	Grey Mullets Sea View Promenade St Lawrence CM0 7NE	0.07	Not Started	1	0	1	0	1	0	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	0	0	0	0	0
16/00092 /FUL	Land Adjacent Riptide Maldon Road Latchingdon Essex	0.07	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00095 /FUL	Meadow View Maldon Road Latchingdon Essex CM3 6LG	0.14	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
14/01166 /FUL	Barn Follyfaunts Little Totham Road Goldhanger Maldon Essex CM9 8AP	0.1	Not started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00026 /FUL	Vaulty Manor Goldhanger Road Heybridge CM9 8BQ	2.8	Not Started	0	0	0	0	1	-1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	-1	0	0	0	-1
16/00528 /OUT	Land Adjacent 13 Mill Road Tillingham Essex	0.0	Not Started	2	0	2	0	0	2	Yes	With extant Planning Permission	Available	Estimated Completion by 2018/19	0	0	0	2	0	0	2
16/00422 /FUL	43 Alamein Road Burnham-on-Crouch Essex CM0 8JH	0.06	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00454 /FUL	Marine View Waterside Road Bradwell-on-Sea	0.09	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
16/00368	Land Adjacent 34 Green Lane Green Lane Burnham-on-Crouch	0.48	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00373	Plot Adjacent to Kings Court The Chase Sputhminster	0.03	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00308 /COU	Barn Little Ashtree Farm Steeple Road Mayland	0.1	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00264 /FUL	Land Adjacent Furzedown Main Road Mundon	0.35	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00211 /FUL	Grey Ruffle 63A High Street Maldon CM9 5EP	0.03	Not started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00581 /FUL	Claremont Chelmsford Road Woodham Mortimer Essex CM9 6TJ	0.19	Not started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00563 /FUL	45 Chapel Road Tolleshunt D'Arcy CM9 8TL	0.02	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00480 /FUL	Land Adjacent Braemar Fambridge Road North Fambridge	0.09	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00384 /HOUSE	7-9 South Street Tillingham Essex	0.04	Not started	0	0	0	0	1	-1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	-1	0	0	0	-1
16/00688 /OUT	Land Adjacent Homeleigh North End Southminster	0.03	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2018/19	0	0	0	1	0	0	1
16/00293 /FUL	Redlands 22 Crescent Road Heybridge CM9 4SJ	0.06	Not Started	2	0	2	0	1	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00661 /FUL	10 Fitch's Crescent Maldon Essex CM9 5JD	0.03	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
16/00611 /OUT	1 Staplers Heath Great Totham Essex CM9 8NG	0.10	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	0	1	0	0	1
16/00595 /FUL	Wickham Grove Langford Road Wickham Bishops Essex CM8 3JQ	1.7	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
16/00534 /OUT	Land South of Wesley Cottage Totham Hill Green Great Totham Essex	0.04	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	0	1	0	0	1
15/00057 /MAL	Land Rear of 61 Broad Street Green Road Great Totham	0.16	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
15/00636 /OUT	Little Hill Farm Mope Lane Wickham Bishops Witham CM8 3JP	0.34	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	0	1	0	0	1
15/01193 /COU	Sparrow Wycke Farm Main Road Mundon	0.01	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
15/00543 /OUT	Washfields Post Office Lane Little Totham	0.19	Not Started	2	0	2	0	0	2	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	0	2	0	0	2
15/00091 /FUL	Land Adjacent, 16 School Road, Wickham Bishops, Essex,	0.07	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
15/01046 /FUL	Land South West of High House Green Lane Burnham-on-Crouch	0.48	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1
15/00755 /FUL	Land Adjacen 1 Pitt Cottages Hall Road	0.21	Not Started	2	0	2	0	0	2	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	2	0	0	0	2
15/00108 /FUL	Land Opposite Monksfield Stoney Hills Burnham-on-Crouch	0.3	Not Started	1	0	1	0	0	1	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	1	0	0	0	1

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
15/010/43/COU	Flambirds Farm Hackmans Lane Pureligh CM3 6RP	1.94	Not Started	2	0	2	0	0	2	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	2	0	0	0	2
15/00688/FUL	Land Rear of 144b High Street Maldon	0.05	Not Started	2	0	2	0	0	2	Yes	With extant Planning Permission	Available	Estimated Completion by 2017/18	0	0	2	0	0	0	2
Sub-total				**347**	**4**	**343**	**2**	**57**	**286**					**2**	**76**	**102**	**84**	**13**	**11**	**286**

Note: Table updated 25/08/16

Appendix E. Deliverable Medium Sites with Capacity of 5 to 9 dwellings

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
14/00224/OUT	Land West Of Mirfield Stoney Hills Burnham-On-Crouch Essex	0.53	Under Construction	5	0	5	0	0	5	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	5	0	0	0	0	5
14/00006/FUL	Land South East Of Roman Way Burnham-On-Crouch Essex	0.58	Under Construction	9	0	9	0	0	9	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	9	0	0	0	0	9
13/01078/OUT	Three Rivers Golf And Country Club Stow Road Cold Norton	0.39	Not Started	6	0	6	0	0	6	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	6	0	0	6
14/00608/FUL	Land Rear Of 77-82 Maldon Road - Great Totham	0.42	Under Construction	5	0	5	0	0	5	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	5	0	0	0	0	5
10/00981/FUL	Land Adjacent To Langford Waterworks Hatfield Road Langford Essex	1.9	Under Construction	6	3	3	0	0	3	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	3	3	0	0	0	0	3
14/00850/FUL	Middleton Manor Care Centre 48 Wantz Road Maldon Essex	0.13	Under Construction	8	0	8	0	0	8	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	8	0	0	0	0	8
12/01071/FUL	123 High Street Maldon Essex CM9 5BS	0.02	Not Started	5	0	5	0	0	5	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	5	0	0	0	5
14/00723/OUT	Poultry Houses Wycke Hill Maldon Essex	0.88	Under Construction	7	0	7	0	0	7	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	7	0	0	0	0	7
13/01079/FUL	Land North Of Sandilands And Ashdown Church Road North Fambridge Essex	0.56	Not Started	5	0	5	0	0	5	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	5	0	0	0	5

13/01160/ OUT	Stow Garage The Street Stow Maries Essex	0.35	Not Started	8	0	8	0	0	8	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	8	0	0	0	8
13/01060/ FUL	Reddings Farm Reddings Lane Asheldham Essex	0.43	Not Started	8	0	8	0	0	8	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	8	0	0	8
14/00539/ FUL	99 Mell Road Tollesbury Essex CM9 8SR	0.32	Under Construction	5	0	5	0	1	4	Yes	With extant planning permission	Available	Building work started, anticipated completion in 2016/17	0	4	0	0	0	0	4
14/01248/ COUPA	Servowatch Systems Limited Woodrope Building Woodrolfe Road Tollesbury	0.14	Not Started	7	0	7	0	0	7	Yes	With extant planning permission	Available	Estimated completion by 2018/19	0	0	0	7	0	0	7
14/00147/ OUT	Land North West Of 34 To 46 Maldon Road Goldhanger Essex	0.52	Not Started	9	0	9	0	0	9	Yes	With extant planning permission	Available	Estimated completion by 2017/18	0	0	9	0	0	0	9
16/00432/ FUL	171-173 Station Road Burnham-on-Crouch CM0 8HN	0.2	Not Started	7	0	7	0	1	6	Yes	With extant Planning permission	Available	Estimated completion by 2018/19	0	0	0	6	0	0	6
				100	3	97	0	2	95					3	41	27	27	0	0	95

Note: Table updated 25/08/16

Appendix F. Deliverable Major Sites with Capacity of 10 or more dwellings

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
13/00945/FUL	94 South Street Tillingham Essex CM0 7TH	1.04	Under Construction	18	15	3	0	0	3	Yes	Suitable	Available	Building work started, anticipated completion in 2016/17	15	3	0	0	0	0	3
07/00842/FUL	Drinkwater Farm Maldon Road Bradwell on Sea	3.53	Under Construction	12	0	12	0	0	12	Yes	Suitable	Available	Estimated completion by 2017/18	0	12	0	0	0	0	12
12/00106 2/FUL	Former Cefas Laboratory Remembrance Avenue Burnham-On-Crouch Essex	0.49	Under Construction	14	0	14	0	0	14	Yes	Suitable	Available	Estimated completion by 2016/17	0	14	0	0	0	0	14
13/00679/OUT	Land South Of 53 Burnham Road Latchingdon Essex	0.56	Not Started	10	0	10	0	0	10	Yes	Suitable	Available	Estimated completion by 2017/18	0	0	10	0	0	0	10
14/01221/FUL	Land Adjacent To Lime Tree Cottages Tiptree Road Great Braxted	1.01	Under Construction	14	0	14	0	0	14	Yes	Suitable	Available	Estimated completion by 2016/17	0	14	0	0	0	0	14
13/00839/FUL	Land At Junction Of Maldon Road Church Street Goldhanger Essex	0.67	Under Construction	14	0	14	0	0	14	Yes	Suitable	Available	Estimated completion by 2016/17	0	14	0	0	0	0	14
15/00267/OUT	Land East Of Malone Cottage - Maypole Road - Wickham Bishops	1.49	Not Started	14	0	14	0	0	14	Yes	Suitable	Available	Estimated completion by 2018/19	0	0	0	14	0	0	14
13/00763/OUT	South of Maldon (Wycke Hill South)	6	Not Started	120	0	120	0	3	117	Yes	Suitable	Available	Outline permission granted. Reserved matters application	0	0	0	39	39	39	117

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
													refused on design grounds.							
14/01202 /OUT	Land North Of 48 Woodrolfe Road Tollesbury Essex	0.74	Not Started	24	0	24	0	0	24	Yes	Suitable	Available	Estimated completion by 2019/20	0	0	0	0	24	0	24
14/00990 /OUT	Land off Holloway Road, Heybridge, Essex	3.6	Not Started	100	0	100	0	0	100	Yes	Suitable	Available	Estimated completion by 2019/20	0	0	0	34	33	33	100
14/00581 /FUL	Land Off Park Drive Maldon Essex (Affordable)	4.89	Under Construction	39	11	28	0	0	28	Yes	Suitable	Available	Esimated completion in 2016/17	11	28	0	0	0	0	28
14/00581 /FUL	Land Off Park Drive Maldon Essex	4.89	Under Construction	92	13	79	0	0	79	Yes	Suitable	Available	Estimated completion in 2016/17	13	39	40	0	0	0	79
13/01151 /FUL	Land Opposite Beech Green Tiptree Road Wickham Bishops Essex	2.1	Under Construction	27	0	27	0	0	27	Yes	Suitable	Available	Estimated completion by 2016/17	0	10	17	0	0	0	27
14/01227 /OUT	Land To East Of Burnham Road - Latchingdon	1.51	Not Started	30	0	30	0	0	30	Yes	Suitable	Available	Estimated completion by 2018/19	0	0	0	30	0	0	30
14/00108 /OUT	Land to the east of Pippins Road, Burnham on Crouch, Essex, CM0 8DH	6.78	Not Started	75	0	75	0	0	75	Yes	Suitable	Available	Estimated completion by 2019/20	0	0	0	37	38	0	75
15/00396 /OUT	Land West Of Bridgemans Green Latchingdon Essex	1.65	Not Started	52	0	52	0	0	52	Yes	Suitable	Available	Estimated completion by 2018/19	0	0	0	22	30	0	52
11/01097 /FUL	Sadds Wharf, Station Rd, Maldon,	2.07	Under Construction	93	0	93	0	0	93	Yes	Suitable	Available	Estimated completion by 2020/21	0	0	0	10	30	30	70
12/00437 /OUT	Southminster West Business Park Scotts Hill Southminster	3.79	Under Construction	117	90	27	0	0	27	Yes	Suitable	Available	Estimated completion in 2016/17	90	27	0	0	0	0	27

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
	Essex (35 Affordable)																			
07/01211 /FUL	THE OLD BREWERY (SIL-DIE LTD) FULLBRIDGE MALDON	0.12	Under Construction	14	0	14	0	0	14	Yes	Suitable	Available	Estimated completion by 2016/17	0	14	0	0	0	0	14
15/01261 /OUT	The Old Engine Shed	0.27	Not Started	20	0	20	0	0	20	Yes	Suitable	Available	Estimated completion by 2019/20	0	0	0	0	20	0	20
14/01103 /OUT	South of Maldon (South of Limebrook Way)	84	Outline Permission granted subject to s.106	1000	0	1000	0	0	1000	Yes	Planning permission subject to S106	Available	S106 agreement currently being finalised.	0	0	25	40	85	85	235
15/00885 /FUL	West of Broad Street Green Road, Heybridge	6	Full Permission granted subject to S106.	145	0	145	0	0	145	Yes	Suitable	Available	S106 agreement currently being completed.	0	0	50	50	45	0	145
14/00356 /FUL	West of Burnham-on-Crouch	6	Hybrid application approved subject to S106	180	0	180	0	0	180	Yes	Suitable	Available	S106 agreement currently being completed.	0	0	30	40	40	40	150
16/00093 /FUL	North of Burnham-on-Crouch (West)	15	Full Permission granted subject to S106.	180	0	180	0	0	180	Yes	Suitable	Available	S106 agreement currently being completed.	0	0	50	50	50	30	180
14/00613 /OUT	Theedhams Farm Steeple Road Southminster	5.33	Outline Permission granted subject to s.106	94	0	94	0	0	94	Yes	Suitable	Available	S106 agreement currently being completed.	0	0	0	14	40	40	94

Permission Number	Address	Site Area (ha)	Work In Progress	Gross Capacity	Gross Completion	Gross Outstanding	Actual Losses	Potential Losses	Net Outstanding	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
Subtotal				2498	129	2369	0	3	2366					129	175	222	380	474	297	1548

Note: Table updated 25/08/16

Appendix G. Phasing of LDP Strategic Allocations

LDP ref	Source of Supply	Site Area (ha)	Work In Progress	Net Capacity	Deliverable	Suitability comment	Availability comment	Achievability comment	Monitoring Year	2016/17	2017/18	2018/19	2019/20	2020/21	Net 5-Year Land Supply
S2(a)	South of Maldon (South of Limebrook Way)	84	Outline Permission granted subject to s.106	1000	Y	Yes	Yes	S106 agreement currently being finalised.	0	0	25	40	85	85	235
S2(b)	South of Maldon (Wycke Hill North)	20	Application received and pending consideration	350	Y	Yes	Yes	Outline application submitted December 2015.	0	0	0	50	50	50	150
S2(c)	South of Maldon (Wycke Hill South)	6	Outline Permission granted	117*	Y	Yes	Yes	Outline permission granted. Reserved matters application refused on design grounds.	0	0	0	39	39	39	117
S2(d)	North of Heybridge	102	Application received and pending consideration	1035	Y	Yes	Yes	Determination of application expected late 2016. Site is subject to a Planning Performance Agreement.	0	0	0	62	88	88	238
S2(e)	Land to the North of Holloway Road, Heybridge	4	Outline Permission granted subject to S106.	100	Y	Yes	Yes	S106 agreement currently being completed.	0	0	0	34	33	33	100
S2(f)	West of Broad Street Green Road, Heybridge	6	Full Permission granted subject to S106.	145*	Y	Yes	Yes	S106 agreement currently being completed.	0	0	50	50	45	0	145
S2(g)	South of Maldon (Park Drive)	5	Full Permission granted. Under construction, Phase 1 part complete.	131*	Y	Yes	Yes	Estimated completion by 2017/18	24	67	40	0	0	0	107
S2(h)	Heybridge Swifts	3	Application received and pending consideration	100	N	Yes	No	Site is not currently available.	0	0	0	0	0	0	0
S2(i)	West of Burnham-on-Crouch	6	Hybrid application approved subject to S106	180	Y	Yes	Yes	180 dwellings included in the detailed element of the scheme. S106 agreement currently being completed.	0	0	30	40	40	40	150
S2(j)	North of Burnham-on-Crouch (West)	15	Full Permission granted subject to S106.	180	Y	Yes	Yes	S106 agreement currently being completed.	0	0	50	50	50	30	180
S2(k)	North of Burnham-on-Crouch (East)	8	No application submitted.	90	Y	Yes	Yes	Application expected in 2017.	0	0	0	0	30	30	60
Total of all strategic allocations				3,428					24	67	195	365	460	395	1482
Sites which do not have planning permission or a resolution to grant permission subject to S106 (sites not included in Appendix F: S2b, S2d, S2h, and S2k)				1,545					0	0	0	112	168	168	448

* Figures and phasing have been updated to reflect the maximum numbers of dwellings allowed in planning permission Note: Table updated 25/08/16

Appendix 19

Maldon District Local Development Plan Examination-in-Public

Hearing Statements in response to Inspector's Matters, Issues and Questions for legal compliance and housing policies

Maldon District Council
January 2015

Contents Page

Section		Page
Matter 1	**Legal Compliance, including the Duty to Cooperate**	
Issue 1	Whether the plan is legally compliant	**1**
Issue 2	Whether the Duty to Cooperate has been satisfied	**7**
Issue 3	Whether the Masterplan Supplementary Planning Documents (SPD) can be used for the purposes proposed by the Council, and whether their uses and purposes are clearly and effectively set out in the Plan	**9**
Issue 4	Whether there are any suggested Main Modifications	**12**
Matter 2	**Strategic Housing Growth – overall numbers** **S1 and S2**	
Issue	Whether Plan's policy S2, Housing Trajectory, and associated text concerning the District's objective housing needs and overall housing target are positively prepared, justified by the evidence, consistent with national policy, and effective	**14**
Matter 3	**Strategic Housing Growth – North Heybridge Garden Suburbs** **S2, S3 and S4 (also H1, H2, I1 and I2 – but only as they affect these sites)**	
Issue	Whether policies S2, S3 and S4 with their associated text dealing with North Heybridge Garden Suburbs is justified by the evidence, consistent with national policy, and effective	**25**
Matter 4	**Strategic Housing Growth – South Maldon Garden Suburb + Park Drive + Heybridge Swifts** **S2, S3 and S4 (also H1, H2, I1 and I2 – but only as they affect these sites)**	
Issue	Whether policies S2, S3 and S4 with their associated text dealing with South Maldon Garden Suburb + Park Drive + Heybridge Swifts is justified by the evidence, consistent with national policy, and effective	**40**
Matter 5	**Strategic Housing Growth – Burnham-on-Crouch Strategic Allocations** **S2, S3 and S6 (also H1, H2, I1 and I2 – but only as they affect these sites)**	
Issue	Whether policies S2, S3 and S6 with their associated text dealing with the Burnham-on-Crouch Strategic Allocations is justified by the evidence, consistent with national policy, and effective	**55**
Matter 6	**Strategic Housing Growth – Reserve Sites** **S2 (also H1, H2, I1 and I2 – but only as they affect these sites)**	
Issue	Whether policy S2 and its associated text dealing with reserve sites is justified by the evidence, consistent with national policy, and effective	**62**
Matter 7	**Rural Housing (including North Fambridge) and Settlement Boundaries** **S2, S7 and S8**	
Issue 1	Whether policies S2 and S7 with their associated text dealing with housing in rural areas is justified by the evidence, consistent with national policy, and effective	**65**
Issue 2	Whether policy S8 and its associated text dealing with settlement boundaries and the countryside is justified by the evidence, consistent	**67**

	with national policy, and effective	
Matter 8	**Affordable Housing, Housing Mix and Specialist Needs H1, H2, H3 and H5**	
Issue 1	Whether policy H1 and H5 with their associated text dealing with affordable housing are justified by the evidence, consistent with national policy, and effective	**68**
Issue 2	Whether policy H2 and its associated text dealing with housing mix is justified by the evidence, consistent with national policy, and effective	**71**
Issue 3	Whether policy H3 and its associated text dealing with accommodation for specialist needs is justified by the evidence, consistent with national policy, and effective	**73**
Matter 9	**Provision for Travellers H6**	
Issue	Whether policy H6 and its associated text on the provision for travellers is justified by the evidence, consistent with national policy, and effective	**75**
Matter 10	**Infrastructure I1 and I2**	
Issue	Whether policies I1 and I2 with their associated text dealing with infrastructure are justified by the evidence, consistent with national policy, and effective	**78**

Table of Appendices

Appendix Number	Appendix Title
1	Schedule of Additional Modifications
2	Schedule of Main Modifications
3	Housing Implementation Strategy
4	Updated Infrastructure Phasing Plan
5	Wycke Hill Appeal Decision
6	Consideration of Alternative Growth Options

Matter 2: Strategic Housing Growth – overall numbers S1 and S2

Issue: Whether the Plan's policy S2, Housing Trajectory, and associated text concerning the District's objective housing needs and overall housing target are positively prepared, justified by the evidence, consistent with national policy, and effective.

Question 1 *The Plan proposes to provide a minimum of 4,410 dwellings (2014-2029). What is the basis, justification, assumptions and methodology for the proposed level of housing provision, having regard to the supporting evidence (including the SHMA & SHLAA), recent population/household projections, demographic change, migration, household formation rates, housing market area, key housing drivers, housing demand and market signals, the need for affordable housing and the relationship with the economic strategy, in line with the guidance in the NPPF (paragraphs 14, 17, 47-55; 159) and the PPG (ID: 2a and 3)?*

MDC Response

2.1 The submission LDP proposes to provide a minimum of 4,410 dwellings for the Plan period between 2014 and 2029. Section 2.16-2.24 of the submission LDP (SD01) outlines how the Council has arrived at its housing target with references to relevant evidence base documents.

2.2 In response to the Inspector's key concerns (IED05 and IED06) to the Council's submission Plan, the Council has provided additional OAN housing related evidence, most notably EB098a, which resulted in a proposed marginal increased housing target from 294 pa to 310 pa (Appendix 14 of CED10), which is 4,650 dwellings over the Plan period, and is proposed as a modification (Appendix 2).

2.3 The Council concludes that the full objectively assessed housing need of 310 pa (4,650 over the period of the Plan) should be the District's housing target. This is an adjustment made to the previous target of 294 following national guidance to use the most up-to-date data (2a-16) and local data (2a-15), with a positive approach towards growth.

2.4 The recently completed independent audit of the basis for the District's OAN (EB098a) by Neil McDonald Strategic Solutions (NMSS) contains the best available information on population projections, demographic change, migration, and household formation rates. A supplementary statement accompanied the independent audit which drew together evidence, in particular from the SHMA, to describe and further consider employment trends, housing demand and market signals (EB098c).

2.5 To accurately assess the scale and mix of housing required over the Plan period in particular the need for affordable housing, evidence has been taken from the Strategic Housing Market Assessment (SHMA) 2014 (EB010e) which incorporates a local housing need survey as well as secondary data where primary data research is disproportionate (NPPF 50 and 59, PPG 2a-14). The SHMA uses the CLG's Affordable Housing Needs Assessment Model which takes into account the current and future demand for affordable housing together with existing and future supply and use of the stock (PPG 2a 22-29).

2.6 **Methodology**

Maldon District's full objectively assessed need for housing is established through the documents EB098a/b/c. PPG 3-031 and PAS's Technical Advice Note for Objectively Assessed Need and Housing Targets (June 2014) which forms the basis of the methodology undertaken by MDC. A thorough outline of the Council's approach to

identifying the OAN is available in section 3 of the Council's Supplementary Statement submitted in August 2014 (EB098c)

2.7 It should be noted that the methodology begins at the definition of the Housing Market Area before an assessment of the housing need. An appropriate consideration of the Housing Market has been undertaken and integrated in the SHMA since 2008 (Section 3, EB010a) and kept under review over subsequent updates of the SHMA. The SHMA suggests that Maldon District should be considered to be a single market area.

2.8 **Basis, justification and assumptions for OAN.**
In accordance with PPG 3-031, the starting point for the Objectively Assessed Housing Need (OAN) is the CLG's latest projections - currently the interim 2011 based household projections. This scenario is considered in detail by NMSS (EB098a) and is shown for comparison in the Greater Essex Demographic Forecasts Phase 4-6 by Edge Analytics (EB043e/f/g).

2.9 This revised population projection provided by NMSS (EB098a) replaces the previous evidence provided by Edge Analytics (EB010d). Although both are informed by ONS evidence, the detailed report provided by NMSS also makes informed allowances to reflect more local demographic issues, the depressed housing market and how household formation may have been constrained by supply (NMSS 112 – 118).

2.10 The independent audit of OAN has recommended a hybrid approach based on the latest ONS-2012 projections and DCLG 2011 projections to conclude that the OAN lies between 280 - 310.

2.11 **Relationship with economic strategy**
National guidance indicates that the housing need suggested by demographically modelled household projections should be adjusted to recognise employment, affordable housing and appropriate market signals (NPPG 2a-19). The latest employment forecast uses the East of England Forecasting Model (EEFM 2013), an econometric model developed by Oxford Economics to provide consistent economic predictions for the region. The latest forecasts are very similar to information presented in the Council's evidence base (EB068b and EB060) and the information used to form the foundation the LDP.

2.12 The EEFM baseline forecasts indicates that total employment will increase by 2,100 by 2029 which is a modest increase of 9%. Within the Heart of Essex, Chelmsford is the main employment centre, not Maldon. Referring to NPPG 2a-018, the District's patterns of out-commuting are to be sustained (4.8, EB098c) and the OAN assessment shows that the Plan will address the decline of Working Age population and help maintain the number of locally employed people (Figure 1, EB098c). With these employment trends in mind, the Council considers that it is planning positively by aligning with the economic strategy and meeting employment needs within the District.

2.13 Section 4 of the Council's Supplementary Statement considered other scenarios in the EEFM and takes into account employment trends, other economic forecasts and local aspirations to conclude 'that the current housing target figure does not require any adjustment in light of the available economic and employment evidence.' (4.2, EB098c).

2.14 **Market Signals**
With regard to market signals, affordability of housing in Maldon District is broadly in line with sub-regional trends (5.11, EB098c). House prices and rents have remained relatively stable, market activity remains much lower than prior to the 2008 recession, indicating stable demand but a smaller consumer base. Given the local context of stable average house prices, modest improvements to local income levels and new, stricter regulations on

mortgage availability, affordability has remained relatively stable since an initial improvement following the 2008 recession (Figure 5, EB098c). Further information on market signals using a combination of evidence and recent monitoring of the local market is incorporated within the SHMA (EB10e). The Council concludes that 'levels of homelessness, overcrowding and concealed need in the District compare favourably with neighbouring areas and there are therefore no reasons to consider an uplift to the OAN' (5.18, EB098c) for these reasons (PPG 2a 19-20).

2.15 **SHMA**

The NMSS report on OAN examined the relationship between the demographically-based estimate of the OAN and the number suggested by the stock flow model of the SHMA, and concluded that 'although the SHMA is an important part of the evidence base in other respects, its stock-flow model is not an appropriate basis on which to quantify Maldon District's Objectively Assessed Needs…' This has been accepted by DCA who have indicated that it was not their intention that the stock flow model results should be used in this way - 'The stock flow analysis is not however intended as an alternative basis to the demographic projections as the base from which to determine the OAN figure' (Para 4.11.5 of revised SHMA report, EB010f).

2.16 It is anticipated that Policies S2 and H1 will provide at least 75% of the identified need for affordable homes through strategic sites and all of the open market homes required by the SHMA. A combination of improvements to the use of existing stock through Policies H2 and H3 and relevant Housing Strategies such as the Older Persons Housing Strategy and Empty Homes Strategy, together, with other sources such as rural exception schemes (Policy H5) will adequately meet the remaining need for affordable homes.

2.17 The Council has a good track record of bringing forward developments with partners, including rural schemes, and is currently exploring opportunities to invest in delivering housing within the District. It has also received national recognition for the positive work, and good outcomes it has achieved in tackling empty homes and bringing them back into use. For these reasons the Council is confident that its overall approach, supported by robust policies with the flexibility to respond to change and opportunity will deliver the District's affordable housing requirements (NPPF 47-55).

2.18 **Conclusion**

Taking into account NPPG paragraphs 14 - 29 and applying the suggested tests against the revised population projection, the Council is satisfied than an annual supply of 310 homes will meet the full objectively assessed housing need for the District. This target has been used to underpin the twelve core principles (NPPF 17) with a recognition that through continuous monitoring there may in the future be a need to respond to rapid change.

Question 2 *Does policy S2 establish an appropriate, clear, effective and soundly based distribution of development and growth to the towns and settlements in the District, which is fully justified with robust and up-to-date evidence and which will deliver development in sustainable locations? How else should it be done?*

MDC Response

2.19 Policy S2 establishes an appropriate, clear, effective and soundly based distribution of development and growth to the towns and settlements in the District; it represents the most appropriate spatial growth strategy for the purpose of the LDP having considered a number of options for spatial growth.

2.20 Furthermore the spatial strategy is soundly based on key evidence, has been through extensive public consultation and discussions with local members, sustainability and

Maldon District Local Development Plan Examination-in-Public

Response to Inspector's Key Concerns (IED05 and IED06)

MALDON DISTRICT COUNCIL

Maldon District Council

August 2014

Contents Page

Section		Page Number
A. Introduction	…	**1**
B. Full Objective Assessment of Housing Need	…	**1**
Assessing Maldon's Housing Requirements	…	**1**
Edge Analytics Demographics Projections – Phase 6	…	**1**
C. The amount and rate of housing delivery	…	**1**
Delivery of Strategic Allocations and Housing Trajectory	…	**1**
Statements of Common Ground	…	**6**
Settlement Boundaries	…	**6**
Clarification of how the Council will achieve its five year housing land supply requirement / Update to the Housing Trajectory	…	**7**
Council Resolutions 10 July 2014	…	**7**
Reserve Sites	…	**8**
Windfall Allowance	…	**9**
D. Infrastructure delivery and viability	…	**10**
Clarification of proposals for the B1019 / B1137 junction at Hatfield Peverel	…	**10**
Infrastructure delivery and viability	…	**10**
Garden Suburb Position Statements	…	**11**
Clarification on Wastewater infrastructure costs	…	**12**
LDP Policy E6 Skills Training and Education	…	**13**
LDP Policy H1 Affordable Housing	…	**13**
E. Local Plan allocation details and development management policies	…	**15**
What information should an SPD contain?	…	**15**
Should the Maldon District LDP contain more detail?	…	**17**
Do the Masterplans go beyond the defined scope of an SPD?	…	**18**
Is there a requirement for modifications to the LDP?	…	**18**
What can be learnt from experience elsewhere?	…	**19**
LDP Policy I2 Health and Wellbeing	…	**20**
F. Gypsies and Travellers	…	**21**
Gypsy and Traveller Accommodation Assessment 2014	…	**21**
LDP Policy H6 Provision for Travellers	…	**21**
G. Appendices		

Table of Appendices

Appendix Number	Appendix Title	Alternative Document Reference
Appendix 1a	Assessing Maldon's Housing Requirements Report	EB098a
Appendix 1b	Assessing Maldon's Housing Requirements Members Presentation	EB098b
Appendix 2	Maldon District Housing Trajectory	
Appendix 3	LDP Developer Forum 23.06.2014 Meeting Notes	
Appendix 4	Statement of Common Ground between Braintree District Council, Essex County Council and Maldon District Council	DOC95
Appendix 5	Position Statement with Chelmsford City Council, Essex County Council and Maldon District Council	DOC100
Appendix 6a	Review of Settlement Boundaries Paper and Appendix 1	
Appendix 6b	Review of Settlement Boundaries Paper Appendix 2 Mapping Changes	
Appendix 6c	Review of Settlement Boundaries Paper Appendix 3 Table of Changes to Settlement Boundaries	
Appendix 7	Appendix F of EB096b Site Allocations and phasing in the Local Development Plan	
Appendix 8a	Maldon District Local Development Plan Examination Update Report and Appendices	DOC101
Appendix 8b	Maldon District Local Development Plan Examination Update Addendum and Appendix	DOC101
Appendix 8c	Draft Minutes 10 July 2014 Council	
Appendix 9	Assessment of Historic and Future Windfall Housing Delivery in the Maldon District *(to follow)*	
Appendix 10	South Maldon Garden Suburb Position Statement *(to follow)*	DOC102

Appendix 11	North Heybridge Garden Suburb Position Statement	DOC103
Appendix 12	ECC Briefing Note on B1019 / B1137 junction at Hatfield Peverel	DOC104
Appendix 13	Maldon District Infrastructure Phasing Plan Update	
Appendix 14	Additional Proposed Minor Modifications	SD04b

Table of Tables

Table Number	Table Name	Page Number
Table 1	Proposed Minor Modification to Policy S2	2
Table 2	Timetable of Expected Planning Applications	4
Table 3	Planning Applications received since April 2014 (10 + dwellings only)	5
Table 4	Proposed Minor Modifications to Policy S2	9
Table 5	Proposed Minor Modifications to Policy E6	13
Table 6	Proposed Minor Modifications to Policy H1	14
Table 7	Proposed Minor Modifications to Policy S3	18
Table 8	Proposed Minor Modifications to Policy S4	19
Table 9	Proposed Minor Modifications to Policy S4	19
Table 10	Proposed Minor Modifications to Policy S6	19
Table 11	Proposed Minor Modifications to Policy I2	20
Table 12	Proposed Minor Modifications to Policy H6	21

A. Introduction

1. Maldon District Council (MDC) submitted the Maldon District Local Development Plan (LDP) to the Secretary of State for Examination-in-Public (EiP) on 25 April 2014. Government appointed Planning Inspector Mr David Vickery is conducting the EiP of the LDP and, on 17 June 2014 raised a number of Key Concerns relating to the soundness of the Plan (IED05 and IED06).

2. To allow the Council to address Mr Vickery's Key Concerns an Exploratory Meeting was held on 3 July 2014. An electronic recording of the meeting is available on the Council's website.

3. This report provides the additional housing related evidence and information discussed at the Exploratory Meeting, and includes the report of the comprehensive external audit undertaken in relation to the identification of the District's objectively assessed need for housing.

B. Full Objective Assessment of Housing Need

Assessing Maldon's Housing Requirements

4. The full report of the Assessment of Maldon's Housing Requirements is provided as Appendix 1a. In addition to the full detailed report, a copy of a summary presentation which Neil McDonald provided to Maldon District Councillors on 13 August 2014 is provided as Appendix 1b.

Edge Analytics Demographics Projections – Phase 6

5. It is anticipated that the next iteration of the Edge Analytics Demographic Projections – Phase 6 will be published by the end of August 2014. Once available the document will be provided to the Inspector and published as an Evidence Base document, EB043f. The draft report indicates a lower figure compared to the 294 dwellings per annum (dpa) used in the LDP. Please note that Phase 5 of this report was published earlier this year and will also be published as an Evidence Base document, EB043e.

C. The amount and rate of housing delivery

Delivery of Strategic Allocations and Housing Trajectory

6. In paragraph 19-23 the Inspector raises concerns about the ability of the Strategic Allocations included in the LDP to deliver homes in the short term for a number of reasons; one being that planning applications are yet to be received by the Council; another relating to the issues and complications of multiple land ownership and also because the Strategic Masterplan Frameworks which are currently being produced to ensure a cohesive approach to the delivery of large sites are only now nearing completion.

7. To resolve these concerns the Council is proposing adjustments to Table 2 of the LDP, as a minor modification (please see Table 1 below), and also to Figure 4 of the LDP / Appendix G of EB096b (a further minor modification). These modifications reflect the most up to date information that the Council has regarding the expected dates for submission of planning applications associated with the Garden Suburbs and Strategic Allocations, and planning

applications currently pending determination by the Council. Further details about the adjustments made are set out below. Other considerations that have been accounted for in the adjusted housing trajectory (Figure 4 of the LDP / Appendix G of EB096b) include:

- No site allocations will complete any units in reporting year 13/14;
- Large site allocations (over 200 units) require longer lead-in times, no sites will complete any units until reporting year 16/17;
- Most other Strategic Allocations will not complete any units until reporting year 16/17, with two exceptions for S2(c) and S2(j) which are expected to begin completing units in 15/16;
- Site allocations are considered to have a maximum completion rate of 50dpa per access point. Larger sites are expected to have multiple access points;
- Delivery of Rural Allocations sites are not expected until reporting year 16/17 after the completion and adoption of the Rural Allocations Development Plan Document; and
- Recent trends indicate that the Rural Allocations allowance and windfall allowance is likely to be considered as an under-estimation.

8. The implications of these changes are further discussed in paragraphs 20-22 below.

Table 1 Proposed Minor Modification to Policy S2

<table>
<tr><th>Ref Number</th><th>Policy / Paragraph number</th><th>Proposed Minor Change (~~Deletions~~ / Additional text)</th><th>Reason for Change</th></tr>
<tr><td>045</td><td>S2</td><td>
<table>
<tr><th>Ref.</th><th>Source of Supply</th><th>Total</th><th>Years 0-5</th><th>Years 6-10</th><th>Years 11-15</th></tr>
<tr><td colspan="2">Existing commitments across the District (including suitable sites identified in the SHLAA)*</td><td>~~400~~597</td><td>~~300~~497</td><td>100</td><td>N/A</td></tr>
<tr><td colspan="2">New Garden Suburbs at Maldon</td><td>1,375</td><td>375</td><td>575</td><td>425</td></tr>
<tr><td>S2 (a)</td><td>- South of Limebrook Way</td><td>1,000</td><td>150</td><td>425</td><td>425</td></tr>
<tr><td>S2 (b)</td><td>- Wycke Hill (North)</td><td>300</td><td>150</td><td>150</td><td>N/A</td></tr>
<tr><td>S2 (c)</td><td>- Wycke Hill (South)</td><td>75</td><td>75</td><td>N/A</td><td>N/A</td></tr>
<tr><td colspan="2">New Garden Suburbs at Heybridge</td><td>1,235</td><td>350</td><td>440</td><td>445</td></tr>
<tr><td>S2 (d)</td><td>- North of Heybridge</td><td>1,035</td><td>150</td><td>440</td><td>445</td></tr>
<tr><td>S2 (e)</td><td>- Land to the North of Holloway Road</td><td>100</td><td>100</td><td>N/A</td><td>N/A</td></tr>
<tr><td>S2 (f)</td><td>- West of Broad Street Green Road</td><td>100</td><td>100</td><td>N/A</td><td>N/A</td></tr>
</table>
</td><td>Reconsideration of Policy S2 to respond to the latest available information and concerns raised by the Inspector</td></tr>
</table>

		Maldon and Heybridge Strategic Allocations		**220**	**220**	**N/A**	**N/A**	
		S2(g)	- Park Drive	120	120	N/A	N/A	
		S2 (h)	- Heybridge Swifts	100	100	N/A	N/A	
		Burnham-on-Crouch Strategic Allocations		**450**	**390**	**60**	**N/A**	
		S2 (i)	- West of Burnham-on-Crouch	180	150	30	N/A	
		S2 (j)	- North of Burnham-on-Crouch (West)	180	150	30	N/A	
		S2 (k)	- North of Burnham-on-Crouch (East)	90	90	N/A	N/A	
		Rural Allocations		**420**	**~~190~~154**	**~~115~~135**	**~~115~~131**	
			North Fambridge	75	75	N/A	N/A	
			Other Villages**	345	79	135	131	
		Windfall Allowance		**~~330~~300**	**~~110~~100**	**~~110~~100**	**~~110~~100**	
		Total		**~~4,430~~4,597**	**~~1,935~~2,086**	**~~1,400~~1,410**	**~~1,095~~1,101**	
		*Figure ~~subject to latest annual monitoring data.~~ updated to reflect the Five Year Housing Land Supply Statement 2013/14. **All settlements within the District as identified in S8, except Maldon, Heybridge, Burnham-on-Crouch and North Fambridge.						
046	**S2**	[Update to Figure 4 of the LDP – the Housing Trajectory please see Appendix 2 of this report].						Reconsideration of Policy S2 to respond to the latest available information and concerns raised by the Inspector

9. To date the Council has received planning applications for three of the sites included in Policy S2 of the LDP: S2(c), S2(g) and S2(j). Both S2(g) and S2(j) have target dates of determination within the standard eight week time frame and S2(c) has an appeal hearing scheduled for the end of September / early October 2014. It should be noted that the applicants for site S2(c) have submitted a second application for that site in August 2014. The Council also considers it highly likely that planning applications for smaller strategic sites will be submitted shortly and determination of these will be before the end of 2014. Six of the site allocations in Policy S2 of the LDP are located within the Garden Suburb Allocations and are actively engaged in the finalisation of the Strategic Masterplan Frameworks for the respective areas. Planning applications for all of the sites within the Garden Suburbs are imminent and, as mentioned, S2(c) has already been received. Further information is available in the Timetable of Expected Planning Applications (Table 2 below).

10. The Council is working proactively to engage developers and site promoters and has resolved at the Council meeting on 10 July 2014 to invite and proactively encourage planning applications on site allocations which are in accordance with the Submitted LDP.

The Council has also resolved to proactively encourage planning applications which are sustainable in accordance with the Local Development Plan and National Planning Policy Framework (paragraph 14). Please see paragraphs 25-27 below for further information regarding the resolutions of the Council. The Council also hosted an LDP Developer Forum meeting on 23 June 2014 to update all parties on progress associated with the LDP, Community Infrastructure Levy and Garden Suburb Strategic Masterplan Frameworks, and to further establish and agree consistent principles prior to the submission of planning applications. The LDP Developer Forum is a collaborative forum designed to explore how growth can be delivered in Maldon District in a planned and coordinated way, in accordance with the Council's Corporate and Spatial Vision. The meeting notes of this meeting are provided as Appendix 3.

11. Table 2 below indicates the expected timetable for the receipt of planning applications by the Council as of August 2014. This information was obtained initially from a series of meetings with developers / site promoters prior to the LDP Developer Forum meeting on 23 June 2014, and has subsequently been updated following further discussions with developers / site promoters.

Table 2 Timetable of Expected Planning Applications

Site	**Proposal (housing numbers represent minimum)**	**Estimated date for planning application**	**Planning Performance Agreement?**
S2(a) South of Limebrook Way, South Maldon Garden Suburb	**1,000 dwellings** plus associated infrastructure (including primary school, roads, public transport, community hub, 4.5ha employment space)	Outline planning application expected before end of September 2014.	Yes
S2(b) Wycke Hill North, South Maldon Garden Suburb	**300 dwellings** plus associated infrastructure (including relief road and employment space)	Planning application expected late 2014 / early 2015.	Yes
S2(b)Wycke Hill North, South Maldon Garden Suburb	Employment space	Planning application expected imminently.	
S2(c) Wycke Hill South, South Maldon Garden Suburb	**75 dwellings plus contributions to associated infrastructure**	**Application refused early 2014. Public Inquiry end of September.** **Further application submitted August 2014** (detailed in table 3)**.**	
S2(d) North of Heybridge, North Heybridge Garden Suburb	**1,035 dwellings** plus associated infrastructure (including primary school, relief road, public transport, community hub, flood alleviation scheme)	Planning application expected in November 2014.	Yes
S2(e) Land to the North of Holloway Rd, North Heybridge Garden Suburb	**100 dwellings** plus contributions to associated infrastructure	Pre-application meeting held 2013. Application expected late summer 2014.	Open to idea as long as no significant additional costs would be incurred.
S2(f) West of Broad St Green Rd, North Heybridge Garden Suburb	**100 dwellings** plus contributions to associated infrastructure	Pre-application meeting requested early summer 2014. Planning application expected late summer	Not against PPA but will need to make sure this will add value to the process, taking into account the scale of the scheme.

		2014.	
S2(g) Park Drive, Maldon	**120 dwellings plus contributions to associated infrastructure**	**Planning application submitted for 131 dwellings, to be considered by Committee 2 October 2014.**	
S2(h) Heybridge Swifts	**100 dwellings** plus contributions to associated infrastructure	Planning application could be submitted imminently.	Maybe (two would be required)
S2(i) WEST OF BURNHAM-ON-CROUCH	**180 dwellings plus contributions to associated infrastructure (application likely to be for 300 dwellings)**	**Planning application submitted April 2014, extension of time agreed until September 2014.**	
S2(j) North of Burnham-on-Crouch (West)	**180 dwellings** plus contributions to associated infrastructure	Propose to submit a detailed planning application imminently.	Yes
S2(k) North of Burnham-on-Crouch (East)	**90 dwellings** plus contributions to associated infrastructure	Planning application expected 2014. Site to be delivered in first five years of Plan (following North BoC West site).	Yes

12. In addition to the planning applications expected for the LDP site allocations the Council is receiving a large number of other planning applications for sites outside of the LDP. Applications for ten or more dwellings received since April 2014 are set out below in Table 3.

Table 3 Planning Applications received since April 2014 (10+ dwellings only)

Site	Proposal (housing numbers represent minimum)
South of New Moor Farm, Southminster	**240 dwellings**
West of Fambridge Road, North Fambridge	**75 dwellings**
South of Marsh Road, Burnham-on-Crouch	**75 dwellings**
Petticrows Boatyard, Burnham-on-Crouch	**55 dwellings**
Hall Road, Great Totham	**50 dwellings**
Land to Rear of 50-58 London Road, Maldon	**67 dwellings**
Hall Road, Heybridge	**48 dwellings**
Tillingham Hall Farm, Tillingham	**24 dwellings**
Land Between Chandlers and Creeksea Lane, Maldon Road, Burnham-on-Crouch **Strategic Allocations site S2(i)	**113 dwellings**
Land Between Chandlers and Creeksea Lane, Maldon Road, Burnham-on-Crouch **Strategic Allocation site S2(i)	**185 dwellings**
Land Off Park Drive, Maldon **Strategic Allocation site S2(g)	**131 dwellings**
Builders Yard, Mill End, Bradwell-on-Sea, Essex	**10 dwellings**
Drinkwater Farm, Maldon Rd, Bradwell-on-Sea	**12 dwellings**
Land South of 53 Burnham Rd, Latchingdon	**10 dwellings**
Theedhams Farm, Steeple Rd, Southminster	**94 dwellings**
74 Maldon Rd, Burnham-on-Crouch	**11 dwellings**
Land adjacent Malone Cottage, Maypole Rd, Wickham Bishops	**37 dwellings**
Land Opposite Beech Green, Tiptree Rd, Wickham Bishops	**27 dwellings**
The Former Timber Yard, Basin Rd, Heybridge	**31 dwellings**
Land East of Wycke Hill, Maldon **Strategic Allocation site S2(c) (see Table 2)	**120 dwellings**
Land at junction of Maldon Rd / Church St, Goldhanger	**14 dwellings**

Statements of Common Ground

13. Paragraph 26 of the Inspector's Key Concerns refers to Supporting Document DOC95 as an unsigned and undated Statement of Common Ground (SoCG) related to Eves Corner / Well Lane, Danbury. As outlined in paragraph 5.5 of the LDP Duty to Cooperate Statement of Compliance (SD06), MDC has sought to produce SoCG on strategic highways issues identified through the Duty to Cooperate. A SoCG between BDC, ECC and MDC regarding highways concerns associated with growth allocated in the LDP at the B1019 / B1137 junction at Hatfield Peverel was completed in April 2014. This document was submitted to the Inspector alongside the submission of the LDP with the document reference DOC95; however signatures were still being received. The signed SoCG is provided in Appendix 4, and will replace Supporting Document DOC95.

14. Work towards an agreed SoCG with CCC and ECC regarding Eves Corner at Danbury is still ongoing. A position statement produced and agreed by all parties in August 2014 is provided in Appendix 5, and also as a Supporting Document DOC100.

Settlement Boundaries

15. In paragraph 22 of IED06 the Inspector notes that he has been unable to locate the evidence base explaining the definition of the settlement boundaries proposed in the LDP and queried the criteria used to establish them. The LDP settlement boundaries are based largely on the Maldon District Replacement Local Plan (RLP) (2005) with subsequent updates and amendments to accommodate changes which have occurred over time and the latest available data. Settlement boundaries were initially reviewed in 2012 utilising a clear methodology to ensure a consistent and transparent approach. In addition, where necessary a small number of additional settlement boundaries were introduced in order to prevent any inappropriate or piecemeal development in the future which could lead to coalescence, detrimental unplanned growth or loss of local character or identity. Further details are included in the 'Planning Policy Panel' report and associated appendices from April 2012 which are provided as Appendix 6a, Appendix 6b and Appendix 6c.

16. Subsequent updates were made to the proposed settlement boundaries to accurately reflect the most recent OS Mastermap data which underlays the Proposals Map (SD02a-d).

17. Additional minor amendments to the settlement boundaries were required following formal rounds of public consultation and consultation with Parish Councils. All changes were published on the Proposals Map and consulted on during consultation on the Draft and Pre-Submission iterations of the Plan and Proposals Map. During these consultations an online interactive map was available which had the capability to present the proposed Settlement Boundaries of the LDP alongside the existing RLP settlement boundaries.

18. To summarise, the Council has made minor amendments to the settlement boundaries proposed in the LDP that supersede the RLP settlement boundaries. These amendments have been made to reflect changes that have occurred since the RLP boundaries were produced, or have been made to improve accuracy and reflect the most up to date information and data available. As a result, the LDP settlement boundaries will not impact significantly upon the amount of sustainable development likely to come forward from settlements in the District.

Clarification of how the Council will achieve its five year housing land supply requirement / Update to the Housing Trajectory

19. In paragraphs 19-25 of IED06, the Inspector raises concerns regarding whether the Council has adequately demonstrated how it will achieve its five year housing land supply requirement (with a 5% buffer, as required by the NPPF) in the first five years of the plan period, and whether what is proposed is realistic.

20. The Council has updated the LDP Housing Trajectory (Figure 4 of the LDP, Appendix 2 of this document) in response to the concerns raised as explained in paragraphs 6-8 above.

21. The Housing Trajectory has been updated to improve accuracy and reflect the latest information available. A consistent and conservative approach has been taken by the Council to estimate delivery. In general, a maximum limit of 50 dwellings per annum per site access point has been applied to each development. The most notable change on the updated Housing Trajectory is that delivery from Rural Allocations and large site allocations have been adjusted backwards to begin delivering in the year 2016/17. In some cases MDC have received statements from developers that development may be accelerated beyond that indicated.

22. The Council is confident that the updated Housing Trajectory presented in Appendix 2 is deliverable and provides adequate headroom for a five year housing land supply even though a high proportion of delivery will be in the latter years of the initial five year period.

23. The Inspector indicates in paragraph 23 that the evidence supporting the Council's case that it can achieve its five year housing land supply requirement may be in EB056, Strategic Housing Land Availability Assessment (SHLAA, 2012), but he found it difficult to relate the sites and information between EB056 and the allocations contained in Policy S2 of the LDP. To provide clarification the Council has updated Appendix F of EB096b to include the site reference numbers used in EB056 so that the information in the documents is directly comparable; this is available as Appendix 7.

24. EB096b includes the latest evidence available from monitoring data and a minor modification is proposed to the table included in Policy S2 of the LDP to take into account the most up to date evidence for 'Existing commitments across the District'. The committed supply has increased from 400 as proposed in the Pre-Submission LDP to 597 as of July 2014, please see Table 1 for this proposed minor modification. It should be noted that this modification reflects the latest available housing monitoring data utilising a base date of 31 March 2014. It is anticipated that the number of 'Existing commitments across the District' will continue to increase in the future reflecting the significant increase in planning applications currently being received by the Council.

Council Resolutions 10 July 2014

25. A meeting of the Council took place on 10 July 2014 and an update was provided in relation to the LDP EiP process and to consider the potential implications of the 'Key Concerns' (IED06) raised by the Planning Inspector. To demonstrate the deliverability of the LDP's housing policies, the legal advice received strongly recommended that the Council should consider actively inviting planning applications within areas allocated in the LDP including sites within the Garden Suburbs and other Strategic Allocations identified in Policy S2. The

report presented has been included as Appendix 8a and an addendum to the report (legal advice) included as Appendix 8b.

26. The draft minutes (subject to agreement by the Council at the next Council meeting) have been supplied as appendices to this report (Appendix 8c).

27. At the meeting, the Council agreed the following recommendations:

i. *'that the submission of planning applications be invited and pro-actively encourage applications which are in accordance with the Submitted Local Development Plan for sites located within the South Maldon Garden Suburb (LDP sites S2(a), S2(b) and S2(c)) in order to boost the five year supply of deliverable housing land and demonstrate the deliverability of the LDP. Officers will work towards achieving compliance with the emerging South Maldon Garden Suburb Strategic Masterplan Framework and Infrastructure Delivery Plan through the planning application process.*
ii. *that the submission of planning applications be invited and pro-actively encourage applications which are in accordance with the Submitted Local Development Plan for sites located within the North Heybridge Garden Suburb (LDP sites S2(d), S2(e) and S2(f)) in order to boost the five year supply of deliverable housing land and demonstrate the deliverability of the LDP. Officers will seek to achieve compliance with the emerging North Heybridge Garden Suburb Strategic Masterplan Framework and Infrastructure Delivery Plan through the planning application process.*
iii. *that the submission of planning applications be invited and pro-actively encourage applications which are in accordance with the Submitted Local Development Plan for Strategic Allocations (LDP sites S2(g), S2(h), S2(i), S2(j) and S2(k) in order to boost the five year supply of deliverable housing land and demonstrate the deliverability of the LDP. Officers will work towards achieving compliance with the Infrastructure Delivery Plan through the planning application process.*
iv. *that planning applications which are considered to be sustainable in accordance with the Local Development Plan and National Planning Policy Framework (paragraph 14) where proposals will contribute positively to the five year supply of deliverable housing land and will assist in demonstrating the deliverability of the LDP be pro-actively encouraged.'*

Reserve Sites

28. In paragraph 28 the Inspector raises two concerns in relation to the use of Reserve Sites in the LDP: the first was whether the Reserve Sites can feasibly be delivered in the short term should the LDP fail to deliver its housing target; and the second relates to the circumstances that would trigger the Plan's review of the Reserve Sites prior to their release as proposed in the LDP, apart from the passing of time (5 years).

29. To address the first concern, it should be noted that all of the allocated Reserve Sites are identified in the SHLAA as being suitable for housing delivery subject to policy change, (RE1 – SHLAA ref: 9004, RE2: 8038 and RE3: 3533h). During formal rounds of public consultation the Council received representations from the landowners/developers of all three of the Reserve Sites expressing interest for their respective site to be allocated in the Plan, and they have all indicated that their respective site would be ready to be brought forward immediately for housing development. It should also be noted that the Council has already received an outline application on one of the reserve sites (RE3) for 75 dwellings.

This evidence demonstrates that the Reserve Sites are able to be delivered in the short term should any of the LDP site allocations fail to deliver.

30. To address the Inspector's second concern within paragraph 28, the Council is proposing a minor modification to Policy S2 in order to strengthen the monitor and review mechanism for the release of the Reserve Sites. The proposed amendments are set out in Table 4:

Table 4 Proposed Minor Modification to Policy S2

Ref Number	Policy / Paragraph number	Proposed Minor Change (~~Deletions~~ / Additional text)	Reason for Change
047	Policy S2	~~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.~~ **Monitor and Review** Housing delivery against Policy S2 will be monitored on an annual basis and the Council will use the monitoring data to assess whether actions may be required to increase housing land supply. If any monitoring data produced after two years from the adoption of the LDP demonstrates that there is a 20% deviation in housing delivery for 2014-2019; and 2019-2024; and a 10% deviation for 2024-2029, the Council will introduce management actions to address housing delivery shortfall which could include working constructively and proactively with developers and stakeholder to bring forward committed or allocated sites; review phasing of allocated sites; reviewing housing targets and associated policies; consider releasing Reserve Sites; and allocate additional sites to meet target if required.	Reconsideration of Policy S2 based on concerns raised by the Inspector

Windfall Allowance

31. In paragraph 21 of IED06 the Inspector is critical of the evidence base justifying the windfall allowance set out in the LDP (22 dwellings per annum). To address the Inspector's concern the Council, with the assistance of Essex County Council (ECC), has undertaken additional analysis of the historic rate of delivery of windfall sites in the Maldon District. This assessment has removed sites arising from garden land, as required by national policy. Historic windfall sites are categorised by the source of supply such as replacement dwellings and previously developed land (PDL) development. Please refer to Appendix 9 (to follow) of this report for further details.

32. The findings of this additional assessment indicate that over the last 13 years 262 net dwellings have been developed from windfall sites (not including dwellings built on garden land). This equates to a historic annual rate of approximately 20 dwellings per annum (dpa). This is marginally less than the 22 dpa stated in the submitted LDP.

33. The Council has considered these findings and concluded that it is reasonable given the historic trends, the character of local settlements, current government policies, emerging LDP policies and potential land supply to assume the historic trends of windfall delivery will continue, and therefore it is appropriate to incorporate windfall allowance in the LDP. Further details are included in Appendix 9 (to follow).

34. Given this assessment the Council is proposing a minor modification to Policy S2 to reduce windfall allowance from 22dpa to 20dpa. The Council does not consider that this change will have a significant impact on other policies in the LDP or the housing trajectory (Figure 4 of the LDP). Please refer to Table 1 earlier in the report for the proposed minor modification.

D. Infrastructure delivery and viability

Clarification of proposals for the B1019 / B1137 junction at Hatfield Peverel

35. Paragraphs 24, 31, and 35 of the Inspector's Key Concerns (IED06) request clarification of what works are proposed at the Hatfield Peverel B1019 / B1137 junction, when this will be provided, how much this will cost, and the efficacy of interim traffic reduction measures.

36. The SoCG between BDC, ECC, and MDC provided in Appendix 4 was produced to outline an agreed future approach to reducing congestion at the B1019 / B1137 junction at Hatfield Peverel.

37. A briefing note has been produced by ECC (see Appendix 12) to provide clarification on the assessments which have been undertaken at the B1019 / B1137 junction in Hatfield Peverel, and to outline proposed future actions to seek to reduce congestion at the junction. A Position Statement has also been produced in collaboration with developers associated with the North Heybridge Garden Suburb (see Appendix 11), which outlines how further assessments at the B1019 / B1137 junction at Hatfield Peverel will be undertaken to provide additional information on levels of congestion and to identify appropriate traffic management proposals and public transport improvements. The Position Statement is provided in Appendix 11.

Infrastructure delivery and viability

38. Paragraphs 30 and 35 of the Inspector's Key Concerns (IED06) refer to the May 2014 Infrastructure Delivery Plan (IDP) as document reference EB059c. For clarification, document reference EB059c is the IDP Update produced in December 2013. The May 2014 IDP Update should therefore be referred to as EB059d.

39. Paragraph 34 of the Inspector's Key Concerns refers to the modelling of strategic sites in the November 2013 Viability Study EB040c, and highlights that the modelling of sites in the May 2014 Viability Study has not been updated, even though paragraph 9.2 of EB040c notes that site boundaries 'remain subject to confirmation'. At the time of producing the November 2013 Viability Study (EB040c) it was acknowledged that information on exact site boundaries, development distribution, mitigation measures and required infrastructure were not finalised, and the Study was produced using the best available information at the time. Information on site boundaries and development distribution has since been finalised and no updates were required within the May 2014 Viability Study Update (EB040d). The information within EB040c therefore presents the final assessment in relation to site boundaries and development distribution. Information on mitigation measures and required infrastructure is regularly being updated as development proposals become more advanced, therefore the May 2014 Viability Study Update (EB040d) presents the best information available at the time of publication in relation to mitigation measures and required infrastructure.

40. Paragraph 35 of the Inspector's Key Concerns requested further information on how much development can take place on each allocated site before a specified piece of infrastructure has to be provided, and requested the type of detail (with costings) as the Indicative Infrastructure Phasing Plan in Table 5.1 of the South Maldon Garden Suburb draft Strategic Masterplan Framework (DOC97). Appendix 13 provides an update to the Indicative Infrastructure Phasing Plan included in Table 11 of the May 2013 IDP (EB059d), to provide further clarification of when infrastructure would be required in relation to the estimated delivery of housing across the Plan period, and further information on the costs of the infrastructure and the contributions required from strategic sites allocated in the LDP.

41. ECC has assisted in the production of Appendix 13 by reviewing the timings of when highways and education infrastructure would be required in relation to the estimated delivery of housing. The information provided on costings and pooling arrangements collates existing information available within the December 2013 and May 2014 IDP (EB059c and EB059d).

Garden Suburb Position Statements

42. Two Garden Suburb Position Statements have been produced in collaboration with ECC and site promoters/developers associated with the North Heybridge and South Maldon Garden Suburbs. The North Heybridge Garden Suburb Position Statement is provided as Appendix 11. The South Maldon Garden Suburb Position Statement is currently being finalised and will be provided in due course as Appendix 10.

43. The Position Statements have been produced to address the following concerns outlined by the Inspector in document IED06:

i. Amount and rate of housing delivery

- IED06 Paragraphs 19, concerns regarding whether 2014/15 delivery is self-contained and can be delivered without the need for costly infrastructure; and delivery of housing on strategic sites where planning applications have not yet been received, sites are in multiple ownership, and the masterplans are not yet completed.

- IED06 Paragraph 24, concerns whether multiple landownerships and the possibility of legal disputes and unresolved key infrastructure problems will cause delays to the delivery of the Garden Suburbs in the later years of the Plan period;

- IED06 Paragraph 25, the need for evidence to justify the delivery of houses at the time and rate shown in the LDP's housing trajectory during the middle and last 5-year parts of the plan period.

ii. Infrastructure delivery and viability

a) IED06 Paragraph 24 / 31 , clarification of what infrastructure improvements are proposed, and their necessity, at the Hatfield Peverel B1019 / B1137 junction, when this will be provided, and the efficacy of interim traffic reduction measures.

b) IED06 Paragraph 35 (i) sufficiency of resources to deliver key infrastructure; (ii)clarification of how much development can take place on each allocated site

before a specified piece of infrastructure has to be provided; (iii) the provision of an Indicative Phasing Plan within the IDP for the allocations.

c) IED06 Paragraph 30, concern regarding the timing of key infrastructure in relation to housing delivery at the Garden Suburbs and the viability of the LDP housing allocations.

d) IED06 Paragraph 35, sufficiency of resources from public or private sector to facilitate the delivery of LDP strategic allocations.

44. The Position Statements also clarify that all parties support the delivery of the North Heybridge and South Maldon Garden Suburbs as set out within the draft North Heybridge and South Maldon Garden Suburb Strategic Masterplan Frameworks.

Clarification on Wastewater infrastructure costs

45. Paragraph 31 of the Inspector's Key Concerns notes that the IDP provides no indication as to when Anglian Water wastewater treatment schemes are required to support growth allocated in the LDP, and what the costs of these works would be.

46. Page 77 onwards of the December 2013 IDP Update (EB059c) outlines wastewater treatment and sewerage infrastructure existing provision and future requirements in the District. Paragraph 10.19 and Table 15 of the IDP (EB059c) outlines existing treatment works capacity in the District. Based on the information in Table 15, Anglian Water has advised the Council that there is sufficient capacity at wastewater treatment works to deliver growth allocated in the LDP at Heybridge, Maldon, and Burnham-on-Crouch, and growth at North Fambridge can be accommodated within the South Woodham Ferrers Wastewater Treatment Works. As there is no requirement for upgrades, Anglian Water has advised that there would be no costs associated with wastewater treatment works.

47. Anglian Water has identified required upgrades to the foul network which would be required to support growth allocated in the LDP. This information is included within Table 16 of the IDP (EB059c), and proposed costs have been included within viability assessments in the Council's Viability Studies (EB040a, c, d).

LDP Policy E6 Skills Training and Education

48. Paragraph 32 of the Inspector's Key Concerns queries how the requirements of LDP Policy E6 would be funded, either through S106 or CIL. Where it could be funded through Section 106 contributions, concerns were raised by the Inspector that this has not been tested within the LDP Viability Study (EB040c).

49. The Viability Study (EB040c) has tested the implication of Policy E6 on office, retail and industrial development (p35, EB040c), but has not tested the policy implications for residential development. The Viability Study stated that Policy E6 'has the potential to be an onerous and costly policy' (paragraph 8.22, p35, EB040c).

50. Development contributions through the Community Infrastructure Levy (CIL) can be used to support the provision and enhancement of training and educational facilities and opportunities in the District. Based on the concerns raised in the Viability Study and by the Inspector, it would be more appropriate to focus Policy E6 on reducing any detrimental impacts of the loss of employment land, jobs, training or educational facilities only when viable to the specific development, rather than seeking specific contributions from all

strategic developments. This approach would allow Section 106 contributions to be provided towards specific projects which seek to mitigate the loss of employment land, jobs, training, or educational facilities, while providing the opportunity for the Council to fund further skills, education and training projects across the District through CIL.

51. The proposed minor modifications to policy E6 are as follows:

Table 5 Proposed Minor Modifications to Policy E6

Ref Number	Policy / Paragraph number	Proposed Minor Change (~~Deletions~~ / Additional text)	Reason for Change
048	Policy E6	In particular the Council will: 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	Reconsideration of Policy E6 based on concerns raised by the Inspector
049	Paragraph 4.48	~~4.48 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.~~	Reconsideration of Policy E6 based on concerns raised by the Inspector

LDP Policy H1 Affordable Housing

52. The Inspector requests clarification on LDP Policy H1, where the Policy stipulates that the affordable housing '*contribution from developers should comprise of free serviced land*' (and similarly paragraph 5.6). The Inspector questioned if this means that the actual built affordable homes themselves are not included in H1's requirement, and it is just the land. On this basis, the Inspector questions if just the land costs are included in the LDP Viability Study, or if it is the land costs plus the built affordable homes costs, and where this information is located.

53. The Viability Study (paragraph 7.13, p57, EB040a) states that within assumed construction costs 'the procurement route for affordable housing is assumed to be through construction by the developer and then disposal to a housing association on completion. The cost information on this is available within the appendices to the Viability Study in both versions EB040a and EB040c.

54. By stating that the contribution should 'comprise of free serviced land' in Policy H1, this means that the land should equate to being free serviced land in financial terms, where developers would recover from the registered provider the build cost and a reasonable margin for supplying the affordable homes, but not including the proportional cost of the site as well. In effect therefore, Policy H1 is requiring the developer to give away land to the registered provider which the Council would expect to be serviced.

55. Policy H1 seeks to provide flexibility to allow affordable housing to either be provided through free serviced land provided to a registered provider, or constructed affordable dwellings to be sold to a registered provider upon completion. To provide further clarity on this the Council is proposing the following additional minor modifications:

Table 6 Proposed Minor Modifications to Policy H1

Ref Number	Policy / Paragraph number	Proposed Minor Change (~~Deletions~~ / Additional text)	Reason for Change
050	Policy H1	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 at a price that has been agreed as reasonable by the Council to provide the number, size, type, and tenure of affordable homes required by the Council's policies in accordance with the SHMA, the Council's adopted Affordable Housing Guide, and relevant housing strategies of the Council.	Clarification of Policy H1
051	Paragraph 5.6	5.6 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 as reasonable by the Council. ~~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.	Clarification of Policy H1

56. Further assessments of the impact of LDP policy requirements and proposed CIL charging rates in the Local Plan and CIL Viability Study (May 2013, EB040d) concluded that reductions in affordable housing rates set out in Policy H1 may be required if the Council were to allocate a CIL rate on strategic sites allocated in the LDP. Paragraphs 8.7 and 8.8 of the of the Viability Study outline suggested appropriate rates of affordable housing based on the imposition of a residential Community Infrastructure Levy (CIL) rate of £70 per sqm on strategic sites allocated in the LDP. The Council has since published the Maldon District CIL Draft Charging Schedule, which proposes a CIL rate for residential development of £70 per sqm on all strategic sites allocated in the LDP except sites S2d and S2e in the North Heybridge Garden Suburb.

57. The Garden Suburb Position Statements outline that the Council acknowledges that affordable housing rates in Policy H1 may need to be reduced to ensure the viability of strategic sites allocated in the LDP Garden Suburbs and Strategic Allocations. The Position Statements clarify that this is an issue which all parties agree is appropriate to be discussed as part of the LDP Examination and for modifications to be subsequently recommended by the Inspector as required.

E. Local Plan allocation details and development management policies

58. Concern is raised by the Inspector about the use of Supplementary Planning Documents, Masterplans and Briefs to allocate sites or to provide development management or site allocation policies which are intended to guide the determination of planning applications. It is important to acknowledge that the masterplans are in the course of preparation and are not under examination at this stage. However, it will be necessary to demonstrate that the LDP complies with the relevant regulations.

What information should an SPD contain?

59. In preparing the Maldon District LDP, the Council has had full regard to the National Planning Policy Framework (NPPF, March 2012). It is also satisfied that the LDP meets the requirements set out in National Planning Policy Guidance (March 2014).

60. Paragraph 153 of the National Planning Policy Framework states:
'Each local planning authority should produce a Local Plan for its area. This can be reviewed in whole or in part to respond flexibly to changing circumstances. Any additional development plan documents should only be used where clearly justified. Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development'.

61. National Planning Policy Guidance (paragraph 028) states:
'Supplementary planning documents should be prepared only where necessary and in line with paragraph 153 of the National Planning Policy Framework. They should build upon and provide more detailed advice or guidance on the policies in the Local Plan. They should not add unnecessarily to the financial burdens on development'.

62. The NPPF and NPPG indicate, therefore, that the use of SPDs would be acceptable where it can be demonstrated that they can help applicants make successful applications and in circumstances where they build upon and provide more detailed advice or guidance on the policies contained in the Local Plan. This would in principle support the approach adopted by MDC in preparation of the LDP. Furthermore, it can be demonstrated that the Council has worked proactively with developers in bringing forward strategic sites and that the process adopted will assist the efficiency of the planning process rather than add to the financial burdens on development.

63. However, as the Inspector states at paragraph 40, the question of whether the masterplan details should sit within an SPD or in the LDP is a legal issue which relates back to the Town and Country Planning (Local Planning) (England) Regulations 2012 which defines the content and function of SPDs. Regulations 5 and 6 are relevant in this respect.

64. Regulation 5 states:
(1) For the purposes of section 17(7)(za)(1) of the Act the documents which are to be prepared as local development documents are:

a) any document prepared by a local planning authority individually or in cooperation with one or more other local planning authorities, which contains statements regarding one or more of the following:

i. the development and use of land which the local planning authority wish to encourage during any specified period;
ii. the allocation of sites for a particular type of development or use;
iii. any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land mentioned in paragraph (i); and
iv. development management and site allocation policies, which are intended to guide the determination of applications for planning permission;

b) where a document mentioned in sub-paragraph (a) contains policies applying to sites or areas by reference to an Ordnance Survey map, any map which accompanies that document and which shows how the adopted policies map would be amended by the document, if it were adopted.

(2) For the purposes of section 17(7)(za) of the Act the documents which, if prepared, are to be prepared as local development documents are:

a) any document which:

i. relates only to part of the area of the local planning authority;
ii. identifies that area as an area of significant change or special conservation; and
iii. contains the local planning authority's policies in relation to the area; and
iv. any other document which includes a site allocation policy.

65. Regulation 6 states:
Any document of the description referred to in regulation 5(1) (a) (i), (ii) or (iv) or 5(2) (a) or (b) is a local plan

66. In accordance with the Regulations, therefore, the following matters must be addressed in a Local Plan:

i. the development and use of land which the local planning authority wish to encourage during any specified period;
ii. the allocation of sites for a particular type of development or use; and
iii. development management and site allocation policies, which are intended to guide the determination of applications for planning permission;

67. This implies that matters cannot be devolved to an SPD that the Act specifies should be contained in a Local Plan, for example an SPD should not make statements on the development and use of land, allocate sites for a particular type of development or use, contain development management and site allocation policies for an area defined as being one of significant change or special conservation. Rather SPD's should only contain environmental, social, design and economic objectives which are relevant to the attainment of the development or use of land already specified in a Local Plan.

68. MDC accept that whilst SPDs can amplify and give more detailed advice about existing policies in Development Plan Documents, they cannot be used to create new policies or to make site allocations. They can, however, be 'material considerations' when making decisions about new development. In order to comply with the Regulations, it will be necessary to demonstrate that the proposed content of any SPD does not go beyond the matters specified in the Act. This is acknowledged in paragraph 2.45 of the LDP which states: 'where appropriate, the Council will adopt the masterplans as SPDs.

69. The masterplans will only be adopted as SPDs if they meet with the requirements set out in the Regulations.

Should the Maldon District LDP contain more detail?

70. The Inspector has indicated that the Plan's allocation policies may not contain the level of detail that is required in a Local Plan by Government policy.

71. MDC is of the view that the policies in the LDP contain sufficient detail to provide clarity to developers, local communities and other interests about the nature and scale of development (addressing the 'what, where, when and how' questions) and clear policies relating to the development of the Garden Suburbs. In particular:
    - What - The LDP sets out the number of dwellings and employment land to be provided in each of the Garden Suburbs over the plan period and the projected phasing of development. Policies S3, S4 and S6 set out the development principles which will guide development of the Garden Suburbs and Strategic Allocations. Policy S4 and S6 specifies the land uses and infrastructure which will be provided in each Garden Suburb;
    - Where - The LDP allocates land for development of the Garden Suburbs and Strategic Allocations and sets a clear boundary to the proposed development ion the Proposals Map. This meets the requirements set out in the NPPG which states that 'the proposals map should illustrate geographically the policies in the Local Plan and be reproduced from or based on an Ordnance Survey Plan';
    - When – Policy S2 sets out the projected phasing of the allocated housing development and the Infrastructure Delivery Plan (EB059) provides an indicative phasing plan for the delivery of infrastructure alongside the delivery of houses. Policy S4 and S6 specifies the land uses and infrastructure which will be provided in each Garden Suburb / Strategic Allocations;
    - How - Policies S4, S6 and I1 provide clarity about the delivery of development and infrastructure and how this will be secured through planning applications. Development will be required to be in accordance with the policies in the LDP.

72. MDC is of the view that the policies in the LDP set out clear development principles for the Garden Suburbs and does not consider it appropriate to incorporate further detail as this would not provide the flexibility required in the PPG. MDC would also refer to ID 12-010-20140306[1] which provides guidance on how detailed a Local Plan should be and states:

    'While the content of Local Plans will vary depending on the nature of the area and issues to be addressed, all Local Plans should be as focused, concise and accessible as possible. They should concentrate on the critical issues facing the area – including its development needs – and the strategy and opportunities for addressing them, paying careful attention to both deliverability and viability'.

73. MDC believes it has met this requirement. The LDP has been positively prepared and in line with the NPPF, it has adopted a proactive approach to development and is working with developers, stakeholders and communities to bring forward development in accordance with the policies set out in the LDP.

[1] Link to the PPG http://planningguidance.planningportal.gov.uk/blog/guidance/local-plans/preparing-a-local-plan/

Do the Masterplans go beyond the defined scope of an SPD?

74. Under the current regulations, an SPD can specify design, environmental, social and economic objectives for a particular site and how these might be applied to a particular strategic allocation. MDC believes the information contained in the masterplans for the Garden Suburbs fall within this scope and do not go beyond the LDP by allocating sites for development or setting new policies. The masterplans are set within the policy context established by the LDP and sets out how the vision and principles set out in the LDP could be realised. They are not mandatory - the principles set out in the masterplan are in total accordance with Policies S3 and S4 and other policies in the LDP and clearly cross referenced. The masterplans are presented for illustrative purposes and as a guide for developers. They do not preclude other design approaches if it can be demonstrated that this would deliver the vision and development principles set out in the LDP.

75. As set out in the LDP, the masterplans will only be adopted as SPDs if they are appropriate. MDC will review the wording of these documents prior to adoption and make any necessary amendments to ensure they are within the parameters permitted under the 2012 Regulations.

76. MDC believe the masterplans provide a very useful guide to developers without being over-prescriptive or addressing issues which should be in the LDP. Without the masterplans, it would be difficult to meet the vision and development principles set out in the LDP, but the inclusion of a masterplan in the LDP would be over prescriptive. A masterplan is required to ensure that development of any part of the site will not prejudice development of the remainder of the site and the policies set out in the LDP. It does not amount to an allocation, rather more detailed guidance on how the conditions set out in the LDP can be achieved.

Is there a requirement for modifications to the LDP?

77. MDC maintain that the LDP provides the necessary detail and clarity required by the NPPG and regulations set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. The Council has worked positively with developers and stakeholders in the preparation of the masterplans and draft masterplans have been endorsed by the Council for consultation. The requirement for masterplans and possible adoption as SPDs will not, therefore, result in delays in bringing development forward; rather it will have benefits in terms of timescale and efficiency of the planning process.

78. The principles set out in the masterplans are in accordance with Policies S3 and S4 and other policies in the LDP. The masterplans are not mandatory and are presented for illustrative purposes and as a guide for developers. In order to clarify the concerns raised by the Inspector, it is proposed to modify Policy S3 (and explanatory paragraph 2.45) and Policy S4 as follows:

Table 7 Proposed Minor Modifications to Policy S3

Ref Number	Policy / Paragraph number	Proposed Minor Change (~~Deletions~~ / Additional text)	Reason for Change
052	Policy S3	A masterplan for the 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.	For clarification

053	Paragraph 2.45	~~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 masterplans will be in accordance with Policies S3 and S4 and other policies in the LDP. The masterplans will be endorsed by the Council and where appropriate, the Council may adopt the masterplans as SPDs.	For clarification

Table 8 Proposed Minor Modifications to Policy S4

Ref Number	Policy / Paragraph number	Proposed Minor Change (~~Deletions~~ / Additional text)	Reason for Change
054	Policy S4	~~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.~~ 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.	For clarification

79. To provide further clarification on **how** Garden Suburbs and Strategic Allocations in the LDP will be developed, Policies S4 and S6 would benefit from reference to the Infrastructure Delivery Plan, which provides further information on the delivery of infrastructure alongside new development. The following minor modifications should therefore be included in Policies S4 and S6.

Table 9 Proposed Minor Modifications to Policy S4

Ref Number	Policy / Paragraph Number	Proposed Minor Change (~~Deletions~~ / Additional Text)	Reason for Change
055	Policy S4	(a new bullet point to the second part of the policy) • Identified infrastructure requirements will be delivered in line with the requirements set out in Policy I1 and the Infrastructure Delivery Plan	For clarification

Table 10 Proposed Minor Modifications to Policy S6

Ref Number	Policy / Paragraph Number	Proposed Minor Change (~~Deletions~~ / Additional Text)	Reason for Change
056	Policy S6	(a new point 17 to the second part of the policy) • Identified infrastructure requirements will be delivered in line with the requirements set out in Policy I1 and the Infrastructure Delivery Plan	For clarification

What can be learnt from experience elsewhere?

80. The issue of the scope of SPDs and requirement for comprehensive development has been raised in a number of Local Plan examinations. Main Modification to the Fenland Core Strategy Local Plan (CSLP) was necessary to satisfy the Inspector's concerns.

81. The Inspector was concerned that a comprehensive scheme suggests that a detailed scheme is required whereas the decision maker only needs to be satisfied that any scheme will not prejudice development of the remainder of the site and accordingly fits within an agreed broad concept plan. The Council agreed that a requirement to produce a

comprehensive scheme was unduly onerous. Modifications were made to amend the terms 'comprehensive delivery scheme' and 'comprehensive scheme' with 'broad concept plan' to ensure the CSLP is both effective and positively prepared (MM4/01[2])

82. The Inspector did however agree that a concept plan was required to ensure schemes come forward as part of a wider broad concept and do not prejudice the development of the site as a whole (MM4/02). The approved broad concept plan would provide the template for future proposals within the site. This modification was considered necessary to ensure the CSLP is effective. The Garden Suburb Masterplans would serve this purpose in the context of the Maldon District LDP.

LDP Policy I2 Health and Wellbeing

83. In paragraph 43 of IED06 the Inspector raised concern about Policy I2; notably the absence of any allocation details for the future of St Peter's Hospital and confusion in respect of the intention for the future of the site in the plan period.

84. In response to this MDC accepts that delivery of a new Community Hospital cannot be committed to within the plan period and any allocation, while desirable, would not pass the tests of availability, achievability and deliverability. Without an allocation, the Council is unable to set out 'what, where, when and how' with regards to the future of the St Peter's Hospital site.

85. The Council remains supportive of a Community Hospital and would encourage delivery within the plan period, however as there is uncertainty on the part of the service provider, the Council can commit to a focussed review or reviews as part of a later DPD.

86. To address the Inspector's concern, the Council proposes minor modifications to Policy I2 to commit to a review. The Proposed amendments are as follows:

Table 11 Proposed Minor Modifications to Policy I2

Ref Number	Policy / Paragraph Number	Proposed Minor Change (~~Deletions~~ / Additional Text)	Reason for Change
057	Policy I2	~~The Council will support proposals which enable the delivery of a new Community Hospital or a similar healthcare facility which will provide primary, secondary 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:~~ ~~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.~~ ~~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:~~ ~~a) The quantum of the proposed development is required to~~	For clarification

[2]The Inspector's Report is available at the following link: http://www.fenland.gov.uk/CHttpHandler.ashx?id=10013&p=0

		~~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.~~ 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 and the Council will resist the loss of existing health facilities unless appropriate new provision has been secured. 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.	

F. Gypsies and Travellers

Gypsy and Traveller Accommodation Assessment 2014

87. Please find enclosed the Gypsy and Traveller Accommodation Assessment (GTAA, 2014) completed in July 2014, which the Council intends to publish as Evidence Base Document EB007b. As this document has only recently been produced, the Council will require more time to consider the conclusions and implications of the GTAA.

LDP Policy H6 Provision for Travellers

88. As the GTAA has now been completed, the Council is proposing the following modifications to Policy H6 set out in the table below. The purpose of these modifications is to:
    - Remove the identified need for permanent pitches which have now been superseded by the GTAA; and
    - Identify 2016 as the date when Policy H6 will be formally reviewed based on the conclusions of the GTAA.

Table 12 Proposed Minor Modifications to Policy H6

<table>
<tr><th>Ref Number</th><th>Policy / Paragraph number</th><th>Proposed Minor Change (~~Deletions~~ / <u>Additional text</u>)</th><th>Reason for Change</th></tr>
<tr><td>058</td><td>Policy H6</td><td>The Council will work closely with partners to deliver sufficient and appropriate Travellers' provision to meet the identified need in the District.

<table><tr><td></td><td>~~Number of permanent pitches~~</td></tr><tr><td>~~LDP Allocation~~</td><td>~~58~~</td></tr><tr><td>~~Total requirement by 2019~~</td><td>~~64~~</td></tr><tr><td>~~Total requirement by 2027~~</td><td>~~70~~</td></tr></table></td><td>Remove the identified need for permanent pitches which have now been superseded by the GTAA.</td></tr>
<tr><td>059</td><td>Paragraphs 5.45, 5.46, and 5.47</td><td>~~5.45 Following the revocation of the East of England Plan and in accordance with national planning policy, the Council has sought to identify a more locally~~</td><td>Remove the identified need for permanent pitches which have</td></tr>
</table>

		~~determined assessment of the need for Traveller pitches in the District. In order to do this the Council has utilised available evidence including local monitoring data.~~ ~~5.46 The Council has sought to identify the future need for Traveller pitches in the District by applying the most up-to-date baseline monitoring data to the methodology used by the 2009 GTAA. Through this process a total requirement of 64 pitches by 2019 and 70 pitches by 2027 has been identified for the District.~~ ~~5.47 By utilising monitoring data, the Council is seeking to allocate 58 pitches for Travellers through the LDP. This includes 53 existing pitches with planning permission, and five pitches currently without planning permission which the Council is seeking to formalise and allocate through the LDP. The exact location of proposed Traveller site designations can be referred to in the Proposals Map.~~	now been superseded by the GTAA.
060	Paragraph 5.48	5.48 The Council will seek to meet identified need by considering proposals through the development management process using a sequential approach of intensification and expansion of existing sites, considering proposals within existing development boundaries, and then considering proposals on other sites that the Council deems suitable. Any future proposals for additional Travelling Showpeople sites will also be assessed using the same approach. ~~The Council will review the allocation and requirement for Traveller pitches, short stay sites and Travelling Showpeople sites during the plan period at an appropriate time in the future when new evidence becomes available.~~ <u>The Council will undertake a formal/focussed review of Policy H6 in 2016 to identify an appropriate provision for Travellers in accordance with the NPPF and associated guidance.</u>	To provide clarity on how the Council will provide a Traveller pitch target for the District and identified an appropriate amount of site allocations.

Assessment of Historic and Future Windfall Housing Delivery in the Maldon District

Introduction

1. Windfall sites, as stated in the National Planning Policy Framework (NPPF), can be considered as a source of future housing supply, but must be supported by firm evidence in order to demonstrate that they are a reliable source of supply in the future (NPPF, para 48).

2. In April 2014 Maldon District Council (MDC) submitted its Local Development Plan (LDP) to the Secretary of State for Examination-in-Public. The submission Plan identifies provision for a minimum of 4,410 new dwellings over the period 2014 to 2029. As part of the proposed housing supply the Council made provision for 330 dwellings, or 22 dwellings per annum (dpa) to come forward from windfall sites over the plan period, based on historic rates of windfall delivery as recorded in evidence base document EB001a.

3. In his letter detailing his 'Key Concerns' to the Council (letter reference: IED06, paragraph 21), the appointed Planning Inspector – Mr David Vickery indicated that while the Council has produced evidence on the historic rates of windfall delivery, he is concerned that the evidence is not sufficient to satisfy the relevant requirements set out in the NPPF for the following reasons:

    - The assessment merely sets out historic rates of windfall delivery;
    - The assessment does not provide compelling evidence that such sites will be reliably available in the future;
    - The yearly totals for windfall delivery in EB001 are uneven and therefore unreliable; and
    - The assessment includes residential garden development contrary to the NPPF.

4. Taking into account national requirements and guidance, this paper provides a comprehensive and up-to-date assessment of historic windfall delivery by assessing the different categories of windfall sites that have come forward in the past. The paper goes on to consider whether windfall delivery is likely to continue within each of the identified categories, taking into account historic delivery rates, expected future trends, the Strategic Housing Land Availability Assessment (SHLAA) and other factors that could affect future windfall delivery. Based on this assessment the paper draws conclusions as to what allowance should be made for future windfall delivery in the District.

Methodology

Definition of windfall

5. The NPPF defines windfall sites as `*Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available''*.

6. NPPF, paragraph 48 states that `*local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens*.'

7. The definition of what is considered as 'windfall' development has changed over time[1]. Essex County Council (ECC) undertakes annual residential development monitoring exercise on behalf of Maldon District Council, and ECC has historically used the following definition of 'windfall':

> '*Windfall sites are those housing and non-residential sites which have not been specifically identified as being available through the operation of the local plan-making process. They comprise previously developed sites that have unexpectedly become available over time, which were not anticipated by the LPA when development plans were in preparation. Windfall sites have been granted planning permission by the local planning authority and are in accordance with adopted local plan policies. These could include for example, large sites such as might arise from a factory closure or very small changes to the built environment, such as a residential conversion, change of use of a small office to a new home, or a new flat over a shop.*'

[1] This was based on ECC's interpretation of the definition of windfall sites as indicated in *Strategic Housing Land Availability Assessment and Development Plan Document Preparation (DCLG, 2007),* and the *Strategic Housing Land Availability Assessment: Practical Guidance (PAS 2008).* This definition has since been updated by the '*National Planning Policy Framework'* (DCLG, 2012) and the *'National Planning Policy Guidance (NPPG) - Housing and Economic Land Availability Assessment'* (DCLG, 2014). The implication of such change is considered in paragraph 31 of this paper.

8. For the purposes of the residential development monitoring, ECC has historically considered that windfall sites do not include any of the followings:

    - DETR/Planning Inspectorate appeal decisions;
    - New allocations identified within an emerging Local Development Plan in site-specific terms as a proposal on the Proposals Map.
    - Sites identified in the SHLAA;
    - New planning permissions on an already identified housing site or existing building which already has an existing planning permission. Any permissions which supersede others (such as where the dwelling capacity is being increased from 12 to 20 units) on an existing housing site do not count;
    - An expired planning permission which time-lapses and is then added into the list of sites without planning permission; or
    - Any site with or without planning permission which was specifically identified in the annual monitoring survey.

9. To reflect the latest national policy requirements and to address the Inspector's concerns, housing developments on residential garden land have been excluded from the final calculation of the District's historic windfall delivery. This paper clearly demonstrates how residential garden land has been excluded from the historic residential development monitoring data by clearly identifying 'garden land' as a separate category from historic monitoring data, and how it is removed from the final calculation. To avoid confusion, where windfall calculation includes residential garden it is referred to in this paper as 'Windfall (incl. garden)' and where residential garden is excluded from the calculation it is referred to as 'Windfall (excl. garden)'.

<u>Determining Historic Windfall Delivery</u>

10. While ECC have monitored all residential development including windfall (incl. garden) sites within the District over the period since 2001, data on windfall development was only collated and presented separately since the 2005/06 monitoring year. In order to provide comprehensive data on historic windfall delivery since 2001, ECC has undertaken a detailed analysis of earlier monitoring data to establish historic windfall delivery rates between 2001/02 and 2005/06. ECC has also taken into account the most up-to-date national definition of windfall sites as set out in PPS3 and subsequently updated in the NPPF. The Council has provided the output of the analysis undertaken by ECC as EB001a.

11. To further assist with the detailed assessment of historic windfall delivery, ECC has utilised the following information:

    - Relevant records in the Development Monitoring System (an internal monitoring software utilised by ECC) to consider their `Existing Use' and OS map base;
    - Relevant paperwork for each planning application available from the MDC online planning application database to assess application forms, layout plans, officer reports etc.;
    - Records from site visits undertaken by ECC officers; and
    - Aerial photos and Google Earth.

12. All relevant sites have subsequently been categorised according to their previous use. The categorisation of sites allows the Council to ensure any sites that are not considered appropriate for inclusion in accordance with national policies and guidance (i.e. residential garden land) can be excluded from the final assessment of historic windfall delivery. In addition categorising all sites enables the Council to further consider, scrutinise and justify the prospect of future windfall delivery against each of these individual categories. The identified categories are as follows:

- Replacement – replacement and redevelopment of the existing dwelling(s) which more or less covers the existing building footprint. By its nature this category does not contribute towards the overall windfall delivery because this category does not result in any net increase in the housing supply;
- House and Garden – where development is considered to have been undertaken on part of the existing footprint and garden land. The latter is often characterised by the replacement of a dwelling with a larger dwelling in terms of bedrooms;
- Not Previously Developed – These are largely areas of undeveloped land adjoining or between existing residential properties, but are not regarded as garden land. They also comprise infill development as well as plots of under used land to the rear of existing non-residential units, often in town centres or development on the car park of closed public houses;
- Industrial/Commercial/Vacant land – sites which involve the demolition of commercial building/offices or any physical development. Also includes previously developed vacant sites;
- Change of Use – a site that has changed use from non-residential to residential but does not involve a physical change to the existing structure. Any building work is largely internal;
- Intensification / Sub-division – where there has been intensification of development within the residential category, and there has been minimal alteration to the existing structure (e.g. flats above shops); and
- Garden Land – sites within the curtilage of the existing property or properties but excluding the dwelling itself. It may include some physical development such as driveways and pathways within the curtilage. This category has been excluded for the final purposes of this assessment but the category continues to be shown throughout the report to demonstrate the process undertaken.

Historic Windfall Delivery

13. Table 1 presents the number of dwellings (by category) that are considered to be windfall (incl. garden) development and have received planning consents over the assessment period in any given year. It is acknowledged that not all of this potential windfall consents (691 dwellings) will have been developed because this table only provides a summary of historic planning consents granted.

Table 1 Capacity of Windfall Sites by Year of Consent

Year	Replacement	House/ Garden	Not Previously Developed	Industrial/ Commercial/ Vacant/	Change of Use	Intensification/ Subdivision	Garden Land	Total
2001/2	8	6	5	20	6	0	5	50
2002/3	4	5	28	9	7	2	12	67
2003/4	16	0	20	10	13	5	16	80
2004/5	24	7	23	2	6	8	29	99
2005/6	17	4	6	15	6	2	17	67
2006/07	11	5	6	5	0	15	18	60
2007/08	10	4	9	5	1	7	16	52
2008/09	7	3	2	9	2	0	4	27
2009/10	4	2	0	5	8	2	3	24
2010/11	13	0	6	3	5	2	12	41
2011/12	4	1	1	1	1	2	7	17
2012/13	1	0	0	0	2	0	3	6
2013/14	11	0	7	27	9	1	46	101
Total	**130**	**37**	**113**	**111**	**66**	**46**	**188**	**691**

14. In terms of actual completions throughout the assessment period, windfall (incl. garden) sites have provided some 592 dwellings in gross terms, as shown in Table 2 overleaf. However, once actual losses (188 dwellings in total) have been accounted for (for example, demolish one build two) the net windfall completion between 2001/02 and 2013/14 is 404 dwellings. Once residential gardens have been excluded from this calculation, the windfall (excl. garden) delivery equates to 262 dwellings over the monitoring period.

Table 2 Windfall Completions by Land Use Type (in Gross Terms*)

Year	Replacement	House/ Garden	Not Previously Developed	Industrial/ Commercial/ Vacant/	Change of Use	Intensification/ Subdivision	Garden Land	Total
2001/2	1	0	0	0	0	0	1	2
2002/3	8	6	28	4	2	0	7	55
2003/4	2	3	4	7	9	1	8	34
2004/5	12	2	15	7	11	9	15	71
2005/6	13	4	22	12	6	3	19	79
2006/07	19	2	6	3	2	12	9	53
2007/08	11	4	5	4	7	8	10	49
2008/09	12	4	5	25	0	6	24	76
2009/10	11	7	11	15	5	0	18	67
2010/11	7	1	2	4	3	0	3	20
2011/12	5	1	4	4	6	4	6	30
2012/13	15	2	4	2	3	2	18	46
2013/14	4	0	0	0	2	0	4	10
Total	**120**	**36**	**106**	**87**	**56**	**45**	**142**	**592**

*The figures presented in Table 2 are gross. They do not account for any actual losses in the housing supply (188 dwellings) over the monitoring period. Actual losses and Garden Land are excluded from the calculation of historic windfall delivery as explained later in this paper.

15. The majority of gross windfall delivery has come from garden land development. In accordance with national guidance this assessment has removed this category in calculating historic windfall delivery.

16. Other than windfall housing on gardens, the most significant contribution is made from `Replacement' (20% in gross terms), which is primarily the category for one for one replacement of existing buildings, which largely use the existing footprint for any rebuild. As above, the replacement category does not result in a net increase in housing supply.

17. Some 36 dwellings (6% in gross terms) were completed on sites where development is considered to have been undertaken on part of the existing footprint and garden land. This is characterised by the replacement of a dwelling with a larger dwelling in terms of bedrooms.

18. Some 106 dwellings (18% in gross terms) were completed on sites that were not previously developed. These sites are largely areas of undeveloped land adjoining or between existing residential properties, but are not regarded as garden land. They also comprise plots of under used land to the rear of existing non-residential units, often in town centres or development on the car park of closed public houses.

19. 87 dwellings (15% in gross terms) were completed on sites that involved the physical demolition of commercial/industrial or vacant commercial land. Given the relatively low level of windfall development arose from this category, there is no consistent trend throughout the District over any given period of time. However, the majority of windfall developments arose in this category were developed on land that falls within the B1 – B8 use class (see Table 3 overleaf), and in particular B8 (Storage and Distribution) – 22 dwellings and B1c (Light Industry) – 33 dwellings. The majority of new windfall housing from B1c use took place in Maldon town and Heybridge area.

Table 3 Windfall completions- demolition of industrial/commercial uses

Use Class Order	Dwellings Completed
Shops (A1)	6
Drinking Establishments (A4)	3
Offices (B1a)	4
Light Industry (B1c)	33
General Industry (B2)	5
Storage and Distribution (B8)	22
Non Residential Institutions (D1)	1
Assembly and Leisure (D2)	3
Agriculture	4
Sui Generis	6
Total	**87**

20. 56 dwellings (9% in gross terms) were completed on sites that involved the conversion of non-residential buildings to residential dwellings which did not involve any physical alterations made to the existing building. As before given the relatively low level of windfall developments arose from this category there is no consistent trend throughout the District for any given period of time. The majority of these windfall developments within this category (59%) arose from the change of use of B1a (Offices) – 17 dwellings and A1 (Retail Shops) – 16 dwellings to residential use. Not surprisingly the majority of these occurred within the Maldon town area where such uses are concentrated.

21. 45 dwellings (8% in gross terms) were completed on sites which involved the intensification of residential uses, either through conversion of a single dwelling to two or more dwellings or single dwellings into flats. Similarly given the relatively low level of windfall developments arose from this category there is no consistent trend throughout the District at any given period of time. The majority of conversions occurred in Maldon, Burnham-on-Crouch and Southminster.

22. A high level overview was undertaken to establish which settlements produced the most windfall sites within the District. It is found that the principal town of Maldon and the village of Heybridge supplied the majority of windfall completions in the District over the monitoring period, as well as Burnham-on-Crouch and Southminster in the southern part of the District. Other settlements including Althorne, Great Totham, Mayland, Purleigh and St. Lawrence have also supplied windfall housing developments.

23. The vast majority of windfall development in Maldon District arose from small scale development of 11 dwellings or less with a significant proportion under the category of 5 dwellings or less. Since the 2001/02 monitoring year only 4 sites have come forward with a capacity of greater than 12 dwellings.

24. Following assessment against the published SHLAA (Evidence base reference: EB056a, EB056b and EB056c) seven sites have been discounted from the windfall analysis (see Table 5 below) and this has already been accounted for in Table 1 and Table 2 of this report. For the purposes of this paper, these sites have been excluded from the historic windfall delivery data in accordance with ECC's current approach to monitoring windfall development (see paragraph 8 above). However, the Council considers that such SHLAA sites will in the future be capable of contributing towards windfall delivery in the District (see paragraph 31 below).

Table 5 Discounted SHLAA Sites

Year	Number of Sites	Dwellings consented	Completions in year
2012/13	2	3	0
2013/14	5	36	32
Total	**7**	**39**	**32**

25. As mentioned above, the development of dwellings on garden land can no longer be regarded as windfall development. Over the period assessed 142 dwellings were completed that would fall within this category and therefore have been removed from the calculation. Consequently, net windfall completion over the period 2001/02 – 2013/14 can be calculated as follows with detailed yearly breakdown presented in Table 4:

Historic Windfall Delivery in Maldon District

592 dwellings (gross completion) *minus*
188 dwellings (actual loss) *minus*
142 dwellings (dwelling built on residential gardens) *equals*
262 dwellings (which equates to approximately 20 dpa) over the monitoring period (excluding residential garden land and sites identified in the SHLAA)

Table 4 Historic Windfall Delivery, 2001/2 to 2013/14

Year	Windfall Completions (Gross)	Less Actual Loss	Less Garden Land	Windfall Completions (net)
2001/2	2	11	1	-8
2002/3	55	7	7	41
2003/4	34	14	8	12
2004/5	71	21	15	35
2005/6	79	26	19	34
2006/07	53	22	9	22
2007/08	49	21	10	18
2008/09	76	10	24	42
2009/10	67	10	18	39
2010/11	20	5	3	12
2011/12	30	21	6	3
2012/13	46	17	18	11
2013/14	10	3	4	3
Total	**592**	**188**	**142**	**262**

26. The remainder of this report provides further supplementary evidence and justifications for future windfall provision.

Future Windfall Provision

27. The following section examines future windfall provision for each of the windfall categories identified earlier in this paper and examines the overall future windfall prospects for Maldon District in order to provide compelling evidence that windfall sites will continue to deliver and provide a reliable source of supply in the future.

Garden Land

28. Historically Garden Land has been the most significant source of windfall (incl. garden) delivery (27% in gross term), although there has been a reduction in recent years. Development on Garden Land is likely to continue to be a source of future housing supply in general, but the NPPF is clear that garden land cannot be counted towards future windfall provision in plan making therefore this category will not be counted towards future windfall allowance.

Replacement, House and Garden and Intensification or Subdivision

29. These three categories accounted for approximately 34% (in gross term) of the total windfall (incl. garden) completions from 2001 onward (20%, 6% and 8% respectively). Whilst windfall completions in these categories may face some challenges from the reduction of available brownfield sites over time, however, the Council does consider that these types of site will continue to come forward at a rate similar to or higher than the identified historic trends because:

    - The Strategic Housing Market Assessment (SHMA) has identified a significant need in the local housing market for smaller units, which is likely to apply an upward pressure on windfall delivery in particular under the Intensification or Subdivision category;
    - The character of the settlements within the District i.e. dominated by larger properties (71% with 3+ bedrooms, 35%+ with 4+ bedrooms, and 60% + population live in detached properties) therefore there is no shortage of potential sites for future windfall delivery particularly under the Intensification or Subdivision category; and
    - Both the NPPF (para 17) and the emerging LDP (policies H2 and H4) are in support of the effective use of land.

Not Previously Developed

30. This category contributed significantly towards historic windfall (incl. garden) delivery (24% in gross terms).

31. In accordance with previous guidance the windfall allowance has discounted SHLAA sites from historic windfall delivery up until 2013/14. However, the NPPG - Housing and Economic land Availability Assessment (published in March 2014) indicates that a SHLAA should '*assess their (sites) suitability for development and the likelihood of development coming forward'* (Section 1). It goes on to say a SHLAA '*does not in itself determine whether a site should be allocated for development'*, and '*it is for the development plan itself to determine which of those sites are the most suitable to meet those needs'* (Section 2).The Council is therefore of the view that any relevant SHLAA sites discounted for allocation in the LDP that subsequently come forward for development are capable of being considered as 'windfall' development.

32. The Council's SHLAA has identified a large number of suitable sites theoretically capable of accommodating around 20,000 new dwellings over the plan period (details of which can be referred to in the SHLAA report) which is far in excess of those which are currently allocated in the LDP. As indicated in paragraph 24 above, there are already 39 dwellings granted on SHLAA sites and 32 of those have already been completed. Table 6 below demonstrates a list of recent larger planning applications (10 dwellings or more) that the Council has received on SHLAA sites since April 2014.

Table 6 Planning applications (10+ dwellings only) received on SHLAA sites since April 2014

Site	SHLAA reference	No. of dwelling proposed
West of Fambridge Road, North Fambridge	4252a	75
South of New Moor Farm, Southminster	4487	240
Land to Rear of 50-58 London Road, Maldon	4499	67
Land opp. 34 Hall Rd	1923a	50
Builders Yard Mill End Bradwell-On-Sea Essex	4447a	10
Drinkwater Farm Maldon Road Bradwell-On-Sea Essex	4496	12
Theedhams Farm, Steeple Rd	3903	94
Land south of Marsh Road	3533h	75
Land at junction of Maldon Rd / Church St	4252d	14
Total		**637**

33. The Council acknowledges that only a small number of these SHLAA sites will eventually come forward as windfall sites, however, the SHLAA has clearly demonstrated that there are a large number of potentially appropriate sites (approximately 400 sites) which could contribute towards future windfall delivery. The Council considers that willing landowners will continue to promote sites within Maldon District for residential developments in the future and this will contribute positively towards future windfall delivery.

34. A similar argument applies to the prospect of future windfall delivery from infill developments. Both the NPPF and the emerging LDP are in support of the effective use of land where it is deemed sustainable and therefore it is expected that windfall will continue to deliver under the Intensification or Subdivision category.

Industrial / Commercial / Vacant and Change of Use

35. There are sound reasons why the Council believes windfall delivery from this category will remain at least steady, if not increase in the future. Firstly the government has made it very clear, through the NPPF that it intends to significantly boost housing supply by encouraging redevelopment of brownfield sites and underused employment allocations. This is reinforced through LDP policies S1 and E1. Secondly, recent changes to the General Permitted Development Order (GPDO)[2] have also made it easier for commercial uses to be converted into dwellings.

2 The government is now considering making permanent the temporary GDPO which allow B1 office use to be converted to residential use, and a consultation has recently been published to allow some town centre use to be converted to housing without the need for planning permission.

36. Since these changes the Council has granted consents to an increased number of planning applications which fall into these two categories (as indicated in Table 1). While there is no guarantee that these applications will continue to be granted permission, or that all of the consents will be implemented, nevertheless it is reasonable to assume a meaningful supply of windfall sites will be delivered within these two categories in the future considering the overall policy environment.

Conclusion

37. Overall, windfall development has contributed consistently and significantly towards the District's historic housing delivery.

38. There are compelling reasons why windfall delivery is likely to continue at its current rate or increase in the future.

39. The SHLAA demonstrates that there is a large amount of suitable sites and willing landowners to supply land for future windfall developments. The amount of large, detached houses within the District is also a good indicator of a steady supply of windfall sites, through intensification for example. The identified market need for smaller dwellings is likely to sustain windfall delivery within the intensification/sub-division category. In addition Government policies on brownfield land are likely to result in a steady supply of windfall delivery from the Industrial / Commercial / Vacant category, while the changes in GPDO may serve to increase windfall delivery under the Change of Use category.

40. Whilst by its nature future windfall delivery is difficult to predict, this assessment has provided compelling evidence that such sites have consistently become available in the District and will continue to provide a reliable source of housing supply in the future. Findings from this assessment clearly indicate that it is reasonable for the Council to allow a very conservative windfall allowance in its LDP based on historic windfall completion rate of **20 dwellings per annum** (supply from residential gardens has already been removed from this estimate, see paragraph 25 of this paper). In reality the Council expects windfall delivery in the foreseeable future to far exceed this figure due to the reasons given in this paper..

41. Clearly windfall developments will need to be monitored regularly, particularly when new policies come into effect and also to check whether potential supply of sites in certain categories is becoming exhausted. This will be undertaken as part of the Council's annual monitoring exercise on the performance of all planning policies, in particular the rates of annual housing delivery.

Appendix 22

URS

MALDON DISTRICT COUNCIL

Planning & Development

Volume 1: Final Report

June 2012

Maldon District Council
Strategic Housing Land Availability Assessment

UNITED KINGDOM & IRELAND

REVISION SCHEDULE					
Rev	**Date**	**Details**	**Prepared by**	**Reviewed by**	**Approved by**
1	May 2012	Draft report	Una McGaughrin Principal Planner	Patrick Clarke Technical Director	Patrick Clarke Technical Director
2	June 2012	Draft report	Una McGaughrin Principal Planner	Patrick Clarke Technical Director	Patrick Clarke Technical Director

TABLE OF CONTENTS

1 EXECUTIVE SUMMARY 7
2 INTRODUCTION 9
2.1 Purpose of the Study and policy context 9
2.2 Maldon District 9
2.3 Structure of the report 10
3 METHODOLOGY 12
3.1 Introduction 12
3.2 Stage 1: Planning the Assessment 13
3.2.1 Study area 13
3.2.2 Process 13
3.3 Stage 2: Determining site sources 13
3.4 Stage 3: Desktop review 15
3.5 Stage 4 and 5: Determining which sites and areas will be surveyed and carrying out the survey 15
3.5.1 The Survey 15
3.5.2 Site references 16
3.5.3 Site boundaries 16
3.6 Stage 6: Estimating the potential of each site 17
3.6.1 Approach to estimating housing potential 17
3.6.2 Estimating the housing capacity of larger sites 18
3.7 Stage 7: Estimating 'developability' of site 19
3.8 Stage 8: Review of the Assessment 23
3.9 Stages 9 and 10 23
4 SHLAA RESULTS 25
4.1 Introduction 25
4.2 Site suitability 25
4.3 Site availability 25
4.4 Site achievability 26
4.5 SHLAA results 26
4.6 Implications of the results for Maldon District 30
4.7 Why this does NOT mean more housing for Maldon 30
5 MONITORING AND REVIEW 31
5.1 Monitoring Framework 31
5.2 Future Monitoring of SHLAA sites 31
5.3 Updating viability assessments 32
5.4 Housing Trajectory 32
APPENDIX 1: CALL FOR SITES PROFORMA 37
APPENDIX 2 SITE DATABASE PROFORMA 41
APPENDIX 3: EXAMPLE OF A HOUSING TRAJECTORY 45
APPENDIX 4: SHLAA 2012 UPDATE VIABILITY REPORT 49

Appendix 22

1 EXECUTIVE SUMMARY

The Strategic Housing Land Availability Assessment (SHLAA) is one of several technical reports and background documents that underpin the Maldon District Local Development Plan. Further information on the Local Development Plan and the supporting background documents can be viewed at the Council Offices or on the Council website at www.maldon.gov.uk.

The SHLAA is a technical and theoretical assessment of sites which could potentially contribute towards the supply of land for housing. It has been undertaken by URS, working closely with Maldon District Council.

Local Planning Authorities are required by the Government to undertake a SHLAA to identify potential sites for housing over the short term (deliverable within the next 5 years), the medium term (6 to 10 years) and the longer term (11 years and over). Advice on the methodology used is set out in national practice guidance issued by the Department for Communities and Local Government (DCLG), in 2007.

This SHLAA is an update of the assessment undertaken by Maldon District Council in 2009 / 10 following advice from the Planning Advisory Service on how certain parts of the SHLAA could be strengthened and updated. This report has addressed the PAS advice and has resulted in a more robust and comprehensive assessment.

National guidance advises that the SHLAA should aim to identify as many sites as possible in as many locations as possible within the study area. In accordance with the guidance a 'call for sites' was made in 2007 and 2008. This invited landowners and their representatives to put forward sites to be assessed.

In addition to the call for sites, sites from the previous Urban Capacity Study, planning applications, sites with planning permission and any other sites recently identified were included in the assessment. All sites have been assessed using the same criteria irrespective of their current use or development plan status. In this way a policy neutral approach was maintained.

The criteria used to assess the sites is set out below[1]. A site must be:

- **Suitable**: A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.
- **Available**: A site is considered available for development, when, on the best information available, there is confidence that it is controlled by a housing developer who has expressed an intention to develop, or the landowner has expressed an intention to sell.
- **Achievable**: A site is considered achievable for development where there is a reasonable prospect that the housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site.

The findings of the Maldon District Council Strategic Housing Land Availability Assessment can be summarised as follows:

- The total number of sites assessed as part of the SHLAA was 383. Less than half of these sites were found to be suitable, available and achievable, in terms of the definitions set out in the SHLAA practice guidance.

[1] Taken from the SHLAA practice guidance, 2007, DCLG

- The theoretical total potential housing capacity for years 0-15 of the Local Development Plan is 20, 242 dwellings. This includes 286 dwellings currently with planning permission.

However, 98% of the overall capacity is located on sites which would only be acceptable if there were to be a policy change in either the Local Development Plan or a Neighbourhood Plan.

This document includes the main conclusions for the sites which have been assessed, together with details of the methodology used, and monitoring arrangements. Due to the quantity of site assessments undertaken, the individual site assessment records are supplied in the supplementary detailed Site Schedules Report which forms Volume 2 of the SHLAA.

The SHLAA has been produced in accordance with national planning policy guidance, and will be reviewed and updated on a regular basis.

The SHLAA itself does not set policy but provides background evidence on the potential availability of housing. The potential maximum capacity identified in the site assessments is an indicative figure, and represents a high level estimation based upon available information.

Whilst the SHLAA identifies potential housing sites, the decision on allocation will be made through the Local Development Plan.

The identification of sites in the SHLAA should not be taken as an intention to allocate these sites for housing or that planning permission will be granted.

2 INTRODUCTION

2.1 Purpose of the Study and policy context

The Maldon District Council Strategic Housing Land Availability Assessment (SHLAA) 2012 update has been undertaken by the URS Strategic Planning and Urban Design team supported by property consultant Simon Drummond-Hay of RS Drummond-Hay MRICS ACIH.

The consultant team was brought in to review and update the in-house SHLAA produced between 2007 and 2010 by Maldon District Council Planning Officers. This followed advice given by the Planning Advisory Service following a SHLAA review.

The updated SHLAA follows the methodology and principles set out in the SHLAA practice guidance (DCLG, July 2007)[2] which remains as the best practice guidance for undertaking a SHLAA under the new National Planning Policy Framework (DCLG, March 2012)[3].

The SHLAA is a key part of the evidence base underpinning the Local Development Plan. The National Planning Policy Framework (NPPF) requires that local planning authorities should have a clear understanding of housing need in their area and should prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

The SHLAA is one of several technical reports and background documents that underpin the Maldon District Local Development Plan, which builds on the previous Local Development Framework. Further information on the Local Development Plan and the supporting background documents can be viewed at the Council Offices of on the Council Website at www.maldon.gov.uk

The primary purpose of the SHLAA is to identify sites with potential for housing development, assess their housing potential and estimate when they could theoretically be developed.

Although the Assessment is an important evidence source to inform plan making, the SHLAA does not determine whether a site should be allocated for housing development. The SHLAA aims to identify as many sites with housing potential as possible in the study area to meet housing requirements in the District for at least the first 15 years of the plan period. As such it provides a pool of potential housing sites from which the Local Development Plan can draw on.

It therefore follows that the identification of sites in the SHLAA should not be taken as an intention to allocate these sites for housing or that planning permission will be granted.

2.2 Maldon District

Maldon District is located on the East Essex coast, approximately 60 miles from London, and with over 70 miles of coastline. The District is predominantly rural covering an area of 36,000 hectares. Maldon is the District's principal town with other major settlements being Heybridge, Burnham on Crouch and Southminster.

[2] Strategic Housing Land Availability Assessment (July 2007) Department of Communities and Local Government
[3] National Planning Policy Framework (March, 2012) Department of Communities and Local Government

Figure 2.1 is a context map of the District, showing the towns and villages, main roads and railway line, and the other key towns and transport links in close proximity but outside the district, such as Witham, Hatfield Peverel and South Woodham Ferrers.

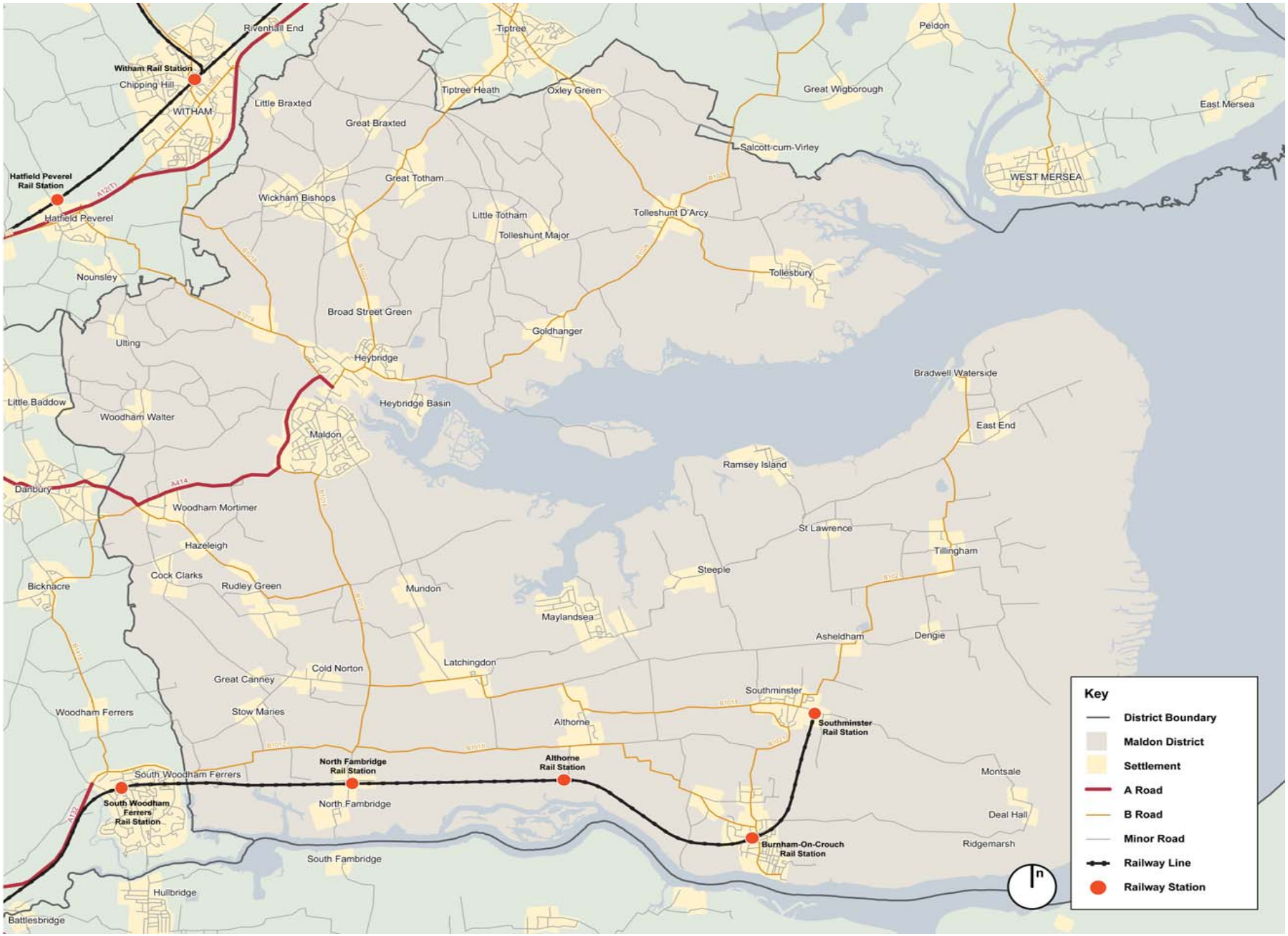
This is the first SHLAA produced for Maldon District. The assessment should be reviewed and updated on a regular basis in accordance with the SHLAA practice guidance.

2.3 Structure of the report

The SHLAA is set out in 3 volumes:

- Volume 1: SHLAA Report (this report)
- Volume 2: Site Schedules. This contains the detailed site appraisal results.
- Volume 3: Map Report: This contains site plans of all sites included in the SHLAA.

Figure 2-1: Maldon District Context Map



3 METHODOLOGY

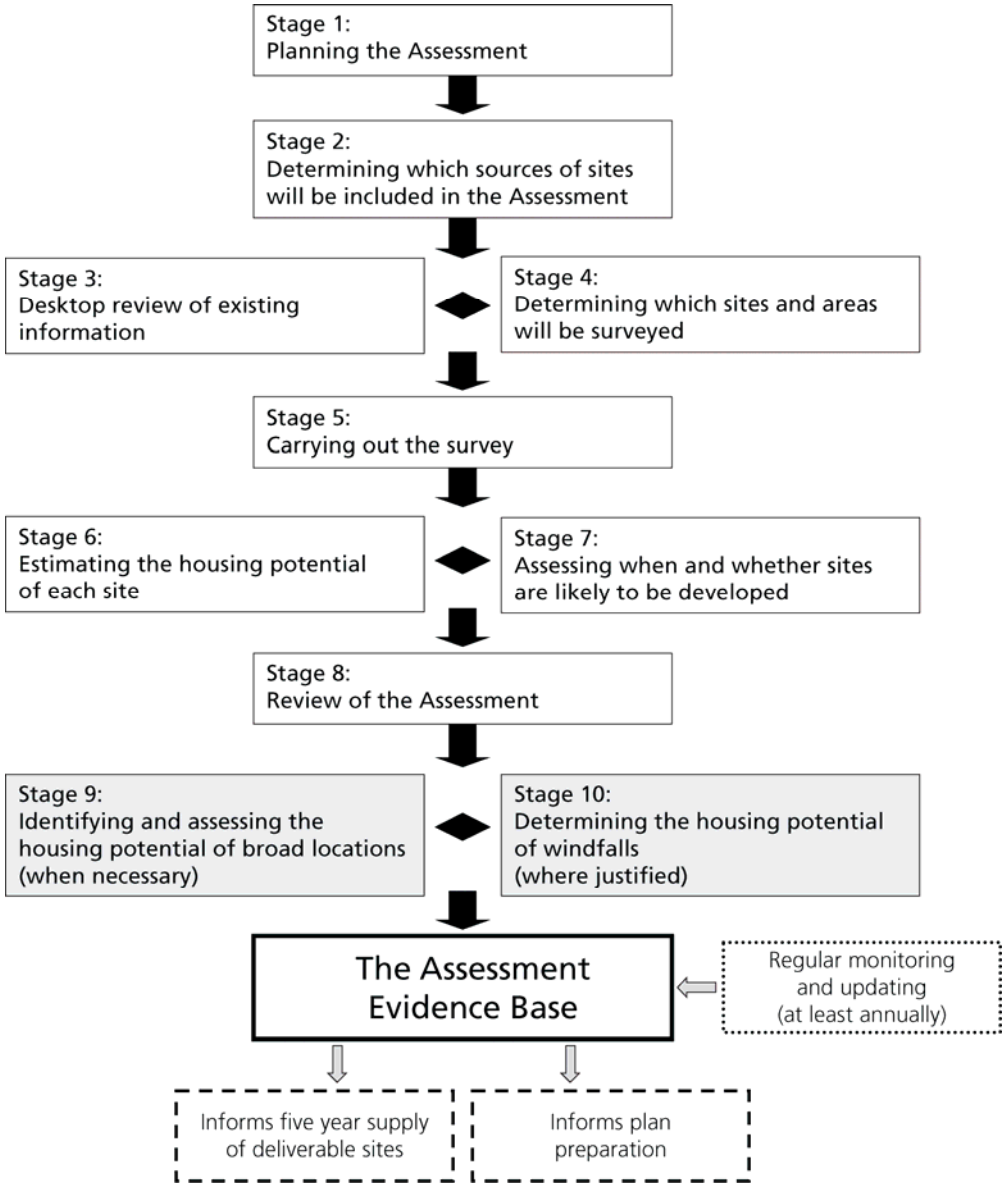
3.1 Introduction

The SHLAA that was prepared by Maldon District Council and the subsequent work carried out by the consultant team followed the stages set out in the DCLG 2007 SHLAA practice guidance. A description of the work carried out at each stage is set out below.

As illustrated in Figure 3-1, the standard methodology, is divided into 10 stages, some of which can be undertaken simultaneously. Stages 9 and 10 are optional and only need to be progressed if insufficient sites have been identified through the review. These stages were not necessary for the Maldon District SHLAA.

To form the starting point for the assessment, there were two 'call for sites' exercises in November 2007 and September 2008. Further details of all site sources are included below. The following section sets out further details of the assessment methodology.

Figure 3-1: SHLAA Stages (from SHLAA practice guidance)



3.2 Stage 1: Planning the Assessment

This SHLAA update is a revision of an existing SHLAA undertaken by Maldon District Council. The planning stage of the SHLAA was undertaken by the Council in writing the project brief.

3.2.1 *Study area*

The Guidance recommends that the study area of a SHLAA should preferably be a sub regional housing market area but, where necessary, may be the local planning authority area. Due to the predominately rural nature of the District, the Maldon District SHLAA sought to identify potential housing land within the District's boundary taking into account the fact that small villages and scattered settlements in the District do not form sub-regional housing market areas with adjoining districts. This is in accordance with the study area of the Strategic Housing Market Assessment (SHMA), another evidence base document which informs the Local Development Plan.

3.2.2 *Process*

Prior to the 2012 update, advice on the SHLAA methodology was sought from the then Registered Social Landlord Forum and the Agent's Forum (both subsequently incorporated into the Maldon District Housing Market Partnership Board) to ensure that the study methodology was reasonable and robust.

Following the two 'call for sites' exercises in November 2007 and September 2008, other site sources were also considered, as outlined at Stage 2. A copy of the Call for Sites Proforma (for the 2008 Call for Sites) is included as Appendix 1.

All sites were plotted with the aid of a Geographic Information System (ArcGIS) for spatial analysis, and sites were assessed for their housing potential through Stages 2 to 7 of the assessment (see Figure 3-1).

3.3 Stage 2: Determining site sources

The Guidance states that a SHLAA should cover all potential sites whether they are within or outside the planning process. Potential sites included in the Maldon District SHLAA are listed in Table 3-1.

Table 3-1: SHLAA practice guidance Sources of sites with potential for housing

Sites in the planning process
• land allocated (or with permission) for employment or other land uses which are no longer required for those uses • existing housing allocations and site development briefs • unimplemented/outstanding planning permissions for housing • planning permissions for housing that are under construction
Sites not currently in the planning process
Examples: • vacant and derelict land and buildings • surplus public sector land • land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development • additional housing opportunities in established residential areas, such as under-used garage blocks • large scale redevelopment and re-design of existing residential areas • sites in rural settlements and rural exception sites[4] • urban extensions • new free standing settlements

Sites from the above sources were included in the SHLAA produced by Maldon District Council and was used as a starting point for the assessment update. A handful of additional sites that had been identified since the Council initially produced the SHLAA were also considered.

However, no further comprehensive 'call for sites' has been undertaken at this stage given time and resource constraints. A further call for sites will be undertaken following publication of the report and any further sites will be incorporated into a subsequent review of the SHLAA.

One approach adopted by a number of other Local Planning Authorities (LPAs) while sourcing sites is to set a threshold size, e.g. 0.2 hectare (ha), below which sites will not be included for assessment. Such an approach is to maintain the strategic nature of the assessment by focusing only on sites which maybe suitable for housing allocations and avoid looking into smaller sites which, while could be delivered for housing, are unlikely to be part of the strategic housing allocations. However, small sites have historically been highly significant in bringing forward housing provision within the Maldon District. According to the current Five Year Land Supply[5], 202 out of 441 (45.8%) units of housing from outstanding planning permissions were granted on sites of less than 0.2 ha. Consequently, the Maldon District SHLAA did not set any threshold and therefore all sites, regardless of size, were considered within the assessment.

[4] See Paragraph 30 PPS3.

[5] Maldon District Council – Five -Year Housing Land Supply Statement 2011

The SHLAA has taken into account all the relevant information extracted from these sources to create a comprehensive list of sites.

3.4 Stage 3: Desktop review

This stage finalised which sites were to be included in the SHLAA assessment.

The Guidance states that, except for more clear cut designations such as Sites of Special Scientific Interest (SSSIs) the scope of the assessment should not be narrowed down by existing policies designed to constrain development. This ensures that the assessment covers a wide range of potential sites, ensuring that the Local Planning Authority is well informed when producing future policy.

In accordance with the guidance, the SHLAA therefore applied a filter approach where, if a potential site falls within the following categories it was deemed to be unsuitable for housing development on a strategic level:

- Sites of Special Scientific Interest (SSSI);
- Area of Outstanding Natural Beauty (AONB)
- Special Protection Areas (SPA);
- Scheduled Ancient Monuments (SAM);
- Registered Historic Parks and Gardens;
- National Nature Reserves;
- Ramsar sites; and
- Areas within Environment Agency Flood Zone 3.

In addition, there are local policy designations, which have ruled out housing development and therefore led to sites being discounted. These are:

- Public Open Space;
- Special Areas of Conservation (cSAC); and
- Local Nature Reserve

There is also a category of designation that if a potential site falls within it was deemed to be a consideration in terms of suitability, but did not necessarily rule it out for housing. In practice, this meant that the site capacity was expected to be lower, or a certain proportion of the site would not be developed. These categories are:

- Special Landscape Area;
- Conservation Area; and
- Listed Buildings within the site

3.5 Stage 4 and 5: Determining which sites and areas will be surveyed and carrying out the survey

3.5.1 *The Survey*

The Guidance states that as a minimum all sites identified by the desktop review should be visited. This part of the work was carried out by the Maldon District Council planning team and was used to verify and update information from the desktop reviews and provide insights to site specific issues which may affect potential housing delivery on a site.

Sites were surveyed using a site survey template (see Appendix 2). Findings from the surveys were entered into a database. This included the following information:

- Site size;
- Current use(s);
- Surrounding land use(s);
- Impact on the natural environment;
- Impact on the historical environment;
- Access to services and facilities;
- Suitability assessment;
- Availability assessment;
- Viability assessment;
- Estimated number of units; and
- Timescale.

3.5.2 ***Site references***

The site references are a result of a historical process of gathering sites from various sources over a number of years.

Each site has been given a four digit reference number starting 1 – 9. The site reference number does not indicate anything about the status of a site, or which parish it is in, it is simply due to the order in which the sites were included in the assessment.

The following points are an explanation of the site numbering:

- Sites starting with a 1 – 4 have been submitted in response to the 2008 call for sites.
- Sites starting with a 5 are new sites which have been identified or submitted recently. These follow the sequence 5000, 5001, 5002 etc.
- Sites starting with a 6 or 9 are sites identified internally through evidence base studies and discussions with the public and new sites that have been combined with other sites to form a more coherent land parcel.
- Sites starting with 7 are from the previous Urban Capacity Study.
- Sites starting with 8 were put forward through the 2007 call for sites.

3.5.3 ***Site boundaries***

Site boundaries have been determined either by the site boundary submitted by the developer, or the site boundary taken from earlier studies, such as the Urban Capacity Study.

Where there is an environmental designation overlapping with the site, such as a flood risk area, the site boundary has been left unchanged, but the calculation of the appropriate amount of housing for that site has been based on a reduced 'developable area'.

A number of sites had been altered by Maldon District Council in their 2010 SHLAA. Part of the commission was the review the site boundaries to ensure they are robust and compliant with the practice guidance.

As part of this work, it was decided that for sites that had been submitted by landowners, the boundary would be left unchanged.

In some cases, where landowners have submitted separate sites which overlap or are contiguous and which would be more appropriate to be considered as one larger site, the sites have been combined and considered as one. This has only been the case where there are no obvious constraints to development of one part of the site and that it is likely that the different landowners' parcels will come forward as one development.

This supports the positive planning principle set out in National Planning Policy Framework, paragraph 52, which suggests that the supply of new homes can sometimes best be achieved through planning for larger scale development such as new settlements or extensions to existing towns and villages.

Site boundaries shown on the Site Map Report (SHLAA Volume 3) are generally the sites as submitted by a landowner or developer. Where the site area has been reduced due to environmental constraints such as flooding, this has been taken into account in the density calculation, rather than through a physical reduction of the site boundary itself. In some cases, potential access to a site may need to cross an area at risk of flooding, which means the whole site, including flood risk portions, are shown on the site maps.

3.6 Stage 6: Estimating the potential of each site

3.6.1 *Approach to estimating housing potential*

For sites that have no environmental or physical constraints, the housing potential was calculated using a density multiplier. This method is explained below.

Where sites have obvious physical or environmental constraints, e.g flood risk, topography or access constraints which would limit the amount of land available for development, a proportion of the site which was considered developable was estimated, and the appropriate density applied. The site schedules report records both the original site size and the amended (net) site size.

Where landowners or developers had proposed a particular number of units for a scheme, and this was judged to be appropriate, this figure was used for the site assessment.

Where new sites have been submitted since the last call for sites exercise, and did not include a proposed number of dwellings, a capacity estimate was made independently. The following approach was used for all sites which required a capacity estimate to be calculated.

Sites under 5ha

- Main towns - Maldon, Burnham on Crouch, Heybridge, Southminster: 40 dwellings per hectare
- Other towns and villages: 30 dwellings per hectare
- Rural / remote areas: 20 dwellings per hectare

The capacity of individual sites was further adjusted to take into account local circumstances including the prevailing local density, local character and infrastructure provision.

The density for sites over 5ha follows our standard approach in SHLAAs to larger sites based on our own in-house research into 'neighbourhood densities'.

Sites over 5ha

- For sites between 5 and 10 hectares, a density of 30 dph was applied, where appropriate. This was adjusted if the location or context indicated that a lower or higher density would be more appropriate.
- For sites over 10 hectares a density of 25 dph was applied. Again this was adjusted to take account of the location and context.

The density figures above are based on URS research into neighbourhood densities, which is explained in the following section.

3.6.2 ***Estimating the housing capacity of larger sites***

Larger sites (i.e. over 5 hectares) will require space for other uses than simply housing, such as infrastructure, open space and community facilities. Design case studies for larger sites would be a complex undertaking, and would not necessarily be applicable to the other sites in the study as there would be more variation in densities between larger sites than smaller ones. For this reason a different method is used for calculating the capacities of larger sites.

The method used in this study involves an estimation of residential densities, based on research into the density of large-scale sustainable neighbourhoods, which are normally residential-led mixed use but are large enough to accommodate land for other uses, including employment, community facilities, schools, hospitals, and open space.

The neighbourhood exemplars upon which this research is based have been selected from all Medium Super Output Areas (MSOAs) in England which display the following characteristics:

- predominantly housing and are predominantly urban in nature
- good levels of green space
- an element of employment land use.
- an appropriate ratio of housing to other land uses
- are socio-economically successful
- a good urban form and structure

The findings from this research have resulted in a generic density range of between 25dph and 35 dph for sites between 5 and 10 hectares in size and a 20 dph - 30 dph range for sites over 10 hectares in size.

For sites under 5 hectares in size, a net density has been applied, which typically includes

- access roads within the site;
- private garden space;
- car parking areas;
- incidental open space and landscaping; and
- children's play areas where these are to be provided.

Using the neighbourhood density approach, a gross density is considered, which includes:

- Rail, tram, guided bus or other public transport infrastructure

- Community facilities (hospitals, schools, community centres)
- Retail, office or industrial areas
- Major open space such as parks and nature reserves
- Major roads
- Other non-domestic buildings (places of worship, leisure facilities and so on)

3.7 Stage 7: Estimating 'developability' of site

This stage involves an assessment of whether a site is deliverable, developable or not currently developable for housing development. This is the key stage of the SHLAA. There are three parts to this assessment.

Stage 7a – Assessing suitability for housing

Each site was assessed for its suitability for housing development. This was based on a desktop review using GIS information and the information from Maldon District Council's site surveys. The GIS data included all national and local environmental and policy designations and constraints and accessibility to services and facilities including public transport.

Table 3-2 sets out the criteria used to assess whether a site is suitable for development.

Table 3-2: SHLAA 'suitability' criteria

SHLAA 'test'	*Explanation*
Suitability	Policy designations. These were taken to be the policies from the current Local Plan[6] which were mapped as a GIS layer. Some of these, e.g. public open space or designated employment site were used to rule out development. Others such as a conservation area were taken into consideration but did not in itself mean that a site was not suitable for development. Whether a site was within, adjacent to or outside the defined settlement boundary[7] was noted, and this information was used to determine the potential timescale for delivery.
	Environmental designations / protected areas
	Access
	Infrastructure
	Ground conditions, hazardous risk, contamination, pollution
	Topography
	Flood risk
Potential impacts	Effect on landscape features / conservation
	Impacts on prospective residents

Sites were discounted from the SHLAA if they were isolated, in open countryside, and were not adjacent to the existing urban area. The exception to this was sites which were large enough to provide a critical mass of population which would be able to support a new community and associated facilities.

The SHLAA is deliberately inclusive, rather than exclusive to allow all potential sites to be identified. Not all sites will be in accordance with current policy, but this allows for policy change in future. For example, there are sites that have been identified that are not within the existing defined settlement boundary, and a small number that are in small rural settlements. The decision to include these sites in the SHLAA is independent of any emerging Local Development Plan policies on housing strategy, for example a strategy of concentration or dispersal. This means that if a change of policy is introduced in future, the pool of sites included in the SHLAA can be considered in full as potential allocated sites. It is important to remember that all sites, whether within, on the edge of, or outside, an existing urban area that are included in the SHLAA have been tested for suitability, availability and achievability.

Together with the availability and achievability criteria, the suitability assessment is used to inform the timescale for delivery of the site. One of the factors to consider in the suitability assessment is policy designations. The SHLAA practice guidance specifically states that the scope of the assessment should not be narrowed down by existing policies designed to constrain development (SHLAA Practice Guidance Para 21). However, once the sources of sites to be included have been determined, existing

[6] 2005 Replacement Local Plan
[7] This is the boundary of the settlement defined within the current Local Plan, also known as the 'development boundary'.

planning policy is a legitimate factor to take into consideration when determining the suitability of a site, and, as a consequence, the timescale for delivery.

Currently Saved Policies S1 and S2 of the Replacement Local Plan (2005) prevent residential development outside the defined settlement boundaries. In accordance with Stage 71a para 38 of the Strategic Housing Land Availability Assessments Practice Guidance a policy restriction such as this could deem a site unsuitable.

To reflect this, there are two supply categories for each timescale, the first to comprise sites with planning permission and in accordance with existing policy, and the second (marked STP, meaning Subject To Policy) being the greenfield sites (i.e. contrary to policies S1 and S2) but with a caveat stating the site could come forward in the stated time period if there were to be a policy change through the Local Development Plan.

Stage 7b – Assessing availability for housing

A site was considered to be available if there was a clear indication by a landowner or developer that there was an intention to develop the site. Sites identified through the two 'call for sites' exercises were considered to demonstrate an intention for landowners/ developers to develop the site. Sites with expired planning permission for housing were also considered to be available as the intention to develop the site had previously been expressed when the planning permission was sought.

If there was no information available as to the site owner, or if there was no indication that the owner intended to see the site developed for housing, the site was discounted.

However there is one exception to this rule. For large strategic sites that formed part of Maldon Council's initial consideration of strategic options for growth, a site was not necessarily discounted on ownership grounds because these types of sites may be negotiated with a landowner, or potentially brought forward by the Council by CPO.

Table 3-3 sets out the availability criteria against which the sites were assessed.

Table 3-3: SHLAA 'availability' criteria

SHLAA 'test'	***Explanation***
Availability	Planning application
	Legal or ownership problems
	Multiple ownership, ransom strips, tenancies, operational requirements
	Interest to develop
	Land controlled by developer with intention to develop

Together with the suitability and achievability criteria, the availability assessment is used to inform the timescale for delivery of the site. For the sites submitted as part of a call for sites exercise, the landowner / developer of each site has indicated when the site is available (0-5 years / 6-10 years / 11-15 years). This information has been used to decide when the site may become available but has not been taken as a given, as there are a number of other suitability and viability factors to consider which may mean in reality that a site will come forward in a later (or occasionally earlier) time period.

Stage 7c – Assessing achievability for housing

Ensuring deliverability through viability testing is a common part of the planning process. As well as being a core part of the SHLAA process planning authorities are

required to test that their affordable housing targets are deliverable and to test the impact of CIL on development[9]. The National Planning Policy Framework requires consideration to be given to deliverability and viability assessments which has been an important part of the negotiations with developers over the amounts of affordable housing and other contributions delivered on specific sites. Having said this there is no set way of testing viability and whilst there are various different methodologies that are commonly used, all are a variation on a theme.

The income generated by development, the cost of developing a scheme and the availability and cost of land are matters at the core of the viability for any property development. The format of the typical valuation has been standard for as long as land has been traded for development:

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including a profit margin

(Construction + fees + finance charges)

=

RESIDUAL VALUE

The result of the calculation indicates a land value (the Residual Value), which is the top limit of what a developer could offer for a site and make a profit from a development. For a site to be viable the Residual Value must exceed the value of the land in its current use. There is no specific guidance or rules to determine if a site is viable or not, there is, however, some guidance published by Homes and Communities Agency (HCA) and several appeal decisions that support the methodology used.

Stage 7c of the SHLAA sought to identify whether or not there was a reasonable prospect that housing will be developed on the site at a particular point in time. It was essentially a judgement about the economic viability of a site and the ability of the developer to complete and sell the housing over a certain period. This will be affected by market, cost and delivery factors. Market factors include the demand for housing in a particular part of the district at a given point in time, cost factors include, e.g. remediation of contaminated land or infrastructure costs and delivery factors relate to the capacity of a developer to deliver the housing.

The SHLAA update has involved a review of the work previously carried out by the Council using the Three Dragons viability toolkit. The update has built on this work, updating the main inputs into the viability appraisals and incorporating various new sites that were not included in the 2009/10 SHLAA. For each site a simple viability appraisal has been run to establish the residual value of the site and that value has then been compared with the existing use value and the viability threshold. If the residual value is sufficiently above the existing use value of the site, the site has been deemed viable.

[9] Community Infrastructure Levy Regulations 2010

The findings of this report are based on the development appraisals for 383 sites. Appendix 4 includes the full viability report which contains the viability results for individual sites and the assumptions used in assessing the viability of the sites.

The viability results fed into the assessment of achievability which can be seen on the individual site appraisals in the Site Schedules Report (Volume 2).

As well as informing the achievability of each site, the viability assessments have informed the timescale for delivery of a site. This has been a further consideration after the suitability of the site, particularly in terms of existing policy, and the availability assessment have been taken into account. For sites which are not currently viable, it has been assumed that they will not come forward immediately (i.e. in the first five years) but will instead come forward in the 6-10 year or 11-15 year timescale (having taken into account other factors such as suitability and availability).

Stage 7d – Overcoming constraints

As part of the assessment, consideration was given regarding what action would be required to overcome constraints on development. In all cases the prospect of these changes being made was considered before arriving at a conclusion as to whether a site was developable or not. The constraints to development for each site are set out in the Site Schedule Report and this has informed the estimated timescale for delivery.

Table 3-4 below summarises the criteria used to assess a site's achievability

Table 3-4: SHLAA 'achievability' criteria

SHLAA 'test'	***Explanation***
Achievability	Market factors – adjacent uses, economic viability of existing and alternative uses, attractiveness of locality, market demand, projected rate of sales
	Cost factors – site preparation costs, exceptional works, planning standards, prospect of funding
	Delivery – developers phasing, build out rate on large sites, start and completion dates, size of developer

3.8 Stage 8: Review of the Assessment

This study can be seen as the review of the assessment. The level of housing on identified sites with housing potential is sufficient to meet the preferred locally derived housing requirement identified by Maldon District Council. For this reason, there is no need to immediately identify and assess the potential of broad locations (Stage 9 of the guidance) or to include the housing potential of windfall sites (Stage 10).

3.9 Stages 9 and 10

As discussed above, Stages 9 and 10 of the Practice Guidance refer to an assessment of two further categories of potential housing supply: windfall sites and broad locations, respectively.

These are two categories of sites that should be assessed if, following a review of the SHLAA (stage 8), there are insufficient sites to accommodate the housing needed to meet housing demand over the plan period in the district.

Under the National Planning Policy Framework, local planning authorities may now make an allowance for windfall sites in the five-year supply if they have compelling

evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens (NPPF para 48).

Maldon District has been relying on windfall sites for many years. The expected windfall is not included in the SHLAA and it is not the intention of the Council to include them as part of the Local Development Plan housing figures. The SHLAA update has identified a sufficient level of housing through specific identified sites to meet the required level of housing over the plan period, therefore Stages 9 and 10 are not necessary.

4 SHLAA RESULTS

4.1 Introduction

This section of the SHLAA report sets out the final results of the study. The results are displayed by parish and include the number of sites identified in each parish, the total housing capacity across all sites in each parish and the expected delivery timescale of the dwellings. A detailed set of results for each site, which includes the evidence on site suitability, availability and viability which informed the site assessments within each parish is set out in Volume 2: Site schedules.

4.2 Site suitability

In total, 383 sites were considered as part of the assessment. A number of sites were discounted at the suitability stage and not taken forward to be assessed for availability and viability.

Sites that were not taken forward were discounted for various reasons. The key reasons were that they were entirely or largely within Flood Zone 3, they had a national policy designation that ruled out development e.g. partially within a Site of Scientific Interest (SSSI) or Area of Natural Beauty (AONB) or a local policy designation that meant the site was inappropriate for development, such as public open space, or designated for employment use. Other reasons for discounting sites on the basis of suitability were if the site was in a rural, isolated location with no relationship with an existing urban area, and / or remote from other residences.

4.3 Site availability

Over half of the sites in the assessment were discounted on the basis that they were not currently suitable or available or if the availability of a site was unknown.

Availability, in accordance with the SHLAA practice guidance, means that a site is owned or controlled by a landowner or developer with an intention to develop the site within the plan period. The time periods used for the SHLAA are 0-5 years, 6-10 years, 11- 15 years or beyond 15 years. Each of the sites has been categorised as being deliverable within one of these time periods. There is one particularly large site which spans two time periods, because of the complexity of delivering housing and the associated infrastructure on a very large scale site.

The availability of each site was determined from the ‘call for sites’ information, and also if information on potential sites had come forward since from a landowner or developer. The ‘call for sites’ exercise is common practice for a local planning authority, and involves inviting all potential landowners, developers, housebuilders, social housing providers and agents as well as the general public, to submit potential housing sites for consideration in the SHLAA or in the Local Development Plan.

Maldon carried out a call for sites in 2007 and 2008 and this information formed the basis of the SHLAA availability assessment.

If there was no evidence of a willingness to develop a site, it was discounted. The exception to this are sites which the Council had identified and considered as part of its initial strategic options for future growth. Because the availability of these sites is unknown, they have been categorised as falling into the 15+ years category, with the caveat that these could come forward sooner when more information is known about ownership.

4.4 Site achievability

The results show that of sites which were judged to be suitable and available, most have been shown to be viable. There are some sites which are below the viability threshold but above the alternative use value. A small number of sites are currently unviable. This means the residual value of the site is negative and would therefore not be in a developer's interest to develop in the current market.

The SHLAA should be read in conjunction with the stand-alone viability report, included as Appendix 4, which includes and explains the method and results of the viability testing of all the SHLAA sites. As well as being a core component of the SHLAA, this is an important element of the Local Development Plan viability evidence, and should be used as a starting point for the testing of affordable housing targets and to test the impact of a future Community Infrastructure Levy on development.

The report also contains information on the current property market and land prices in Maldon District and the development assumptions used in the viability model.

4.5 SHLAA results

Table 4-1 shows the number of dwellings by timescale for the district as a whole. The last column shows how many of these sites are 'subject to policy', which means they are potentially suitable but require a change in development plan policy through either the Local Development Plan or a Neighbourhood Plan.

The results show that there are a potential 20,242 dwellings across the district in years 0-15 of the plan period, but only 483 dwellings are compatible with current policy. For more dwellings to come forward on these sites, there would need to be a change in development plan policy through the forthcoming Local Development Plan.

Table 4-1: Number of dwellings by Timescale (District)

Timescale	***Total number of dwellings***	***No of dwellings that are 'subject to policy'***
0-5 years	4, 435*	4, 127
6-10 years	12,746	12, 703
11-15 years	3, 061	2, 929
15+ years	467	0
Total dwellings 0-15 years	**20, 242**	**19, 759**
Total dwellings including 15 yrs+	20, 709	20, 226
Total no of dwellings compatible with current policy	-	483

*includes 286 dwellings with planning permission

Table 4-2 shows the number of dwellings by parish. The spread of dwellings across parishes is not unexpected. Many of the larger towns and villages have a relatively large number of potential dwellings, as these are areas that are more able to support new housing in terms of existing services and infrastructure. These dwellings may be a large number of small sites, or may be one or two large sites. The full details behind these summary tables can be found in Volume 2: Site Schedules and the location of the sites can be found in Volume 3: Site Maps.

Table 4-2: Number of dwellings by Parish

Parish	*Total number of dwellings*	*No of dwellings that are 'subject to policy'*
Althorne	1153	1153
Asheldham	12	12
Bradwell-on-Sea	412	410
Burnham-on-Crouch	3540	3521
Cold Norton	123	123
Dengie		0
Goldhanger	177	109
Great Totham	809	803
Hazeleigh	4	0
Heybridge	3994	3869
Langford	52	52
Latchingdon	377	377
Little Braxted	1	1
Little Totham	7	1
Maldon	3260	2538
Mayland	560	284
Mundon	4	0
North Fambridge	912	912
Purleigh	806	806
Southminster	1632	1177
St Lawrence	267	267
Steeple	13	13
Stow Maries	7	7
Tillingham	236	235
Tollesbury	1228	584
Tolleshunt D'Arcy	287	217
Tolleshunt Knights	158	158
Tolleshunt Major	2	2
Wickham Bishops	231	231
Woodham Mortimer	136	136
Woodham Walter	23	23
Sites with planning permission	286	
TOTAL	**20,709**[10]	**20, 226**

Table 4-3 (overleaf) shows a more detailed summary of the site information, with dwellings by timescale and parish. It also shows how many of the dwellings within each timescale are 'subject to policy' which means they are potentially suitable but require a change in development plan policy through either the Local Development Plan or a Neighbourhood Plan.

[10] This figure includes all sites 0-15 years and beyond 15 years, therefore it is the higher figure from Table 4-1.

Parish	*Dwellings 0-5 years*	*Of which 'subject to policy'*	*Dwellings 6-10 years*	*Of which 'subject to policy'*	*Dwellings 11-15 years*	*Of which 'subject to policy'*	*TOTAL 0-15 years*	*TOTAL 0-15 years (compatible with policy)*
Althorne	47	47	1106	1106	0		1153	0
Asheldham	0		0		12	12	12	0
Bradwell-on-Sea	0		177	177	235	235	412	0
Burnham-on-Crouch	1314	1314	2010	1995	216	212	3540	19
Cold Norton	4	4	119	119	0		123	0
Dengie	0		0		0			0
Goldhanger	0		177	169	0		177	8
Great Totham	82	82	724	721	3		809	6
Hazeleigh	0		4	4	0		4	0
Heybridge	1338	1337	1408	1408	1249	1245	3994	5
Langford	3	3	43	43	6	6	52	0
Latchingdon	37	37	340	340	0		377	0
Little Braxted	0		1	1	0		1	0
Little Totham	0		7	1	0		7	6
Maldon	1054	1033	1960	1953	247	134	3260	141
Mayland	231	231	326	323	3		560	6
Mundon	0		0		4		4	4
North Fambridge	3	3	442	442	0		912	0
Purleigh	20	20	786	786	0		806	0
Southminster	0		1177	1177	455	455	1632	0
St Lawrence	0		267	267	0		267	0
Steeple	13	13	0		0		13	0
Stow Maries	0		7	7	0		7	0
Tillingham	0		1		235	235	236	1
Tollesbury	0		1227	1227	1		1228	1
Tolleshunt D'Arcy	0		0		287	287	287	0

Tolleshunt Knights	0		55	55	103	103	158	0
Tolleshunt Major	2	2	0		0		2	0
Wickham Bishops	2	2	229	229	0		231	0
Woodham Mortimer	0		131	131	5	5	136	0
Woodham Walter	0		23	23	0		23	0
Sites with planning permission	286							
TOTAL	**4, 149**	**4, 127**	**12, 746**	**12, 703**	**3, 061**	**2, 929**	**20, 226**	**483**

Table 4-3: Number of dwellings by Parish and Timescale (0-15 years)

4.6 Implications of the results for Maldon District

The total theoretical housing capacity figure for the 15 year period is **20, 242** dwellings. This is a large figure, which is well above what is required to meet Maldon's housing needs over the plan period.

There were a large number of sites submitted by landowners as part of the call for sites exercise. These are a true reflection of the site area that the landowner has put forward and realistically thinks can be delivered within a particular timescale. At the SHLAA stage, which is an evidence gathering study, the whole of the site and its entire capacity has been considered, as long as it is suitable, available and achievable according to the SHLAA criteria.

The SHLAA update has taken an inclusive approach to the site assessments, and has only discounted sites that are genuinely unsuitable on environmental or policy grounds, or where there is no evidence of a willingness by the landowner to develop.

4.7 Why this does NOT mean more housing for Maldon

Following publication of the Localism Act, local authorities are now responsible for planning for growth in their own areas and setting there own locally derived housing requirements.

The role of the Local Development Plan is to act as a framework for setting out how that growth is distributed and delivered.

The 2012 SHLAA supply figure is well above the housing figure that Maldon District Council is proposing for the 2014 – 2029 plan period (approximately 3,000). However, it is important to remember that the SHLAA is an evidence base that identifies a pool of sites from which allocations can be made. A large pool of sites such as has been identified in the 2012 update is to be expected, given the rural nature of the district and the large amount of undeveloped land.

However, the Council will ensure, through its plan making process that only the most sustainable sites are taken forward as part of a coherent, realistic and proportional future growth strategy. The SHLAA does not allocate sites, but is a tool to inform these policy decisions and to provide the basis of a realistic housing strategy which should be updated on a regular basis.

The SHLAA is an evidence gathering report that sits behind the Local Development Plan. It does not influence the housing requirement for the district; rather it acts as a source of evidence for the location of potential housing sites to make up the housing requirement that has been set in the Local Development Plan.

The Local Development Plan, not the SHLAA, dictates development decisions.

5 MONITORING AND REVIEW

5.1 Monitoring Framework

In preparing Annual Monitoring Reports, it is crucial that sites at every stage of the development pipeline are considered. This incorporates those sites identified with long term potential in the SHLAA, through to their entry into the five years supply of deliverable sites, and to their eventual completion.

Table 5-1 sets out some initial categories that may be useful when establishing a monitoring framework. It should be noted that this is only a suggestion for monitoring and updating the SHLAA and that the Council may find it useful to adapt it to better reflect local circumstances.

In order to monitor sites that have been rated as 'unsuitable' in this SHLAA it is recommended that an annual review of sites in the database is carried out, in the light of any new information that may have come forward. The sites would remain 'unsuitable' unless anything has changed, for example a policy change, or a change to circumstances such as new information on flood risks. This would apply to sites that have been discounted in this SHLAA.

Through regular monitoring, and ongoing assessment as to the degree of suitability, availability and achievability of each site, when circumstances do change and housing potential does emerge, response time can be reduced. Therefore, rather than relying on infrequent large-scale land assessments, this method of continuous monitoring ensures there is little or no lag-time between the emergence of potential housing sites, their identification for reporting purposes and their subsequent progress into the planning process.

5.2 Future Monitoring of SHLAA sites

The suggested template for future monitoring of sites is the SHLAA Microsoft Access database that has been updated as part of this SHLAA and provided to the Council. This database was exported to a Microsoft Excel spreadsheet and formed the basis of the Site Schedules in Volume 2 of this SHLAA.

The steps that would need to be taken to monitor sites are:

- For sites that have received planning permission, mark as suitable, available and achievable and move into the 0-5 yr category.
- For new sites that have come forward since the SHLAA, as part of a new call for site exercise or through, e.g. pre-application discussions, include as a new category and complete a suitability, availability and achievability assessment based on the best available information. The criteria set out in tables 3.2 – 3.4 should form the basis of this assessment.
- For each site in the SHLAA, consider the following:
    - Has new information come to light which will change the assessment of suitability, e.g. a change in policy?
    - Has new information come to light which will change the assessment of availability, e.g. a landowner expressing a willingness to develop a site, or conversely withdrawing a previous intention to develop?
    - If the market situation changes significantly, it is worth considering an update of the viability assessment of the sites? A separate section below sets out the method for updating viability assessments. As with

the assessment of suitability and availability, the existing SHLAA and GIS database is the simplest and efficient way to update the information.

5.3 Updating viability assessments

An important part of the SHLAA process is the viability assessment. The viability of delivery will vary over time, for example, sites that are deliverable now may not be deliverable if house prices were to fall or costs to rise; similarly if a new requirement such as an increase in the environmental standards of new buildings was introduced some sites may no longer be deliverable. As the SHLAA is updated over time it will be necessary to update the viability assessment.

The appraisals are designed to allow for relatively quick and easy updating as is appropriate for a broad brush and high level piece of work such as this SHLAA. In order to update the Appraisals the main inputs (sales prices, development costs and land prices) should be updated. We recommend that sales prices are updated through market survey of the type described in the report, rather than simply indexed by reference to the published indices (eg Halifax or Land Registry) as there is a disjunct between the prices of new homes and the wider market for existing homes.

The Council has been provided with the Excel based spread sheets holding the viability model used to enable officers to update the findings over time

5.4 Housing Trajectory

Trajectories are a forward planning tool, designed to support the 'plan, monitor and manage' approach to housing delivery by monitoring both past and anticipated completions across a period of time. If past completions show a shortfall against requirements they can be used to demonstrate that future completions will make up this shortfall. Alternatively, as they look forwards as well as backwards they can help indicate at an early stage whether any steps need to be taken to ensure planned requirements are met. Trajectories also provide a means of further exploring and understanding the various components of past and future housing supply.

The information contained in a housing trajectory will be necessary to demonstrate what the record of delivery has been against the annualised housing requirement, in order to ascertain what the additional "buffer" will need to be, to satisfy para 47 (bullet point 2) of the National Planning Policy Framework, which requires that local planning authorities

"identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land".

Housing trajectories should be regularly reviewed and updated.

Adapted from the DCLG Guidance on Producing Housing Trajectories[11], the basic elements of a housing trajectory are:

- The trajectory should cover the local plan period (Year 1 to Year 15)
- Past dwelling completion rates – net additional dwellings completed year on year from Year1. This is to allow comparison of past and projected completion rates.

[11] Growth Fund Programme of Development Guidance 2008 Annex B – Guidance on Producing Housing Trajectories

- Projected future completion rates – projected net additional dwellings to be completed year on year until at least year 15. This will include allocated sites and the contribution from other sources. Authorities may wish to extend the trajectory beyond Year 15 to demonstrate a longer supply trend.

- Dwelling requirement – the annual net additional dwelling requirement from the locally derived housing figure.

Appendix 3 shows an example of a housing trajectory which has been taken from the DCLG guidance on producing housing trajectories [12]. In this example the trajectory has been prepared in the year 2012-13 and covers the period 2007-8 to 2022-23. As it is from a national guidance document, the figures do not relate to Maldon District Council but are simply an indication of the categories which should be considered as part of the trajectory and the way in which it can be used to demonstrate housing targets and completions over time. The 'plan' line shows the rate across the whole strategic plan period. In the case the locally derived housing requirement of 6750 has been divided by the number of years to give an annual average of 450.

Table 5-1: Categories in the Housing Trajectory

Category Ref	*Category*
A	Past completions – Allocated sites
B	Past completions – Unallocated sites
C	Total past completions
D	Total projected completions
E	Cumulative completions
F	Locally derived housing requirement (annualised)
G	No. dwellings above or below cumulative requirement
H	Annual requirement taking account of past completions

The information in Table 5-1 is the minimum amount of information required for a housing trajectory. We recommend that the sites in the SHLAA are monitored against a range of categories, thus forming a 'development pipeline' model. The status of the identified sites would be monitored according to the categories set out in Table 5-2.

[12] Taken from Growth Fund Programme of Development Guidance 2008 Annex B (Part 2)

Table 5-2: Monitoring categories

Site types	***Category***
Sites in the development pipeline	Completed sites
	Sites / units under construction
	Sites granted full consent
	Sites granted outline consent
	Sites where consent has been granted for part of the and area., but part not (or which is currently subject to a planning application)
	Sites subject to planning applications
	Sites where only part of the identified land area is subject to a planning application
	Sites where planning applications have either been refused, withdrawn of are subject to appeal
Sites entering the development pipeline	Sites subject to developer interest
	Other sites allocated for housing with the Local Development Plan
Other identified SHLAA sites	Other sites, which comprise the remaining sites identified by the SHLAA, as phased in the time periods set out in the local development plan (0-5 years, 6-10 years, 11-15 years).
	Sites identified as broad locations
Sites no longer part of the supply	Identified sites where consent has been granted for uses other than residential and thus where the potential for housing development no longer exists.
	Sites where a landowner has withdrawn their intention to develop

Limitations

URS Infrastructure & Environment UK Limited ("URS") has prepared this Report for the sole use of **Maldon District Council** ("Client") in accordance with the Agreement under which our services were performed **(URS SHLAA Tender January 2012)**. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by URS. This Report is confidential and may not be disclosed by the Client nor relied upon by any other party without the prior and express written agreement of URS.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by URS has not been independently verified by URS, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by URS in providing its services are outlined in this Report. The work described in this Report was undertaken between **January 2012** and **May 2012** and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this Report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available.

URS disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to URS' attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. URS specifically does not guarantee or warrant any estimate or projections contained in this Report.

Strategic Planning and Urban Design
URS Infrastructure & Environment UK Limited
6-8 Greencoat Place
London
SW1P 1PL, UK
www.ursglobal.com

Copyright

© This Report is the copyright of URS Infrastructure & Environment UK Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Maldon District Council

Local Development Plan

Statement of Common Ground in respect of Matter 4: South Maldon Garden Suburb

January 2014

Between:

1) Commercial Estates Group (CEG) - promoters of South Maldon Garden Suburb
2) Dartmouth Park Estates (DPE) - promoters of South Maldon Garden Suburb
3) Essex County Council (ECC), the Local Highway Authority
4) Maldon District Council (MDC) – the Local Planning Authority

---

1.1 This statement has been prepared by the above parties in response to the Inspector's Matter 4 relating to the South Maldon Garden Suburb as referred to in the Maldon District Local Development Plan at Policies S2, S3 and S4.

1.2 Discussions have been held between Essex County Council, Maldon District Council and the promoters of the South Maldon Garden Suburb, further to the release of the Inspector's Questions.

BACKGROUND

1.3 To support the report presented to the Inspector in August 2014 (CED10) the Council intended to submit a position statement for each of the Garden Suburbs allocated in the LDP. At that time and due to matters outside of the Council's control a South Maldon Garden Suburb Position Statement could not be agreed between all parties, and was therefore not submitted to the Inspector. This Statement of Common Ground provides an up to date position statement.

1.4 The parties have been working closely together to bring forward proposals for the South Maldon Garden Suburb in accordance with the policies and development principles set out in the LDP. This has included the preparation of the South Maldon Garden Suburb Strategic Masterplan Framework which was approved by MDC for development management purposes in September 2014. Significant progress has been made on the planning applications for these sites. Outline planning consent was granted by the Council for development of Site S2(c) Wyke Hill (south) in November 2014 and an outline planning application was submitted for Site S2(a) in November 2014. EIA Screening Opinion Request was submitted in December 2014 in respect of Site S2(b).

AREAS OF COMMON GROUND

1.5 This statement sets out the areas of common ground between the parties in respect of the questions raised by the Inspector under Matter 4.

Question 1: Is the strategy for development for these strategic sites appropriate, justified, effective, sustainable, viable, soundly based and consistent with the Plan's strategy?

1.6 The parties agree that the strategy for development of South Maldon Garden Suburb is consistent with the Plan's strategy to contain the majority of growth in the most sustainable, accessible and appropriate locations within and adjacent to the main settlements taking into account environmental and infrastructure constraints and the need to protect the rural character of the District. The concentration of development will enable the provision of the key infrastructure necessary to enable strategic growth to take place in a sustainable manner including increased local highway capacity, improved public transport provision and increased schools provision. The development principles set out in Policies S3 and S4 will ensure a joined-up approach to the delivery of high quality sustainable development and infrastructure at the Garden Suburb and other strategic locations as opposed to piecemeal development proposals being prepared in isolation.

1.7 The parties agree that the LDP provides a clear strategy for the development of the South Maldon Garden Suburb. It sets out the key infrastructure elements to be provided and the broad development principles to be incorporated in future planning applications. The parties agree that the strategy for the development of South Maldon Garden Suburb has been positively prepared and in accordance with the NPPF.

1.8 The parties are working with other stakeholders and the local community to bring forward development of the South Maldon Garden Suburb in accordance with the policies and development principles set out in the LDP. The parties have agreed a Governance Structure to take forward proposals and to ensure the effective implementation of the Garden Suburbs. This includes the creation of two new groups for the South Maldon Garden Suburb- an Implementation Group with representatives of MDC, Essex CC, the Environment Agency, developers/ promoters and other key stakeholders to ensure the coordinated delivery of necessary infrastructure and a Community Liaison Group to ensure the engagement of the Town Council, Parish Councils and representatives of the local community at each stage of the development process.

1.9 The parties agree that the strategy for development of the South Maldon Garden Suburb is:

Positively prepared- The allocation forms a key part of the overall strategy to meet objectively assessed needs and to provide for future infrastructure requirements in the most sustainable manner possible.

Justified- The allocation has been informed by all relevant evidence, including the Sustainability Appraisal, SHLAA, Viability Studies, IDP (baseline), and highway assessment studies.

Effective- the strategy is deliverable and is based on effective joint working between the parties and other key stakeholders at each stage of the plan making process. The allocated sites are available for development and can be brought forward within the timescale required by the LDP. The South Maldon Garden Suburb Strategic Masterplan Framework provides further supplementary guidance on the policies and development principles as set out in the LDP and was approved by the Council for development management purposes in September 2014. This will assist in the delivery of the Garden Suburb and necessary infrastructure.

Sustainable- development of the South Maldon Garden Suburb will enable the delivery of sustainable development in line with policies set out in the NPPF and guidance in the NPPG. Maldon is the largest settlement in the District and the development of the South Maldon Garden Suburb reflects its role as the main employment, retail and service centre.

Viable- It is recognised that pursuing sustainable development requires careful attention to viability and costs. The costs identified for infrastructure provision have been informed by numerous extensive consultation exercises and engagement with infrastructure providers, landowners, stakeholders and site promoters. The parties are in agreement on issues of infrastructure phasing as set out in the updated Infrastructure Phasing Plan (attached as Appendix A)[1] which has been amended to assist viability whilst ensuring delivery of necessary infrastructure at the appropriate time. Discussions are continuing between MDC and the promoters of the South Maldon Garden Suburb on issues relating to the level of affordable housing provision.

Soundly based- the proposed development of the South Maldon Garden Suburb is soundly based and follows an assessment of reasonable alternatives undertaken as part of the LDP process.

[1] The updated Infrastructure Phasing Plan is also attached as Appendix 4 to MDC's Hearing Statement

Question 3: Should any of the information contained in the South Maldon Garden Suburb Draft Strategic Masterplan Framework be placed in these policies or IDP, particularly Policy S4

1.10 The parties are of the view that the policies in the LDP contain sufficient detail to provide clarity to developers, local communities and other interests about the nature and scale of development and clear policies relating to the development of the Garden Suburbs. The South Maldon Garden Suburb Strategic Masterplan Framework expands on the key development principles set out in Policy S4 and provides further guidance on how the objectives set out in the LDP can be met in the preparation of planning applications. It does not propose additional policies or new allocations which are not included in the LDP.

1.11 The parties agree that the LDP provides the necessary detail and clarity required by the NPPG and regulations set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.

1.12 The parties agree that the requirement for masterplans and possible adoption as SPDs will not, therefore, result in delays in bringing development forward; rather it will have benefits in terms of timescale and efficiency of the planning process.

Question 4: How much development can take place on each allocated site before a specified piece of infrastructure in CED10 Appendix 13 has to be provided?

1.13 MDC, ECC and the promoters have reviewed the phasing of infrastructure provision, taking into account further modelling of proposed infrastructure phasing undertaken by ECC (EB004e). The parties agree that the updated Infrastructure Phasing Plan (Appendix A) sets out a realistic timescale for the delivery of strategic infrastructure and how much development can take place within the South Maldon Garden Suburb before a specified piece of infrastructure is provided.

Question 5: Much of the infrastructure relies on pooled funds from various sites. Bearing in mind the answer to the above question, will this pooling arrangement prevent the delivery of individual sites if monies are not available for key infrastructure works because other sites have not progressed as fast?

1.14 The parties agree that the pooling arrangements will not detrimentally impact the delivery of key sites. This will be achieved by joint working between the parties and other key delivery agencies. The parties are confident that development will come forward and key infrastructure will be delivered in accordance with the requirements of the LDP. This includes the phased delivery of schools and highways

infrastructure to correlate with proposed housing growth and the viable provision of contributions, without stalling the delivery of individual sites.

1.15 A route based strategy for the A414 between Chelmsford and Maldon has been allocated £4m (£2m of SELEP funding matched by £2m from Essex County Council). The prioritised schemes below have been approved by the ECC Cabinet Member for Highways and Transportation, and specific designs are being progressed at the relevant junctions. In order to secure the Local Growth Fund monies schemes are required to have commenced in 2016/17. The package includes improvements to the following junctions, in order of priority:

(i) A414 / B1018 Limebrook Way (est £1.47m)

The widening of Limebrook Way and A414 west approaches to the junction and widening of the A414 North exit arm, as identified as a requirement to support early delivery of development in the LDP. Widening will provide two entry lanes on all four approaches to the junction.

Further investigation is being progressed into providing left turn slip options for both the A414 eastbound to A414 northbound (the higher priority), and Limebrook Way to A414 westbound. Left turn slip lane options are yet to be costed, but there is some funding available within SELEP monies.

(ii) A414 / Little Baddow Road / Mayes Lane (Eves Corner) (est £0.28m)

Providing pre-signals on the minor approaches to the junction to provide additional capacity and improve peak time traffic operations on the A414.

(iii) A414 / Well Lane (est £0.235m)

Provide a priority junction including eastbound right turn lane to replace the current mini-roundabout, to improve traffic flow along the A414, and in combination with improvements at Eves Corner to deter `rat running'.

(iv) A414 / Spital Road (est £0.94m)

Widening to provide a dedicated northbound lane at the roundabout and widening of the north and southbound approaches to the junction.

1.16 All parties note, that Junctions, i, ii, and iv listed above were identified by ECC as requiring mitigation to support the growth identified in the submitted LDP, and are identified in the IDP, Appendix 13 as being funded through pooled contributions (i and iv) and CIL (ii). The commitment to fund these schemes under the Local Growth Fund will ease the viability on these developments, and ensure early delivery of key highway infrastructure to deliver the LDP (ie by 2016/17).

1.17 All parties agree, that the approved package of measures will assist in reducing congestion and improve journey times along the A414 between Maldon and

Chelmsford; primarily consisting of four junction improvement schemes, to provide additional capacity to ease current traffic flows, and to provide for future demand (as foreseen in the submitted LDP).

1.18 Development within the Garden Suburbs will be expected to contribute collectively and proportionally to the infrastructure.. The identification of trigger points will ensure that necessary infrastructure is brought forward at the appropriate time and the delivery of individual sites will not be prevented if other sites have not come forward.

Question 6: At paragraph 2.17 of the North Heybridge Garden Suburb Position Statement (DOC103), the Hatfield Peverel B1019/B1137 junction concerns affect all the principal developers in Maldon and North Heybridge. Is this correct? If so, should the costs etc be included for the sites included under this Matter as well as North Heybridge? How does this affect the policies and the IDP?

1.19 The parties agree that the issues expressed in respect of the Hatfield Peverel B1019/B1137 junction primarily relate to long-term concerns about the impact of future growth across this part of the region, rather than being matters that would materially constrain the implementation of the Maldon District Local Plan.

1.20 The parties would also wish to draw the Inspector's attention to recent HM Government announcements regarding Infrastructure Funding. On the 2nd December 2014, the Government released its Road Building Strategy which includes as Commitments D12 and D13 upgrades to the A12 to be commenced by the end of Road Period 1 (2021), including widening to 3 Lanes from Chelmsford through to the junction with the A120 South of Colchester. All parties agree that the upgrades to the A12 will benefit the strategic highway network. In addition, Upgrades to the A12 will clearly improve its reliability. ECC advise that the limited level of queuing at Hatfield Peverel observed in the surveys undertaken by Mayer Brown on behalf of Countryside Properties (Appendix B to the SOCG on Transport in relation to Matter 3) will form a more regular occurrence in the future (as opposed to the longer queuing that can on occasions occur currently in situations where the A12 is not operating smoothly and traffic diverts through Hatfield Peverel to other routes).

1.21 The parties agree that a combination of the public transport improvements proposed to support the plan, together with small scale mitigation measures would provide an appropriate level of mitigation in the short term. The development of the South Maldon Garden Suburb will deliver new or enhanced public transport services and this is already referred to in Policy S4 and the IDP and the small scale mitigation measures will be funded from other sources. The parties are therefore of the view

that there is no requirement for contributions to be secured from the development of South Maldon Garden Suburb to fund mitigation measures at Hatfield Peverel.

Question 7: What further work has been carried out since DOC100 regarding highway improvements at Eves Corner at Danbury and what does this indicate needs to be provided? Does this alter the IDP and CED10 Appendix 13?

1.22 Further highways assessment and modelling has been undertaken by ECC in relation to Eves Corner and Well Lane in Danbury (EB004d). The parties support the findings of the further highway modelling and assessment and agree that the provision of pre-signals at Eves Corner and a new priority junction at Well Lane would provide short term additional capacity on the A414 and an improvement in queuing over the existing double mini-roundabout layout and assist in prioritising A414 movements over the minor road.

1.23 The junction improvement schemes at Eves Corner and Well Lane have been identified as a priority project to be funded under the SELEP Local Growth Fund (LGF). Project proposals, including specific scheme design, have been prepared and costed and will be submitted to SELEP in early 2015. In order to secure LGF monies these schemes are required to have commenced by 2016/17, and will ensure early delivery of key infrastructure identified in the LDP.

Question 8: Should Policy S4 refer to the above highway works?

1.24 The parties agree that it is not necessary to refer specifically to the requirement for highways mitigation measures at Hatfield Peverel and Eves Corner in Policy S4. Appropriate references to these and other highways mitigation measures are already contained in the explanatory text to Policy S4 (paragraphs 2.63- 2.68) and in the IDP. The route based strategy for the A414 between Chelmsford and Maldon will bring forward improvements to the strategic highway network including junctions at Eves Corner and Well Lane, Danbury. Final details of the improvement schemes are to be determined.

1.25 The parties agree that Policy S4 sets out clear development principles for the Garden Suburbs (including the requirement for appropriate mitigation measures and junction improvements) and that the level of detail contained in the LDP is consistent with the guidance contained in the NPPF and Planning Practice Guidance (PPG) (See NPPF (paras 156-157) and Planning Practice Guidance on Local Plans (ID 12-010-20140306 (paras 006 and 010)).

Question 9: Are flooding and sewerage issues now resolved?

1.26 The parties agree that flooding and sewerage issues have been addressed and provision can be made at the detailed design stage to ensure that the development will not lead to increased flood risk or water pollution. The EA and Anglian Water have been fully engaged in the preparation of the LDP and subsequently in the South Maldon Garden Suburb Strategic Masterplan Framework. The developer(s) have liaised with Anglian Water and a drainage solution has been identified and are continuing to work closely with the EA through the planning application process.

Question 10: CD10 Appendix 13 shows healthcare provision, presumably for GP surgeries. Where will these be provided?

1.27 MDC and the promoters of the South Maldon Garden Suburb have engaged with the NHS and local GPs to identify the requirements for additional health provision arising from the development. This is reflected in the IDP and developers will be required to make contributions to enhanced medical provision in the area. On-going discussions are taking place with the NHS and GPs and at the present time, it is proposed that contributions will be used to enhance existing health facilities in Maldon to serve the needs arising from the development of the South Maldon Garden Suburb, with the provision of a new health facility in the North Heybridge Garden Suburb.

Question 11: In the policy S4 general development principles:

a. What new or enhanced public transport provision?

1.28 The promoters of the Garden Suburb are working closely with MDC, Essex CC and bus operators to develop a public transport strategy. The strategy will focus on improvements to existing routes to Maldon town centre, Chelmsford and Witham for access to the train station for commuting purposes.

1.29 Travel by non-car modes will be encouraged by the provision of travel packs and free travel by bus for an initial period of time for new residents. Contributions to new or enhanced bus services and travel plans will be secured under an appropriate legal agreement at the planning application stage.

1.30 Following the Council resolution at the meeting on 13 November (DOC111), a Joint Garden Suburb Transport Working Group is to be established covering both Garden Suburbs to progress proposals for public transport and the promotion of other sustainable transport modes, notably walking and cycling. This Working Group will comprise representatives of MDC and Essex CC, promoters of both garden Suburbs and public transport operators and will be supported by ATLAS.

b. Is the road network capacity capable of accommodating the developments?

1.31 The parties agree that the road network capacity is capable of accommodating the proposed development subject to the implementation of highways and junction improvements as identified in the Infrastructure Delivery Plan and updated Infrastructure Phasing Plan (Appendix A).

1.32 A comprehensive Transport Assessment form part of the planning applications submitted in respect of Sites S2(a) and S2(c) and set out how the development can be accommodated and the requirement for any necessary mitigation to the highway network.

c. What highway mitigation measures and junction improvements?

1.33 The package of highways and transport measures required to support the development of the South Maldon Garden Suburb is set out in the Infrastructure Phasing Plan and the IDP. However, the final details and prioritisation of when measures come forward will be determined at the planning application stage. Essex CC and Essex Highways are seeking to be as pro-active as possible to assist the viability of the development as well as ensure that impacts on the strategic highway network are minimised. SELEP funding will be taken into account in future updates of the IDP/LDP and necessary developer contributions may need to be amended accordingly. This will enable earlier implementation of highways improvements and further assist viability and delivery of the plan. The Mitigation Measures to support the development of the South Maldon Garden Suburb comprise:

a) The Delivery of the South Maldon Relief Road- to be constructed in three phases (2019/20, 2021/2022, 2023/24) and completed by 2023/24

b) Off-Site Highways Improvements, subject to consideration of the submitted Transport Assessment at the junctions of;

   (i) A414/Spital Road Roundabout- funding under SELEP to be implemented by 2016/17

   (ii) A414/B1018 Limebrook Way- funding under SELEP to be implemented by 2016/17

   (iii) Eves Corner/ Well Lane, Danbury- funding under SELEP to be implemented by 2016/17

   (iv) A414 Oak Corner Junction- to be implemented by 2018/19

c) The Delivery of Bus Services in accordance with an agreed Public Transport Strategy

d) The Delivery of a Travel Plan, including measures to encourage journeys on foot/by cycle and public transport.

d. What form and scale of community hubs and local centres are needed?

1.34 The community hubs and local centres will provide community facilities to serve the new community and existing residents in South Maldon as specified in Policy S4, including a new primary school and early year and childcare facilities. Further detailed layouts will be provided at the planning application stage.

1.35 The South Maldon Garden Suburb Strategic Masterplan Framework provides some supplementary guidance to the principles set out in Policy S4. Feedback from stakeholder consultation during preparation of the Strategic Masterplan Framework supported the co-location of community and commercial uses to ensure the Garden Suburb has a vibrant heart which is accessible by pedestrian and cycle links to the new community and existing residents in South Maldon. Essex CC has encouraged dual use of the new primary school by the local community.

e. What and where is the green infrastructure and youth and children's facilities?

1.36 Garden Suburbs are characterised by a strong landscaped character that incorporates well managed open spaces, tree lined streets and natural areas for amenity and wildlife. This is reflected in the principles set out in Policies S3 and S4. A network of green infrastructure will be provided throughout the Garden Suburb including play spaces to meet the needs of each phase of development. Provision of green infrastructure and the enhancement of existing green infrastructure including Maldon Wick Local Nature Reserve will also be in accordance with Policy N1. Contributions towards youth and children's facilities will be secured through legal agreements at the planning application stage and the nature of provision will be determined through consultation with key stakeholders.

1.37 The South Maldon Garden Suburb Strategic Masterplan Framework provides further supplementary guidance to the principles set out in Policies S3 and S4. At the meeting on 18 December, the Council resolved to adopt and manage suitable areas of open space and public realm in new developments provided that the costs and resources required to manage and maintain the facilities over an appropriate timescale are secured through the planning process. In the Garden Suburbs, the Council will work in partnership with stakeholders and the community to develop

appropriate governance arrangements for the future management of green spaces and public realm (DOC112).

f. What is meant by adequate provision for affordable housing?

1.38 Discussions are continuing between MDC and the promoters of the South Maldon Garden Suburb on issues relating to the level of affordable housing provision. Affordable housing provision will reflect local housing need and demand as set out in the SHMA, subject to site specific viability testing.

g. What proportion of housing for older people?

1.39 The LDP does not define the proportion of housing for older people and housing mix should be in accordance with Policy H2 and the needs and demand of the District's existing and future communities as defined in the SHMA update. It would be inappropriate to specify and exact proportion in the LDP as needs and locational and or/market factors may change over the timescale of the plan. The parties will work closely to ensure that new housing reflects the needs of the District.

Question 12: Depending on the replies to the above, the Council may wish to consider making suggested modifications to the policies and text to provide the "what, where, when and how" answers required of a local plan policy in the PPG (ID 12-002).

1.40 The parties are of the view that the policies in the LDP contain sufficient detail to provide clarity to developers, local communities and other interests about the nature and scale of development and clear policies relating to the development of the South Maldon Garden Suburb.

Question 13: Does the Housing Mix (policy H2) need altering to make the sites viable? If so, how?

1.41 The parties consider it is appropriate to retain a degree of flexibility regarding housing mix within the plan rather than include a specified requirement which would become outdated over the lifetime of the plan, thereby ensuring that it remains responsive and that requirements are not unrealistic or over-prescriptive.

CONCLUSION

1.42 The parties are committed to continue working together to secure the delivery of the South Maldon Garden Suburb in accordance with the policies and principles set out in the LDP.

Signed

1/ On behalf of Essex County Council
Andrew Cook, Director for Environment and Economy

2/ On behalf of Commercial Estates Group
David Lewis

3/ On behalf of Dartmouth Park Estates Ltd
Nicholas Mann

4/ On behalf of Maldon District Council
David Coleman, Planning Policy Team Leader

Appendix A: Updated Infrastructure Phasing Plan (January 2015)

Appendix 23

Updated Maldon District LDP Infrastructure Phasing Plan January 2015

Financial Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/2020	2020/21	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	Total
LDP Strategic Housing Growth																
S2(a) South of Limbrook Way			25	40	85	85	85	85	85	85	85	85	85	85	85	1000
S2(b) Wycke Hill (North)			50	50	50	50	50	50								300
S2(c) Wycke Hill (South)		25	25	25												75
South Maldon GS	**0**	**25**	**100**	**115**	**135**	**135**	**135**	**135**	**85**	**85**	**85**	**85**	**85**	**85**	**85**	**1375**
South Maldon GS (Cumulative)	**0**	**25**	**125**	**240**	**365**	**510**	**645**	**780**	**865**	**950**	**1035**	**1120**	**1205**	**1290**	**1375**	
S2(d) North of Heybridge			0	62	88	88	88	88	88	88	89	89	89	89	89	1035
S2(e) Land to the North of Holloway Road			34	33	33											100
S2(f) West of Broad Street Green Road			34	33	33											100
North Heybridge GS	**0**	**0**	**68**	**128**	**154**	**88**	**88**	**88**	**88**	**88**	**89**	**89**	**89**	**89**	**89**	**1235**
North Heybridge GS (Cumulative)	**0**	**0**	**68**	**196**	**350**	**438**	**526**	**614**	**702**	**790**	**879**	**968**	**1057**	**1146**	**1235**	
Total Garden Suburbs (Cumulative)		**25**	**193**	**436**	**725**	**948**	**1171**	**1394**	**1567**	**1740**	**1914**	**2088**	**2262**	**2525**	**2610**	
S2(g) Park Drive			40	40	40											120
S2(h) Heybridge Swifts			34	33	33											100
Maldon and Heybridge SA	**0**	**0**	**74**	**73**	**73**											**220**
S2(i) West of Burnham on Crouch		30	40	40	40	30										180
S2(j) North of Burnham on Crouch (West)			50	50	50	30										180
S2(k) North of Burnham on Crouch (East)			30	30	30											90
Burnham on Crouch SA	**0**	**30**	**120**	**120**	**120**	**60**										**450**
																3280

Infrastructure Phasing

Key	Construction of infrastructure
	X Completion of infrastructure

Project	Funding required	LDP / IDP funding arrangement (as submitted)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/2020	2020/21	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	Total	Updated funding arrangements (Jan 2015)
Highways																			
North Heybridge relief road	£11,122,000	Pooled S106 between sites S2d, S2e, & S2f							X										To be delivered early in the plan period to alleviate any impact on two Heybridge junctions already operating at capacity. The Relief Road to be completed by 2020/21, and approx 526 dwellings at NHGS.
South Maldon relief road (A414/Wycke Hill)	£6,101,000	Pooled between sites S2a, S2b, & S2c						X Phase 1		X Phase 2		X Phase 3							Agreed by ECC. Development in line with the phasing of sites S2(a) and S2(b)
B1018 Langford Rd / Heybridge Approach	£123,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e											X						With the North Heybridge Relief Road in place identified improvements will be required by 2024/25, and approx 1914 dwellings at the Garden Suburbs.
B1018 / Heybridge Approach / A414 roundabout	£2,278,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e											X						With the North Heybridge Relief Road in place identified improvements will be required by 2024/25, and approx 1914 dwellings at the Garden Suburbs.
A414 / Spital Rd roundabout	£1,538,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e			X														SELEP - Local Growth Fund/ECC commitment for £0.94m to be implemented by 2016/17 - approx 193 dwellings at Garden Suburbs.
A414 / B1018 Limebrook Way	£689,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e			X														SELEP - Local Growth Fund/ECC commitment for £1.47m to be implemented by 2016/17 - approx 193 dwellings at Garden Suburbs.
A414 Oak Corner Junction	£686,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e					X												Mitigation required after approx 725 dwellings at Garden Suburbs
Eves Corner Junction, Danbury	£120,000	CIL			X														SELEP - Local Growth Fund/ECC commitment for works at Eves Corner (£0.28m) and Well Lane, Danbury (£0.235m) to be implemented by 2016/17 - approximately 193 dwellings.
Burnham-on-Crouch highway improvements (B1010/B1021 junction)	£58,000	Pooled S106 between sites S2h, S2i, and S2j																	ECC modeliing/planning applications identify capacity issues at Maldon Road in PM peak, however these dissipate quickly, and proposed development does not significantly impact junction. Improvements to be implemented in line with developer viability
Passenger Transport																			
Passenger Transport improvements for South Maldon	£2,193,750	Pooled between sites S2a, S2b, & S2c																	Project completion dates are MDC estimates. Improvements will be provided alongside new development. MDC to provide in relation to application
Passenger Transport improvements for North Heybridge	£2,193,750	Pooled S106 between sites S2d, S2e, & S2f																	Between 526 - 790 dwellings - expect they refer to enhanced and new service, as indicated in bus strategy
Passenger Transport improvements for Burnham on Crouch	n/a	ECC / CIL																	Project completion dates are MDC estimates. Improvements will be provided alongside new development.

Appendix 23

Education - Early Years and Childcare																			
Stand alone 56-place EY&C facility in South Maldon	£1,100,000	Pooled between sites S2a, S2b, & S2c									X								To be delivered by approx 800 dwellings at South Maldon GS
56-place EY&C facility in South Maldon within new primary school	See primary school cost	Pooled between sites S2a, S2b, & S2c					X												To be delivered alongside Phase 1 of the new primary school (1fe), as indicated in Education - Primary below (approx 510 dwellings). The Early Years and Childcare facility will be required in advance of the school after approx 300 dwellings
Stand alone 56-place EY&C facility in North Heybridge	£1,100,000	Pooled S106 between sites S2d, S2e, & S2f				X													To be delivered by approx 196 dwellings
56-place EY&C facility in North Heybridge within new primary school	See primary school cost	Pooled S106 between sites S2d, S2e, & S2f									X								To be provided shortly after the primary school, as indicated in Education - Primary below, and after approx 702 dwellings
One 56-place EY&C facility in Burnham on Crouch	£1,100,000	Pooled S106 between sites S2h, S2i, and S2j				X													There are minimal places available at existing providers, and any new facility will be required to be provided in the early phases of development in line with the implementation of the allocated startegic sites - after approx 220 dwellings
Education - Primary																			
1.5 form entry primary school in South Maldon	£5,900,000	Pooled between sites S2a, S2b, & S2c						X Phase 1								X Phase 2			To be delivered in two phases, which will increase the cost of the project to £6.4m. Phase 1 - to provide the school including common areas to 1.5fe capacity to be required by September 2019 after approximately 510 dwellings in SMGS. Funding Required: financial years - 2017/18 (15%); 2018/19 (40%); 2019/20 (40%): 2020/21 (5%). Phase 2 - to provide four additional class-bases and associated infrastructure by September 2027 after approx 1290 dwellings at SMGS. Funding required: financial years 2025/26 (50%) and 2026/27 (50%).
One class base expansion of existing primary school in Maldon	£280,000	Pooled between sites S2a, S2b, & S2c					X												The strategic allocation at Park Drive S2(g) has been granted permission, and the s106 identifies a contribution to fund removing and replacing the re-locatable with a permanent class-base at Maldon Primary School. Contibutions phased prior to commencement, first occupation, and specified completions
1 form entry primary school and combined 56 place EY&C facility in North Heybridge	£4,600,000	Pooled S106 between sites S2d, S2e, & S2f								X									Required after approx 614 dwellings at NHGS. Funding Required: financial years - 2018/19 (15%); 2019/20 (40%); 2020/21 (40%): 2021/22 (5%).
Replacement of temporary class base at St Mary's School in Burnham on Crouch	£280,000	Pooled S106 between sites S2h, S2i, and S2j						X											Given the level of development in Burnham on Crouch and emerging applications in Southminster developer contributions are required to expand one of the existing primary schools, as development progresses

Appendix 23

Education - Secondary																			
Expansion of Plume School - Lower	£2,300,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e					X												Growth at The Plume is likely to come in the lower year groups and through higher pupil numbers feeding through from primary schools in the area. Funding Required: financial years - 2015/16 (15%); 2016/17 (40%); 2017/18 (40%): 2018/19 (5%). Expansion required after approx 725 dwellings at Garden Suburbs
Expansion of Plume School - Upper / Sixth Form	£7,600,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e							X										Expansion of Upper School is required when higher pupil numbers start to feed through from Lower School. Funding Required: financial years - 2017/18 (15%); 2018/19 (40%); 2019/20 (40%): 2020/21 (5%). Expansion required after approx 1171 dwellings at Garden Suburbs
Youth and children's facilities																			
Teen shelters, skateboard facilities and access to shared community facilities in South Maldon	£744,792	Pooled between sites S2a, S2b, & S2c																	To be determined through planning application process. Not possible to quantify trigger points- prvision will be based on standards applied by the Council.
Teen shelters, skateboard facilities and access to shared community facilities in North Heybridge	£668,958	Pooled S106 between sites S2d, S2e, & S2f																	
Teen shelters, skateboard facilities and access to shared community facilities in Burnham on Crouch	£243,750	Pooled S106 between sites S2h, S2i, and S2j																	
NEAPs and LEAPs in South Maldon	£158,400	Pooled between sites S2a, S2b, & S2c																	
NEAPs and LEAPs in North Heybridge	£142,272	Pooled S106 between sites S2d, S2e, & S2f																	
NEAPs and LEAPs in Burnham on Crouch	£51,840	Pooled S106 between sites S2h, S2i, and S2j																	
Green Infrastructure																			
Sports facilities in South Maldon	n/a	Pooled between sites S2a, S2b, & S2c																	To be determined through planning application process. Not possible to quantify trigger points- prvision will be based on standards applied by the Council.
Sports facilities in North Heybridge	n/a	Pooled S106 between sites S2d, S2e, & S2f																	
Sport facilities located outside Garden Suburbs in other areas of the District	£10,185,000	CIL																	
Sports facilities in Burnham on Crouch	n/a	CIL																	
Allotments in South Maldon	£66,000	Pooled between sites S2a, S2b, & S2c																	
Allotments in North Heybridge	£59,000	Pooled S106 between sites S2d, S2e, & S2f																	
Allotments located outside Garden Suburbs in other areas of the District	£48,000	CIL																	
District park in North Heybridge	£200,000	CIL																	
Health																			
Improved Facilities in Maldon	£451,000	Pooled between sites S2a, S2b, & S2c																	Existing facilities are currently at capacity, improvements therefore required early - subject to further discussion with the NHS. New Health Facility proposed in NHGS and imporvements to existing facilities in Maldon. Detailed phasing to be determined in consultation with GPS and NHS. PID has been submitted to NHS.
New Health Facility in North Heybridge	£405,080	Pooled S106 between sites S2d, S2e, & S2f						X											
Improved facilities in Burnham on Crouch	£147,600	CIL																	
Flood Alleviation																			
Heybridge Strategic Flood Alleviation	£7,700,000	Pooled S106 between sites S2d, S2e, & S2f							X										Flood alleviation to be developed in line with phasing on site S2(d) and the development of the relief road. It will be necessary to ensure that no additional risk of flooding to existing properties prior to and during implementation of scheme. MDC, ECC, EA, Essex Waterways and developers/ landowners working together to secure design, implementation and management of scheme.
Sewerage / Electricity / Gas / Communications**																			
S2(a) South of Limbrook Way	£2,511,135	Site specific S106																	Essential utilities provision required early in development phasing, other utilities provision to be phased according to development programme
S2(b) Wycke Hill (North)	£1,150,100	Site specific S106																	
S2(c) Wycke Hill (South)	£240,284	Site specific S106																	
S2(d) North of Heybridge	£1,135,684	Site specific S106																	
S2(e) Land to the North of Holloway Road	£80,133	Site specific S106																	
S2(f) West of Broad Street Green Road	£33,700	Site specific S106																	
S2(g) Park Drive	£53,899	Site specific S106																	
S2(h) Heybridge Swifts	£33,700	Site specific S106																	
S2(i) West of Burnham on Crouch	£71,435	Site specific S106																	
S2(j) North of Burnham on Crouch (West)	£145,415	Site specific S106																	
S2(k) North of Burnham on Crouch (East)	£72,707	Site specific S106																	

Maldon District Council

Local Development Plan

Statement of Common Ground: North Heybridge Garden Suburb

January 2015

Between:

1) Countryside Properties (CP) the promoters of the North Heybridge Garden Suburb
2) Maldon District Council (MDC) – the Local Planning Authority
3) Essex County Council (ECC) – the Highway and Education Authority

---

1.1 MDC, ECC, CP and other partners are adopting a proactive approach to bringing forward development at the North Heybridge Garden Suburb (NHGS). This has included joint working on the North Heybridge Garden Suburb SMF, joint consultation, and joint working on relevant technical evidence. MDC has resolved to create two new groups to help oversee effective implementation – an Implementation Group with representatives of MDC, ECC, the EA, developers/promoters and key stakeholders to ensure co-ordinated delivery, and a Community Liaison Group to ensure the engagement of Parish Councils and representatives of the local community.

1.2 This statement has been prepared to assist the Inspector by setting out the areas of common ground between CP, MDC and ECC in respect of Policies S3 and S4, in relation to the North Heybridge Garden Suburb.

1.3 CP submitted 21 representations to the Plan, as summarised at Appendix A. Five of these relate to Development Management Policies which are not due to be considered as part of the current Hearing sessions. Since the submission of the original representations, MDC has published suggested Modifications, which address some of Countryside's original concerns, either in whole or part (as shown at Appendix A). In some further cases (again as shown at Appendix A), this Statement of Common Ground identifies further areas of agreement that would enable CP's concerns to be met.

1.4 Of the remaining representations, although CP considers the Plan as submitted unsound for the reasons stated in the original representations, CP have suggested Minor Modifications themselves which would overcome their concerns, and

therefore considers that the submitted Plan can be made sound, with those further changes.

Areas of agreement (Common Ground)

1.5 Areas of agreement between the parties include, but are not necessarily limited to, the following:

- **Hatfield Peverel** – in accordance with the contents of the separate Statement of Common Ground between MDC, ECC and CP in respect of highway matters, the parties agree that the wording of paragraph 2.67 as submitted is not appropriate, and that the proposed Modification 013 also does not appropriately reflect the current situation or the findings of the additional transportation work referred to in that SoCG. The parties agree that the following alternative wording should be:

  Following investigation by Essex Highways the physical space surrounding the B1019 / B1137 junction at Hatfield Peverel has restricted the identification of a solution to relieve short term local traffic conditions at this junction. However, a combination of public transport improvements proposed to support the Garden Suburbs, together with small scale mitigation measures could assist in mitigating development impact in the short term. Recent announcements in the Autumn Statement, Road Building Strategy (December 2014) included commitments to upgrades to the A12 by 2021 by widening to 3 lanes from Chelmsford through to the junction with the A120 South of Colchester. Such upgrades will improve the reliability of the A12 and ensure that the local issues identified at the B1019/B1137 junction will be minimised. 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 possible long term solutions to this existing issue, taking into account future strategic growth in adjoining districts.

- **North Heybridge Garden Suburb Strategic Masterplan Framework** – the parties have worked in collaboration to produce the NHGS SMF, and agree that the document is a material consideration for planning applications and provides a useful guide for developers which should help to ensure that development of any part of the site will not prejudice development of the remainder of the site and the policies set out in the LDP. The process of consultation and production of the document has proved valuable in terms of stimulating feedback from stakeholders and the public, and facilitating discussion between all parties on the key issues and potential options that exist for delivering a successful development. Both parties agree that the

SMF is in accordance with the LDP (as currently drafted), and that the document does not contain material that would prevent its adoption as SPD rather than as an LDP (subject to those limited matters raised by Countryside in its response to the SMF, as set out at Appendix 1 to Countryside's Matter 1 Statement).

- **Infrastructure Phasing Plan** –CP, MDC and ECC have discussed and agreed the indicative phasing in respect of the NHGS, and an updated table is included as Appendix B to this SoCG which reflects the latest plans for infrastructure delivery, phasing and trigger points at this point in time. This supersedes CED 10 Appendix 13 and is also attached as Appendix 4 to MDC's Statement in response to the Matters, Issues and Questions raised by the Inspector. MDC and ECC continue to seek other sources of funding in order to enable the earliest possible delivery of infrastructure associated with the NHGS, and as noted in Appendix B, SELEP funding will be committed to help deliver highway improvements earlier than previously envisaged. All parties agree that this document is still 'live' and further amendments may be agreed in due course, in the light of any further information received and in the light of any site specific phasing details to be provided in due course.
- **NHGS Housing Trajectory** – All parties agree that a realistic start date for site S2(d) is 2017/2018 (as shown at Appendix B), and that a build rate in the region of 90 dwellings per annum (all tenures) is achievable.
- **Country Park/District Park** – The positions of MDC and CP in respect of this matter are set out in their respective Matter 3 Statements.

Areas of disagreement

1.6 The table at Appendix A shows the original representations by CP that CP do not consider have been resolved by the further modifications proposed by MDC, and which therefore remain matters of disagreement. Additional areas of disagreement arising from subsequent matters are:

Modification 55 – This is not covered in CP's original representations because it relates to a proposed modification. CP agree with the cross-reference to infrastructure being delivered in accordance with Policy I1, but do not support the additional reference to the IDP – as discussed above, the IDP is a 'live' document that provides background information and an evidence base that can be used to assist the Council in considering individual planning applications, but it is not policy itself, and it is inappropriate to 'bind' the IDP in to Policy S4 in this way. In response to CPs concerns, the following amendment to Modifications 55 and 56 is proposed:

"Identified infrastructure ~~requirements~~ will be delivered in line with the requirements set out in Policy I1, having regard to the most recent evidence provided in the Infrastructure Delivery Plan"

(amended wording underlined).

Signed

1/ On behalf of Countryside Properties
Gary Duncan, Director

2/ On behalf of Maldon District Council
David Coleman, Strategic Planning Policy Manager

3/ On behalf of Essex County Council
Andrew Cook, Director for Environment and Economy

Appendix A

Schedule of Representations submitted by Countryside Properties (CP) in respect of Submission LDP (February 2014) and Further Modifications to LDP proposed by MDC

Policy/Para No.	Summary of CP Representations	Further Modification Proposed by MDC to Submission LDP	CP agree Modification– Common Ground between CP and MDC	CP do not agree Modification- Uncommon Ground between CP and MDC	If Not Agreed, is this a considered to be a 'soundness' issue by CP?
Figure 4	Discrepancies on housing trajectory to be rectified	003 - Updated with latest monitoring information	√		
Figure 5B	Support		√		
2.4	Wording regarding environmental and infrastructure constraints on achieving OAN.	None		√	Yes
2.53	Need for clarity regarding funding of healthcare provision.	None, but now clarified in IDP to be s106 not CIL	√		
2.55	School site to be 1.1ha	009 – Amended to delete site area	√		
2.5 Objective 2	"Improving quality of life for all" not an appropriate objective.	None		√	No
2.56	"upgrade to existing" foul main rather than "new"	010 – Amended to state upgrade	√		
2.57	Acknowledge that NHGS provides the opportunity to deliver a strategic flood alleviation scheme, rather than being required as it is primarily to relieve an existing deficiency.	None		√	Yes
2.58	Need for flexibility regarding the location of a proposed country park.	None		√	Yes
2.59	Greater flexibility needed to determine the best form of open space, paragraph to be deleted.	None		√	Yes

2.67	Hatfield Peverel – not appropriate to refer to potential highway solutions that are not required by the development and cannot be delivered.	013 – Amended to state further work ongoing	√ (subject to further change to para 2.67 in NHGS SoCG)		
S1	Should be amended to avoid ambiguity on achievement of OAN.	None		√	Yes
S2	Support principle of strategy Should state that housing numbers are not maximums. Proposed phasing should not be seen as prescriptive.	 002 – state minimums 046 - update to housing trajectory.	 √ √		
S3 (and para 2.45)	Criterion 2 – unclear what "active citizenship" means and requires. Criterion 3 – Should not be prescriptive regarding "tree lined" routes Criterion 4 – Clause give primacy to historic environment over other relevant considerations. Criterion 5 – Requirement for "clear and harmonious" relationship between town and country ambiguous. Criterion 7 – too prescriptive regarding local centres Criterion 11 - housing mix will require negotiation, too prescriptive.	004 – small wording amendment on built character. 052 – Clarifying SMF for illustrative purposes 053 – Removal of reference to applications only being permitted when in accordance with SMF.	 √ √	√	Yes (in respect of criteria 3, 7 and 11) No (in respect of criteria 2, 4 and 5)
S4	Repetition with Policy S3 – unnecessary duplication within policies. Housing Mix – concern that unduly high requirement or elderly accommodation.			√ √	No Yes

	Country Park - land west of Maypole Road could also continue to be used for agriculture. Could be here or extension to Blackwater Country Park. Strategic Flood Alleviation – will be located outside of allocation area, therefore cannot be "integral". Should be recognised that solution cannot be delivered solely by Countryside without help/aid of other stakeholders. Infrastructure Provision – Policy does not distinguish how infrastructure to be provided - CIL or S106? Lack of consistency between policy S4 and Table 1. Policy states "permission only granted" but needs to avoid use of that phrase in connection with infrastructure to be provided from 3rd parties (e.g. Country Park).	005 – deleted reference to flood alleviation being integral. 007 – Clarifying further details on infrastructure included in IDP. 006 – clarifying archaeological requirements 054 – Removal of reference to applications being in accordance with SMF. Clarifying Masterplans must be in broad accordance with development principles. 055 – New bullet – infrastructure to be delivered in line with I1 and IDP.	√ √	√ √ √ (see NHGS SoCG)	Yes Yes Yes
Table 1	Consistency between IDP/Table 1/S4 – number of infrastructure items not included on table 1. Link Road/Strategic Flood Alleviation – pooled contributions may be difficult for these items which cannot be delivered in part.	None		√	Yes

	Variance in approaches between sites S2(d), S2(e), S2(f) – difficult to reconcile and understand whether each site is contributing equitably. Correlation between Table 1/Reg 123 List – Confusion over infrastructure being included in both lists.	Latest IDP appears to resolve this issue.	√		
D1	Should not be required to "maximise"	None		√	
D2	Separate items which are always required and those subject to viability.	017 – Amendment to bullet 2, does not address our objections		√	
E2	Garden Suburbs town centre uses shouldn't be subject to sequential test.	027 – Apply flexibility to sequential test in Garden Suburbs	√ (partially addresses concerns)	√	
E6	Clarify whether contribution to education and training through S106 or CIL.	048 – Removed reference to strategic developments	√		
N1	Should not be required to "maximise"	None		√	

Appendix B Updated Maldon District LDP Infrastructure Phasing Plan January 2015

Financial Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/2020	2020/21	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	Total
LDP Strategic Housing Growth																
S2(a) South of Limbrook Way			25	40	85	85	85	85	85	85	85	85	85	85	85	1000
S2(b) Wycke Hill (North)			50	50	50	50	50	50								300
S2(c) Wycke Hill (South)		25	25	25												75
South Maldon GS	**0**	**25**	**100**	**115**	**135**	**135**	**135**	**135**	**85**	**85**	**85**	**85**	**85**	**85**	**85**	**1375**
South Maldon GS (Cumulative)	**0**	**25**	**125**	**240**	**365**	**510**	**645**	**780**	**865**	**950**	**1035**	**1120**	**1205**	**1290**	**1375**	
S2(d) North of Heybridge			0	62	88	88	88	88	88	88	89	89	89	89	89	1035
S2(e) Land to the North of Holloway Road			34	33	33											100
S2(f) West of Broad Street Green Road			34	33	33											100
North Heybridge GS	**0**	**0**	**68**	**128**	**154**	**88**	**88**	**88**	**88**	**88**	**89**	**89**	**89**	**89**	**89**	**1235**
North Heybridge GS (Cumulative)	**0**	**0**	**68**	**196**	**350**	**438**	**526**	**614**	**702**	**790**	**879**	**968**	**1057**	**1146**	**1235**	
Total Garden Suburbs (Cumulative)		**25**	**193**	**436**	**725**	**948**	**1171**	**1394**	**1567**	**1740**	**1914**	**2088**	**2262**	**2525**	**2610**	
S2(g) Park Drive			40	40	40											120
S2(h) Heybridge Swifts			34	33	33											100
Maldon and Heybridge SA	**0**	**0**	**74**	**73**	**73**											**220**
S2(i) West of Burnham on Crouch		30	40	40	40	30										180
S2(j) North of Burnham on Crouch (West)			50	50	50	30										180
S2(k) North of Burnham on Crouch (East)			30	30	30											90
Burnham on Crouch SA	**0**	**30**	**120**	**120**	**120**	**60**										**450**
																3280

Infrastructure Phasing

Key	Construction of infrastructure
	X Completion of infrastructure

Project	Funding required	LDP / IDP funding arrangement (as submitted)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/2020	2020/21	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	Total	Updated funding arrangements (Jan 2015)
Highways																			
North Heybridge relief road	£11,122,000	Pooled S106 between sites S2d, S2e, & S2f							X										To be delivered early in the plan period to alleviate any impact on two Heybridge junctions already operating at capacity. The Relief Road to be completed by 2020/21, and approx 526 dwellings at NHGS.
South Maldon relief road (A414/Wycke Hill)	£6,101,000	Pooled between sites S2a, S2b, & S2c						X Phase 1		X Phase 2		X Phase 3							Agreed by ECC. Development in line with the phasing of sites S2(a) and S2(b)
B1018 Langford Rd / Heybridge Approach	£123,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e											X						With the North Heybridge Relief Road in place identified improvements will be required by 2024/25, and approx 1914 dwellings at the Garden Suburbs.
B1018 / Heybridge Approach / A414 roundabout	£2,278,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e											X						With the North Heybridge Relief Road in place identified improvements will be required by 2024/25, and approx 1914 dwellings at the Garden Suburbs.
A414 / Spital Rd roundabout	£1,538,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e			X														SELEP - Local Growth Fund/ECC commitment for £0.94m to be implemented by 2016/17 - approx 193 dwellings at Garden Suburbs.
A414 / B1018 Limebrook Way	£689,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e			X														SELEP - Local Growth Fund/ECC commitment for £1.47m to be implemented by 2016/17 - approx 193 dwellings at Garden Suburbs.
A414 Oak Corner Junction	£686,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e					X												Mitigation required after approx 725 dwellings at Garden Suburbs
Eves Corner Junction, Danbury	£120,000	CIL			X														SELEP - Local Growth Fund/ECC commitment for works at Eves Corner (£0.28m) and Well Lane, Danbury (£0.235m) to be implemented by 2016/17 - approximately 193 dwellings.
Burnham-on-Crouch highway improvements (B1010/B1021 junction)	£58,000	Pooled S106 between sites S2h, S2i, and S2j																	ECC modeliing/planning applications identify capacity issues at Maldon Road in PM peak, however these dissipate quickly, and proposed development does not significantly impact junction. Improvements to be implemented in line with developer viability
Passenger Transport																			
Passenger Transport improvements for South Maldon	£2,193,750	Pooled between sites S2a, S2b, & S2c																	Project completion dates are MDC estimates. Improvements will be provided alongside new development. MDC to provide in relation to application
Passenger Transport improvements for North Heybridge	£2,193,750	Pooled S106 between sites S2d, S2e, & S2f																	Between 526 - 790 dwellings - expect they refer to enhanced and new service, as indicated in bus strategy
Passenger Transport improvements for Burnham on Crouch	n/a	ECC / CIL																	Project completion dates are MDC estimates. Improvements will be provided alongside new development.

Appendix 24

Education - Early Years and Childcare																			
Stand alone 56-place EY&C facility in South Maldon	£1,100,000	Pooled between sites S2a, S2b, & S2c									X								To be delivered by approx 800 dwellings at South Maldon GS
56-place EY&C facility in South Maldon within new primary school	See primary school cost	Pooled between sites S2a, S2b, & S2c					X												To be delivered alongside Phase 1 of the new primary school (1fe), as indicated in Education - Primary below (approx 510 dwellings). The Early Years and Childcare facility will be required in advance of the school after approx 300 dwellings
Stand alone 56-place EY&C facility in North Heybridge	£1,100,000	Pooled S106 between sites S2d, S2e, & S2f				X													To be delivered by approx 196 dwellings
56-place EY&C facility in North Heybridge within new primary school	See primary school cost	Pooled S106 between sites S2d, S2e, & S2f									X								To be provided shortly after the primary school, as indicated in Education - Primary below, and after approx 702 dwellings
One 56-place EY&C facility in Burnham on Crouch	£1,100,000	Pooled S106 between sites S2h, S2i, and S2j				X													There are minimal places available at existing providers, and any new facility will be required to be provided in the early phases of development in line with the implementation of the allocated startegic sites - after approx 220 dwellings
Education - Primary																			
1.5 form entry primary school in South Maldon	£5,900,000	Pooled between sites S2a, S2b, & S2c						X Phase 1								X Phase 2			To be delivered in two phases, which will increase the cost of the project to £6.4m. Phase 1 - to provide the school including common areas to 1.5fe capacity to be required by September 2019 after approximately 510 dwellings in SMGS. Funding Required: financial years - 2017/18 (15%); 2018/19 (40%); 2019/20 (40%): 2020/21 (5%). Phase 2 - to provide four additional class-bases and associated infrastructure by September 2027 after approx 1290 dwellings at SMGS. Funding required: financial years 2025/26 (50%) and 2026/27 (50%).
One class base expansion of existing primary school in Maldon	£280,000	Pooled between sites S2a, S2b, & S2c					X												The strategic allocation at Park Drive S2(g) has been granted permission, and the s106 identifies a contribution to fund removing and replacing the re-locatable with a permanent class-base at Maldon Primary School. Contibutions phased prior to commencement, first occupation, and specified completions
1 form entry primary school and combined 56 place EY&C facility in North Heybridge	£4,600,000	Pooled S106 between sites S2d, S2e, & S2f								X									Required after approx 614 dwellings at NHGS. Funding Required: financial years - 2018/19 (15%); 2019/20 (40%); 2020/21 (40%): 2021/22 (5%).
Replacement of temporary class base at St Mary's School in Burnham on Crouch	£280,000	Pooled S106 between sites S2h, S2i, and S2j						X											Given the level of development in Burnham on Crouch and emerging applications in Southminster developer contributions are required to expand one of the existing primary schools, as development progresses

Appendix 24

Education - Secondary																			
Expansion of Plume School - Lower	£2,300,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e					X												Growth at The Plume is likely to come in the lower year groups and through higher pupil numbers feeding through from primary schools in the area. Funding Required: financial years - 2015/16 (15%); 2016/17 (40%); 2017/18 (40%): 2018/19 (5%). Expansion required after approx 725 dwellings at Garden Suburbs
Expansion of Plume School - Upper / Sixth Form	£7,600,000	Pooled S106 between sites S2a, S2b, S2c, S2d, S2e							X										Expansion of Upper School is required when higher pupil numbers start to feed through from Lower School. Funding Required: financial years - 2017/18 (15%); 2018/19 (40%); 2019/20 (40%): 2020/21 (5%). Expansion required after approx 1171 dwellings at Garden Suburbs
Youth and children's facilities																			
Teen shelters, skateboard facilities and access to shared community facilities in South Maldon	£744,792	Pooled between sites S2a, S2b, & S2c																	To be determined through planning application process. Not possible to quantify trigger points- prvision will be based on standards applied by the Council.
Teen shelters, skateboard facilities and access to shared community facilities in North Heybridge	£668,958	Pooled S106 between sites S2d, S2e, & S2f																	
Teen shelters, skateboard facilities and access to shared community facilities in Burnham on Crouch	£243,750	Pooled S106 between sites S2h, S2i, and S2j																	
NEAPs and LEAPs in South Maldon	£158,400	Pooled between sites S2a, S2b, & S2c																	
NEAPs and LEAPs in North Heybridge	£142,272	Pooled S106 between sites S2d, S2e, & S2f																	
NEAPs and LEAPs in Burnham on Crouch	£51,840	Pooled S106 between sites S2h, S2i, and S2j																	
Green Infrastructure																			
Sports facilities in South Maldon	n/a	Pooled between sites S2a, S2b, & S2c																	To be determined through planning application process. Not possible to quantify trigger points- prvision will be based on standards applied by the Council.
Sports facilities in North Heybridge	n/a	Pooled S106 between sites S2d, S2e, & S2f																	
Sport facilities located outside Garden Suburbs in other areas of the District	£10,185,000	CIL																	
Sports facilities in Burnham on Crouch	n/a	CIL																	
Allotments in South Maldon	£66,000	Pooled between sites S2a, S2b, & S2c																	
Allotments in North Heybridge	£59,000	Pooled S106 between sites S2d, S2e, & S2f																	
Allotments located outside Garden Suburbs in other areas of the District	£48,000	CIL																	
District park in North Heybridge	£200,000	CIL																	
Health																			
Improved Facilities in Maldon	£451,000	Pooled between sites S2a, S2b, & S2c																	Existing facilities are currently at capacity, improvements therefore required early - subject to further discussion with the NHS. New Health Facility proposed in NHGS and imporvements to existing facilities in Maldon. Detailed phasing to be determined in consultation with GPS and NHS. PID has been submitted to NHS.
New Health Facility in North Heybridge	£405,080	Pooled S106 between sites S2d, S2e, & S2f						X											
Improved facilities in Burnham on Crouch	£147,600	CIL																	
Flood Alleviation																			
Heybridge Strategic Flood Alleviation	£7,700,000	Pooled S106 between sites S2d, S2e, & S2f							X										Flood alleviation to be developed in line with phasing on site S2(d) and the development of the relief road. It will be necessary to ensure that no additional risk of flooding to existing properties prior to and during implementation of scheme. MDC, ECC, EA, Essex Waterways and developers/ landowners working together to secure design, implementation and management of scheme.
Sewerage / Electricity / Gas / Communications**																			
S2(a) South of Limbrook Way	£2,511,135	Site specific S106																	Essential utilities provision required early in development phasing, other utilities provision to be phased according to development programme
S2(b) Wycke Hill (North)	£1,150,100	Site specific S106																	
S2(c) Wycke Hill (South)	£240,284	Site specific S106																	
S2(d) North of Heybridge	£1,135,684	Site specific S106																	
S2(e) Land to the North of Holloway Road	£80,133	Site specific S106																	
S2(f) West of Broad Street Green Road	£33,700	Site specific S106																	
S2(g) Park Drive	£53,899	Site specific S106																	
S2(h) Heybridge Swifts	£33,700	Site specific S106																	
S2(i) West of Burnham on Crouch	£71,435	Site specific S106																	
S2(j) North of Burnham on Crouch (West)	£145,415	Site specific S106																	
S2(k) North of Burnham on Crouch (East)	£72,707	Site specific S106																	

Statement of Common Ground between Maldon District Council and

Charles Church/RHS/Tolhurst

Matter 5

Areas of common ground

This statement sets out the areas of common ground between the parties in respect of the questions raised by the Inspector under Matter 5.

All parties agree the following statements:

1. Is the strategy for development for these strategic sites appropriate, justified, effective, sustainable, viable, soundly based and consistent with the Plan's strategy?

The parties agree with the Council's Hearing Statement that the allocation of sites in Burnham-on-Crouch, including indicative capacity figures that are to be regarded as minima, is based on a sound and effective strategy particularly in terms of sustainability. Sites are deliverable, available now and viable under current market conditions.

2. **How much development can take place on each allocated site before a specified piece of infrastructure in CED10 Appendix 13 has to be provided?**

The parties agree with the Council's Hearing Statement that with the exception of early years and childcare, there are no specific trigger points for infrastructure provision in Burnham-on-Crouch. The need for the improvements identified is not so urgent that development could not come forward until the infrastructure is in place.

3. **Much of the infrastructure relies on pooled funds from various sites. Bearing in mind the answer to the above question, will this pooling arrangement prevent the delivery of individual sites if monies are not available for key infrastructure works because other sites have not progressed as fast?**

The parties agree with the Council's Hearing Statement that the proposed pooling arrangements will not affect the ability of any sites allocated in Burnham-on-Crouch to be developed.

4. Are flooding and sewerage issues now resolved?

The parties agree with the Council's Hearing Statement that flooding and sewerage issues in the area can be practically and viably resolved.

5. CD10 Appendix 13 shows new healthcare provision, presumably for a GP surgery. Where will this be provided? Please will the Council suggest a suitable consequential modification to policy S6 and paragraph 2.82.

The parties agree with the Council's Hearing Statement that the LDP identifies a need for enhanced medical provision but not an additional GP surgery and that paragraph 2.82 provides the necessary flexibility required by the NHS for new healthcare provision.

6. In the policy S6 development provisions:

a. Is the road network capacity capable of accommodating the developments?

The parties agree with the Council's Hearing Statement that comprehensive Transport Assessments submitted as part of any planning applications in respect of sites S2(i), S2(j) and S2(k) would set out how the development can be accommodated and the requirement for any necessary mitigation to the highway network.

b. What mitigation measures and junction improvements?

The parties agree with the Council's Hearing Statement that potential Junction improvements have been identified at the B1021 Church Road / B1010 Maldon Road junction at paragraph 2.87 and that the final details and prioritisation of when measures may come forward will be determined at the Planning application stage. The parties agree that this infrastructure is not required before development may commence.

e. What form and scale of community hubs and local centres are needed?

The parties agree with the Council's Hearing Statement that a local centre is not required before development may commence.

f. What is meant by adequate provision for affordable housing?

The parties agree with the Council's Hearing Statement that affordable housing provision will be in accordance with the requirements set out in Policy H1 and H2, which in turn are based upon the identified need for affordable housing and the viability testing of these policies.

g. What proportion of housing for older people?

The parties agree with the Council's Hearing Statement that the LDP does not define the proportion of housing for older people and that the Council will encourage development proposals which seek to meet the needs of older people including homes that are designed for this purpose to enable independent living or housing which provides support.

8. Does the Housing Mix (policy H2) need altering to make the sites viable? If so, how?

The parties agree with the Council's Hearing Statement that under current market conditions the Housing Mix of sites allocated in the LDP at Burnham on Crouch does not require alteration to make the sites viable.

9. Council: what progress has been made on the planning applications for these sites, particularly for site S2(j)? (Table 2 CED10 Report).

The parties agree with the Council's Hearing Statement that the updated information on progress with Sites S2(j) and (k) is correct.

Signed: Matt Clarke Dated: 15th January 2015
(on behalf of Charles Church/RHS/Tolhurst)

Signed: David Coleman Dated: 15th January 2015
(on behalf of Maldon District Council)

Appendix 26

DOC121

SOUTH MALDON

South Maldon Garden Suburb

Strategic Masterplan Framework

MALDON DISTRICT COUNCIL

Appendix 26

Fambridge Road
West Maldon Community Centre
Limebrook Way
Morrisons Supermarket
Wycke Hill
A414

Appendix 26

Contents

Introduction

1.1 Background
1.2 Purpose of this document
1.3 What is a Garden Suburb?
1.4 How has the Strategic Masterplan Framework been prepared?
1.5 What is the purpose of the Strategic Masterplan Framework?
1.6 Contents of the Document

Site and surrounding context

2.1 Planning policy context
2.2 Site location and description
2.3 Land uses
2.4 Local facilities
2.5 Access & movement
2.6 Landscape and visual
2.7 Key site features

Vision and objectives

3.1 Garden Suburbs and South Maldon
3.2 Developing shared vision and objectives
3.3 Stakeholders workshop and community engagement
3.4 Establishing vision and objectives for South Maldon
3.5 Key opportunities plan

Masterplan and development principles

4.1 Framework masterplan
4.2 Land use
4.3 Access & movement
4.4 Green infrastructure
4.5 Character areas
4.6 Drainage

Infrastructure and delivery

5.1 Infrastructure requirements
5.2 Infrastructure delivery
5.3 Implementation, delivery and monitoring
5.4 Housing mix, phasing and community development
5.5 Requirements for planning applications

Appendices

A1 Relevant planning policies
A2 Plans produced at stakeholders workshop
A3 Glossary of terms

Appendix 26

Chic
LADIES FASHIONS
co-operative
travel
travel money
COSTA COFFEE
MINT
HSBC
COES
TAXI
Passion,
PARTNER

Section 1
Introduction

1.1 Introduction

Background

1.1.1 The Maldon District Local Development Plan (submission LDP) sets out how the District's housing needs will be accommodated in the period up to 2029 and includes proposals for the development of two new Garden Suburbs at North Heybridge and South Maldon. Policy S4 sets out the key infrastructure elements to be incorporated in each of the proposed Garden Suburbs and the broad development principles which the Council will expect to be applied. The submission LDP was submitted to the Secretary of State for examination in April 2014 and an Examination in Public (EiP) is expected to be held later in the summer.

In summary, the submission LDP states that the South Maldon Garden Suburb (SMGS), as shown on Figure 1.1, will accommodate the following key elements:

- a minimum requirement of 1,375 dwellings (including affordable housing and dwellings which meet the housing needs for an older population)
- circa 5ha of Class B employment land
- a community hub / local centre
- supporting infrastructure including:
  - a new 1.5 form entry primary school;
  - two new 56 place early year and childcare facilities;
  - one class base expansion of existing primary school;
  - necessary contributions towards the sufficient expansion of the Plume School;
  - provision for youth and children's facilities;
  - a new relief road to the north of the A414 at Wycke Hill;
  - enhanced walking & cycling routes;
  - enhanced medical provision;
  - increased & enhanced green infrastructure;
  - appropriate drainage & sewerage infrastructure including sustainable urban drainage system (SuDS).
  - any other supporting infrastructure improvements & mitigation measures that may arise from further highways work currently being undertaken by Essex County Council, to support this Garden Suburb.

1.1.2 The supporting text of Policy S3 of the submission LDP states that the principles set out in the Strategic Masterplan Framework (SMF) will be in accordance with Policies S3 and S4 and other policies in the LDP. Given the significant pressure for development in the District and the requirement to demonstrate a 5 Year housing land supply, the Council has taken the decision to commence work on the masterplans for the proposed Garden Suburbs in advance of adoption of the submission LDP. This will enable key strategic issues such as infrastructure provision, flood risk mitigation and environmental protection and management to be addressed in a coordinated manner.

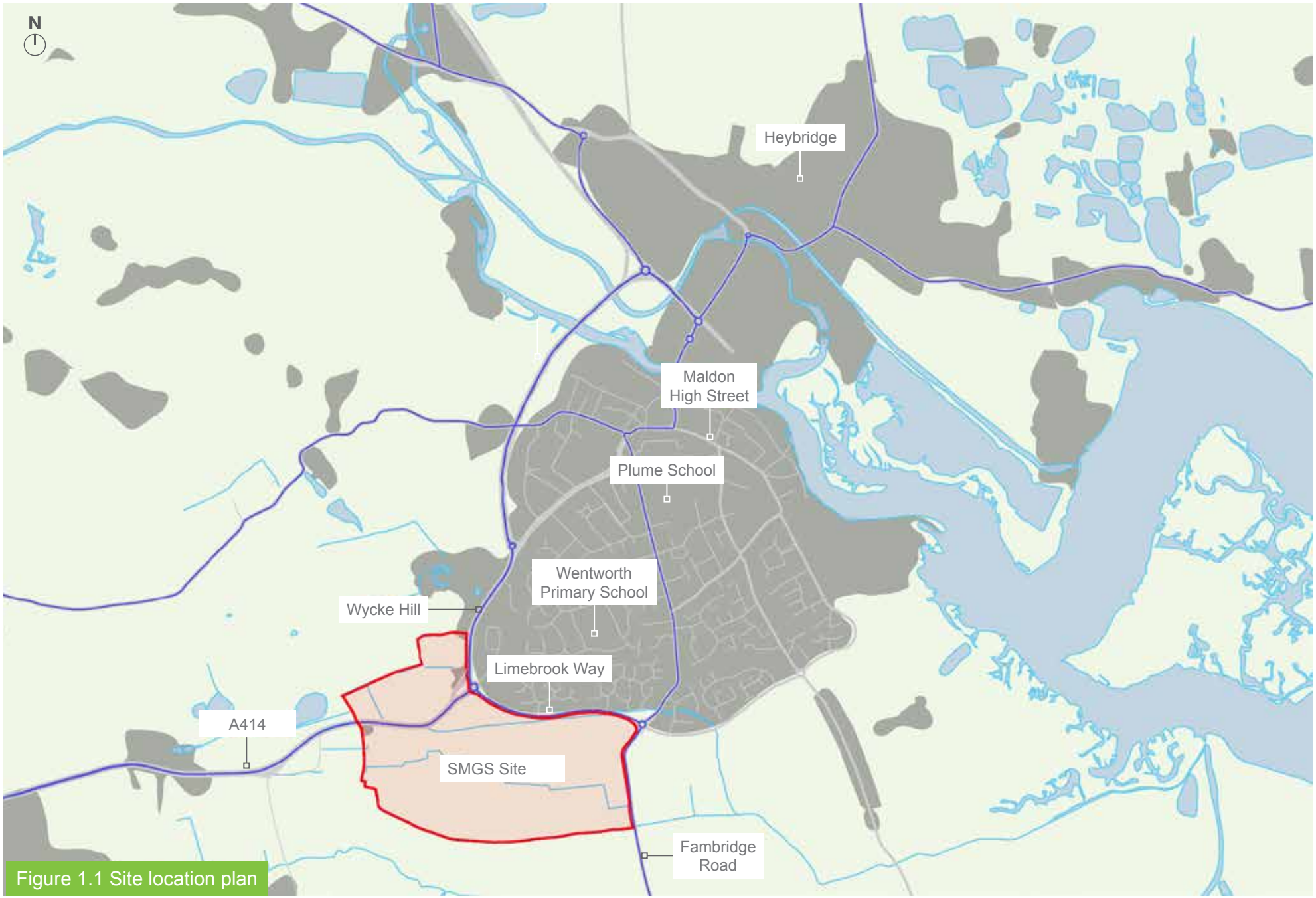


Figure 1.1 Site location plan

1.2 Purpose of this Document

1.2.1 This document sets out the draft Strategic Masterplan Framework (SMF) for the proposed SMGS and provides further supplementary guidance on the site allocations and policies in the submission LDP. The area to which the masterplan relates is defined on the submission LDP proposals map and is illustrated in Figure 1.2. The SMF has been endorsed by the Council as a material consideration in the assessment and determination of planning applications within the site allocation area and will be reviewed and amended to reflect any changes to the relevant policies following the EiP and adoption of the LDP. Where appropriate, it is intended that following adoption of the LDP, the Council may adopt the SMF as a Supplementary Planning Document (SPD). This will ensure that it is fully compliant with the adopted LDP policies.

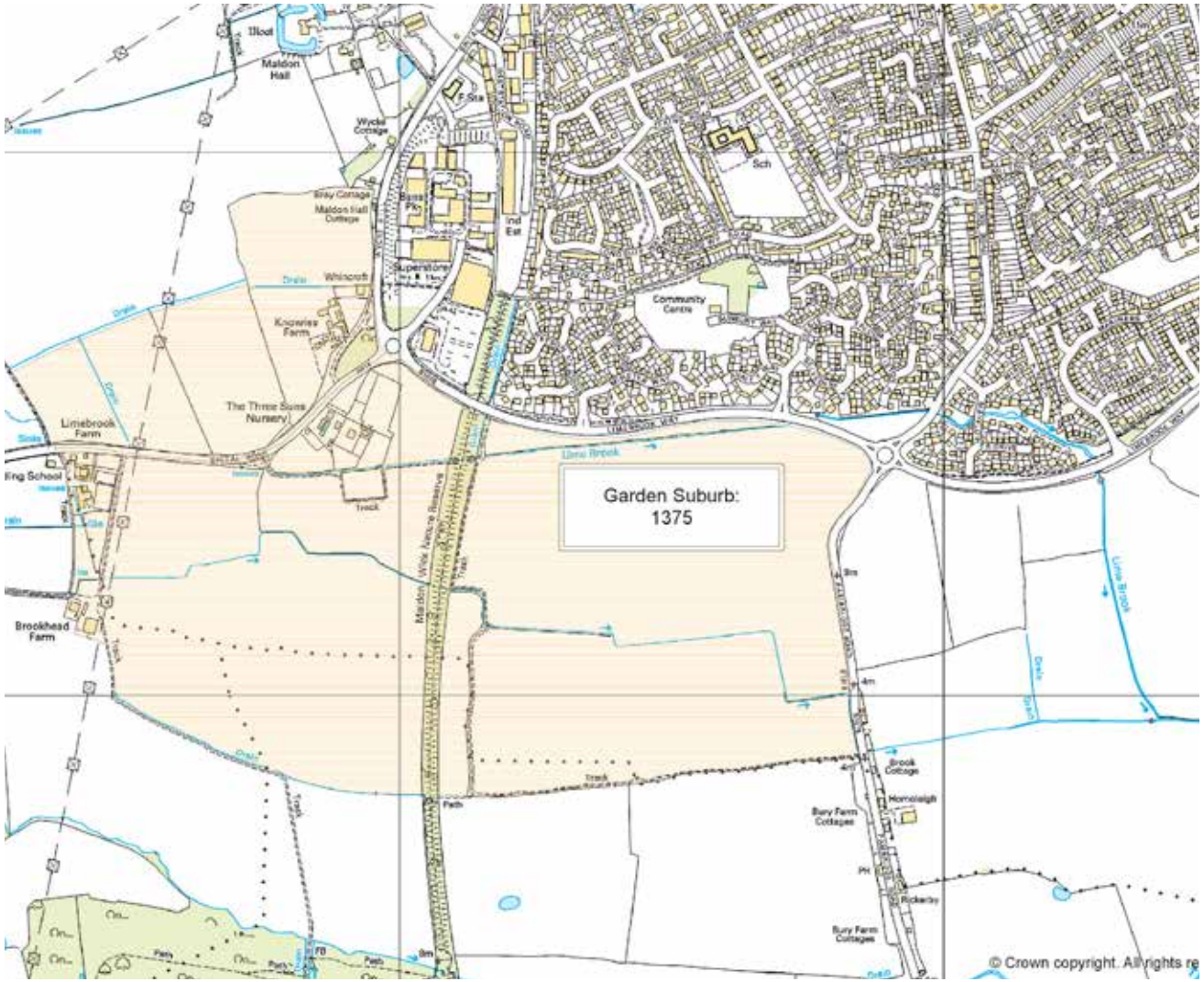


Figure 1.2 - South Maldon Garden Suburb - Extract from Local Development Plan (submitted for Examination April 2014)

1.3 What is a Garden Suburb?

1.3.1 In accordance with the spatial vision and policies set out in the submission LDP, the SMGS is being planned as a high quality, vibrant and distinctive new neighbourhood which is well-integrated with surrounding communities. It will make a significant contribution to meeting the requirement for new homes in the District and development will be required to incorporate the following key principles (as taken from Town and Country Planning Association's (TCPA), 2013 publication- Creating Garden Cities and Suburbs Today):

- A comprehensive and well planned approach that provides homes, jobs and community facilities
- Places where people will want to live and interact through active citizenship and civic amenity
- A strong landscape character that incorporates well managed open space, tree lined streets and natural areas for amenity and wild life
- Integrated and easily accessible transport systems, incorporating public transport, walking and cycling
- A clear and harmonious relationship between town and country
- High quality and detailed architecture that is characterful, innovative and adaptable

1.3.2 The development of the SMGS will be required to incorporate and deliver new infrastructure to meet the needs arising from the development.

Garden Suburb streetscape - Welwyn Garden City

Appendix 26

1.4 How has the Strategic Masterplan Framework been prepared?

1.4.1 The SMF has been developed in partnership between Maldon District Council (MDC), developers/ landowners, relevant stakeholders and the local community with advice being provided by ATLAS (Advisory Team for Large Applications – part of the Home & Communities Agency). A Masterplan Brief was approved by the Planning & Licensing Committee on 14 November 2013 and has subsequently been updated to reflect submission LDP changes. The Brief promotes a collaborative approach between the Council and relevant landowners/ developers and a project management structure was established in December 2013 to ensure effective joint working.

1.4.2 A Masterplanning Working Group has been established with landowners/ developers and key infrastructure providers including Essex County Council (ECC) and the Environment Agency (EA) to progress preparation of the masterplan. A Members briefing group has also been established to receive regular updates on progress with development of the masterplans for the two Garden Suburbs and to act as a sounding board for emerging ideas around the masterplan concepts. Meetings have taken place with Maldon Town Council to keep them up to date with progress on the masterplanning process.

1.4.3 Consultation on key issues and options has been undertaken with stakeholders and the local community and this has informed the development of the SMF.

1.4.4 The accompanying diagram, Figure 1.3, outlines the approach which has been adopted to preparation of the SMF.

1.4.5 The Draft SMF was subject to public consultation from June to August 2014. The SMF as modified following public consultation was endorsed by Maldon District Council as a material consideration for development management purposes on 11 September 2014.

Technical Studies

- Topography
- Highways
- Air quality
- Ecology
- Archaeology and Heritage
- Flooding and Drainage
- Landscape
- Arboriculture

Key stages

South Maldon Garden Suburb Development Brief

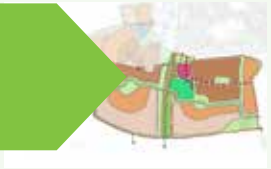
Formation of South Maldon Garden Suburb working group

South Maldon Garden Suburb workshop

South Maldon Garden Suburb Stakeholders workshop

South Maldon Garden Suburb public exhibition

Further refinements at working group meetings



Preparation of Strategic Masterplan Framework

Inputs from statutory bodies

Members workshop briefings

Figure 1.3 - Masterplan process diagram

Appendix 26

1.5 What is the purpose of the Strategic Masterplan Framework?

1.5.1 The preparation of the Strategic Masterplan Framework (SMF) will ensure that development of the SMGS takes place in a coordinated way. This will ensure the timely delivery of new housing and necessary infrastructure such as roads, drainage and schools, environmental protection measures and the creation of a high quality living environment which is well integrated with the wider urban area. The masterplan will:

- Define key development principles and strategic concepts to enable a co-ordinated approach to delivering the proposed level of growth in a Garden Suburb context
- Provide guidance to inform planning applications
- Reflect and respond to the submission LDP policies and guidance

SMGS site (far back right) from above St. Peter's

1.6 Contents of the Document

1.6.1 The SMF provides specific guidance on how the SMGS will be delivered in accordance with the policies set out in the submission LDP. It addresses the spatial form and phasing of development and provides more general development and design guidance. It is arranged in two parts, as shown on table to the right.

Section	Description
Part One	
Section 2	Sets out the planning policy context and provides an assessment of the site and the key opportunities and constraints which have been identified in the technical studies and assessment work which has been undertaken.
Section 3	Presents the overarching vision for the creation of a high quality Garden Suburb and how the vision and objectives have been evolved through collaborative working and stakeholder and community engagement.
Section 4	Sets out the Strategic Development Framework. This will provide the framework for the development of the SMGS.
Part Two	
Section 5	Explains how the vision and objectives for SMGS will be secured including the delivery of necessary infrastructure, such as improvements to the highway network, education facilities and public transport; future arrangements for management and community involvement and requirements for future planning applications

Appendix 26

Section 2
Site and Surrounding Context

Appendix 26

2.1 Planning Policy Context

National Planning Policy Framework

2.1.1 The National Planning Policy Framework (NPPF) (March 2012) sets out the key national policy guidance for development. A key focus of the NPPF is to create high quality and sustainable new developments that are deliverable.

2.1.2 The NPPF also recognises the value of garden city principles for large scale developments such as the SMGS. Also of relevance, is the non-statutory guidance on the subject, produced by the TCPA which provides a useful set of principles and helpful design guidance that can inform the delivery of a sustainable Garden Suburb. This guidance has informed the preparation of this SMF.

Essex Minerals Local Plan

2.1.3 The Essex Minerals Local Plan (MLP) was formally adopted by the County Council in July 2014. Policy S8 states that any non-mineral proposal located within a Mineral Safeguarding Area (MSA) that is 5ha or more (for sand and gravel) in size will need to be supported by a minerals resource assessment to establish the existence, or otherwise, of a mineral resource capable of having economic importance. This will ascertain whether there is an opportunity for the prior extraction of that mineral to avoid the sterilisation of the resource as required by the National Planning Policy Framework (paragraphs 143 and 144). An area within the north of the area allocated for the South Maldon Garden Suburb is located within an MSA and there may be a requirement to undertake a minerals resource assessment in accordance with Policy S8.

Maldon District Local Development Plan (submission LDP)

2.1.4 Maldon District Council submitted the Maldon District Local Development Plan (submission LDP) to the Secretary of State for examination in April 2014. The submission LDP sets out how the Council proposes to meet its objectively assessed needs for housing and other development in the period up to 2029 and includes the allocation of land to the south of Maldon town for the development of a new Garden Suburb.

2.1.5 The policies set out in this document are as currently set out in the submission LDP which has been submitted for examination (including the additional proposed minor modifications to the submission LDP as submitted in August 2014). It will be necessary to review the SMF and to make any necessary modifications to reflect policy changes following examination and adoption of the plan and prior to the adoption of this document as a SPD.

2.1.6 Key policies of particular relevance to the proposed SMGS are summarised opposite and over the next few pages.

Policy S2: Strategic Growth

2.1.7 Policy S2 states that:

Strategic growth will be focused in the District's main settlements as they constitute the most suitable and accessible locations in the District.

To meet the objectively assessed housing need for the District, the Council will plan for a minimum of 4,410 dwellings between 2014 and 2029 (294 per annum) including provision for market housing, affordable housing for an aging population and other types of housing for specialist needs.

The majority of new strategic growth will be delivered through sustainable extensions to Maldon, Heybridge and Burnham-on-Crouch in the form of Garden Suburbs and strategic allocations. The scale, type, uses and form of development will reflect their role as employment, retail and service centres, their level of accessibility and environmental and infrastructure constraints. Residential supply to meet the minimum requirements and the projected phasing of the developments between 2014 and 2029 are as follows.(in respect of SMGS)

Area	Year 0 - 5	Year 6 -10	Year 11-15	Total
South Maldon Garden Suburb	**375**	**575**	**425**	**1,375***
S2(a) South of Limebrook Way	150	425	425	1,000
S2(b) Wycke Hill (North)	150	150	N/A	300
S2(c) Wycke Hill (South)	75	N/A	N/A	75

* Note that these figures represent a minimum requirement

Policy S3: Place Shaping

2.1.8 *Policy S3 requires that:*

The Garden Suburbs and Strategic Allocations at Maldon, Heybridge and Burnham-on-Crouch will be planned as high quality, vibrant and distinctive neighbourhoods that will complement and enhance the character of the District and protect and enhance the environmental qualities of the surrounding area. Development proposals for the Garden Suburbs and Strategic Allocations must incorporate the following principles:

- A comprehensive and well planned approach that provides homes, jobs, and community facilities
- Places where people want to live and interact through active citizenship, civic amenity and a vibrant urban life
- A strong landscaped character that incorporates well managed open space, tree-lined streets and other landscaping and natural areas for amenity and wildlife habitat and to address the effects of climate change

- 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
- There will be a clear and harmonious relationship between town and country
- High quality and detailed architecture that is characterful, innovative and adaptable
- The local centres will act as the community focus within the Garden Suburbs, with a mix of businesses and community uses that are well served by public transport and connected to the town centre by safe walking and cycling routes
- There will be a network of safe and usable paths and streets for pedestrians, cyclists and vehicles. This network should prioritise accessibility to open spaces, education facilities and health facilities
- Fully integrated with the surrounding communities through shared community uses, and a variety of transport modes including walking, cycling and public transport
- Provide for the requirements of site service and communication infrastructure, in particular high speed broadband, with minimal disruption and need for reconstruction and allow for future growth in service infrastructure
- Provide dwellings which will contribute to the District's housing needs for an ageing population, as identified and required by the Council

A masterplan for the 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.

Policy S4 : Maldon and Heybridge Strategic Growth

2.1.9 Policy S4 states that:

Strategic developments in the South Maldon Garden Suburb will incorporate the following key infrastructure elements;

- A new 1.5-form entry primary school
- Two new 56-place early year and childcare facilities
- Necessary contributions toward the sufficient expansion of the Plume School
- Provision for youth and children's facilities
- A new relief road to the north of A414 at Wycke Hill
- Provision for Class B use employment land as identified in Policy E1.

Garden Suburbs and Strategic Allocations within the Maldon and Heybridge area will be comprehensively planned with the quantum of development as set out in Policy S2 and E1. Permission will be given for development at the Garden Suburbs / Strategic Allocations provided that they are in compliance with the broad development principles set out in policy S3, and that:

- New and / or enhanced public transport provision is incorporated within the new Garden Suburbs / Strategic Allocations
- New and / or enhanced walking and cycling 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

- Development can be accommodated within the capacity of the Maldon and Heybridge road network and junctions, and wider network following appropriate mitigation measures and junction improvements
- Pupil demand from the development can be accommodated within existing and / or proposed new primary, secondary and early years and childcare facilities, as well as adult community learning
- Adequate provision is made for enhanced medical provision in cooperation with the relevant health bodies
- Community hubs and local centres of appropriate form and scale are integrated into the design and layout of development proposals
- Flood risk management and surface water mitigation must be planned in conjunction with relevant stakeholders including the EA and ECC, and must be integral to development proposals for the Strategic Growth Areas as a whole
- Adequate provision is made for enhanced and comprehensive sewerage infrastructures
- Adequate provision is made for increased and enhanced green infrastructure including provision for youth and children's facilities
- Adequate provision is made for affordable housing
- A proportion of the proposed dwellings for Maldon and Heybridge are of a form, tenure and dwelling mix that is appropriate for meeting the housing needs of an older population including the provision of bungalows, sheltered housing, extra care housing, private retirement homes and lifetime homes etc
- Development proposals must be accompanied by a comprehensive and detailed ecological survey
- Development proposals must be accompained by a comprehensive and detailed archaelogical assessment
- Identified infrastructure requirements will be delivered in line with the requirements set out in Policy I1 and the Infrastructure Delivery Plan.

2.1.10 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.

2.1.11 Further detailed layouts of the different land use components within the Garden Suburbs will be defined through masterplans produced in partnership with the Council, relevant delivery partners and stakeholders, including developers, landowners, and parish / town councils'.

Policy E1 Employment

2..1.12 Policy E1 states that:

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). A minimum of 2,000 net additional jobs will be created in the District by 2029 through the regeneration, modernisation and expansion of existing employment sites and through the provision for new employment sites at the strategic allocations and SMGS and other high quality and sustainable locations. Allocating additional employment sites at high quality and sustainable locations will provide increased choice and competition for the market.

Appendix 26

New Employment Space

2.1.13 Policy E1 states:
The areas indicated below and defined on the Proposals Map are allocated for employment development. Planning applications for development will only be permitted for employment purposes if they accord with the use class specified. The Council will support and encourage the development of better quality and flexible local employment space to meet the employment target. All new employment space should seek to meet the needs of local businesses and attract inward investment. Additional employment land will be designated within the Strategic Allocations and Garden Suburbs as set out in Policies S4 and S6.

Ref.	Site	Appropriate use	Size
E1(p)	Wyke Hill (north), Maldon	B1,B2	0.5 ha
N/A*	South of Limebrook Way, Maldon	B1, B2, B8	Circa 4.5 ha

*Detailed allocation to be determined as part of the masterplan

Policy I1 Infrastructure and Services

2.1.14 Policy I1 states:
The Council will work with relevant partners and infrastructure providers to maintain and improve infrastructure provision in the District by:

- Ensuring that existing infrastructure and services are protected and/or improved to meet the existing and future needs of the District
- Ensuring that an appropriate level and type of infrastructure is provided for new developments where required to meet community and infrastructure needs
- Maximising opportunities for reconfiguration, expansion and co-location of facilities to improve the infrastructure capacity, accessibility and viability
- Providing information on known infrastructure requirements in the District and the most appropriate methods of delivery
- Requiring planning applications to take account of relevant business plans and programs produced by infrastructure providers to ensure development is appropriately phased and does not prejudice the planned delivery of infrastructure improvements

In assessing infrastructure and service requirements, the Council will have regard to the cumulative impact of developments in the locality and across the District.

Where appropriate, necessary infrastructure will be required to be delivered in advance of development taking place to ensure that community and environmental benefits are realised at the start of development. On a strategic level, the Council may require certain developments to be phased in order to optimise infrastructure delivery.

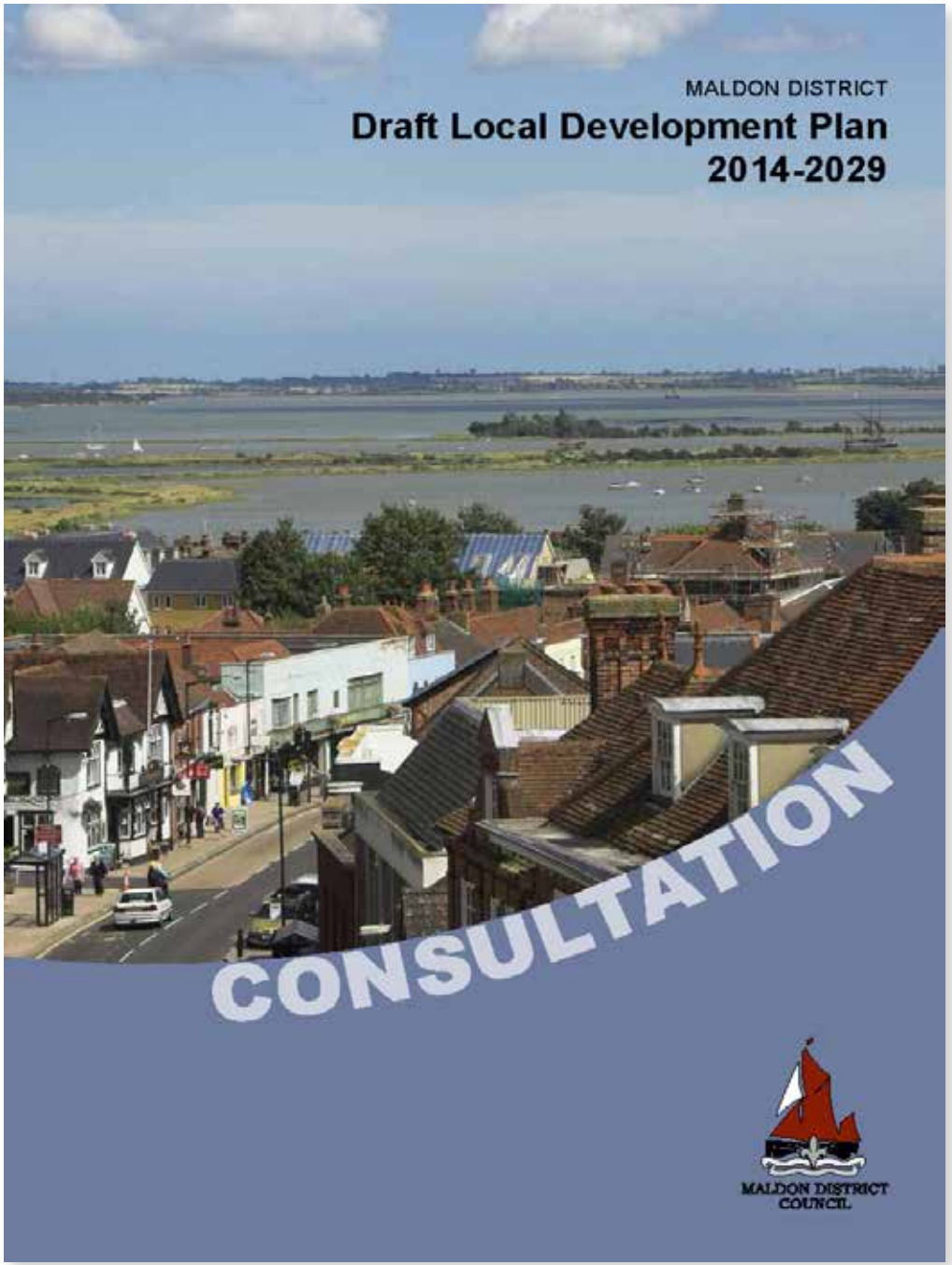
Developer Contributions

2.1.15 Developers will be required to contribute towards local and strategic infrastructure and services necessary to support the proposed development. Where the development may impact upon the local area, a Section 106 contribution will be agreed between the Council and the developer to mitigate those impacts. Where the impact may be on the public highway network, then an agreement may be made under Section 278 of the Highways Act 1980 between the developer and the Highways Authority for the developer to undertake or pay for works.

In addition, development proposals within each of the strategic growth areas (including all sites within the Garden Suburbs and Strategic Allocations as identified in policy S2) will be expected to contribute collectively and proportionately towards delivering the necessary infrastructure requirements which are related to the respective strategic growth areas.

The Council will introduce a Community Infrastructure Levy (CIL) which may enable contributions to be made towards strategic infrastructure and service provision from new developments. Where necessary, the Council will review developer contributions for Garden Suburbs and Strategic Allocations alongside the production and implementation of CIL.

2.1.16 Other policies of relevance to the development of the SMGS are listed in Appendix 1.



Appendix 26

2.2 Site Location and Description

2.2.1 The SMGS site is located to the south and south west of Maldon, approximately 1.5 miles from the town centre, as shown in Figure 2.2. It lies across the existing residential area developed in the 1980s and 1990s, immediately to the north of Limebrook Way.

2.2.2 It is connected to the town centre by two main roads – the A414 Spital Road and the B1010 Fambridge Road. The A414 Spital Road is a strategic route that connects Maldon with Chelmsford to the west as well as the A12. The B1010 Fambridge Road runs in a southerly direction towards North Fambridge.

2.2.3 The SMGS site covers an area of approximately 109 hectares (269 acres) and largely comprises open agricultural fields and scattered groups of buildings along the A414. It is bordered to the east by the B1010 (Fambridge Road) and to the north by the B1018 (Limebrook Way). Land to the west of the A414 Wycke Hill is bordered to the north and west by a combination of trees and hedgerows. The south and south western boundaries are open to the countryside.

2.2.4 The SMGS site is generally level, rising gently north of the A414 to a maximum of 30m above ordnance datum (AOD) on the northern edge.

2.2.5 The SMGS site is broadly separated into three parcels of land. The two larger parcels lie to the south of B1018 Limebrook Way and are divided by a raised redundant railway embankment, Maldon Wick Local Wildlife Site, that runs north-south through the site.

2.2.6 The third parcel of land lies to the north of A414 Spital Road. This area currently comprises a combination of fields and buildings associated with Knowles Farm.

2.2.7 The north west of the raised Maldon Wick is an area of public open space and includes Wycke Meadow Local Wildlife Site.

2.2.8 A watercourse known as the Lime Brook runs east-west through the centre of the site and is connected to a series of other agricultural ditches. There are ditches running north south in the northern part of the site, mostly along the hedgerows.

2.2.9 There are some small scale employment buildings scattered to the south west of the site.

2.2.10 There are Public Rights of Way crossing the site and one forms the southern boundary. There is also a bridleway which adjoins the site's western and northern boundaries and crosses the site to connect to Wycke Hill.

2.2.11 A high voltage (132KV) overhead line crosses the western part of the site with associated pylons. There are some low voltage overhead power lines to the south and south eastern part of the site

2.2.12 There are designated and non-designated heritage assets within the site or in close proximity to the site boundaries. There is one Grade II listed building within the site (Brookhead Farmhouse).

.

Limebrook Way

Maldon Wick nature reserve

Appendix 26

Figure 2.2 SMGS Site aerial

Appendix 26

2.3 Land Use

2.3.1 Maldon town is rich in industrial, cultural and maritime heritage. The variety of land uses makes Maldon a characterful place. Areas of unique heritage include the Hythe and the historic Maldon High Street and Promenade Park.

2.3.2 In recent years, ribbons of land uses have emerged along Fambridge Road, Wycke Hill, Spital Road and Limebrook Way, mainly comprising residential development and amenity land uses.

2.3.3 The SMGS site is surrounded by a number of urban and rural land uses, as shown in Figure 2.3. Wycke Hill Business Park is located directly north of the site and comprises a supermarket with associated surface car parking and a cluster of small commercial land uses. Further north, the former railway depot contains a cluster of small commercial units and a fire station.

2.3.4 Along the Limebrook Way, the SMGS site is bounded by residential development accessed via two points; Meeson Meadows and Keeble Park. Contained within these developments are a number of community land uses including the West Maldon Community Centre and Wentworth Primary School.

2.3.5 To the east of the SMGS site is an area of flat open countryside. Moving south along the B1010 Fambridge Road, there are a series of scattered dwellings and a public house.

2.3.6 Land to the south of the SMGS site comprises open countryside. A number of Public Rights of Way run along the southern boundary, connecting with Fambridge Road to the east and open countryside to the south and west. Hazeleigh Hall Woods are located directly to the south east and are connected via the Maldon Wick nature reserve.

2.3.7 There are number of small scale employment and community uses scattered within the SMGS boundary. This includes employment uses within Knowles Farm and a nursery and a local crèche to the west within Brookhead Studios.

Brookhead Studios

Wycke Hill Business Park

Residential properties north of Limebrook Way

Appendix 26

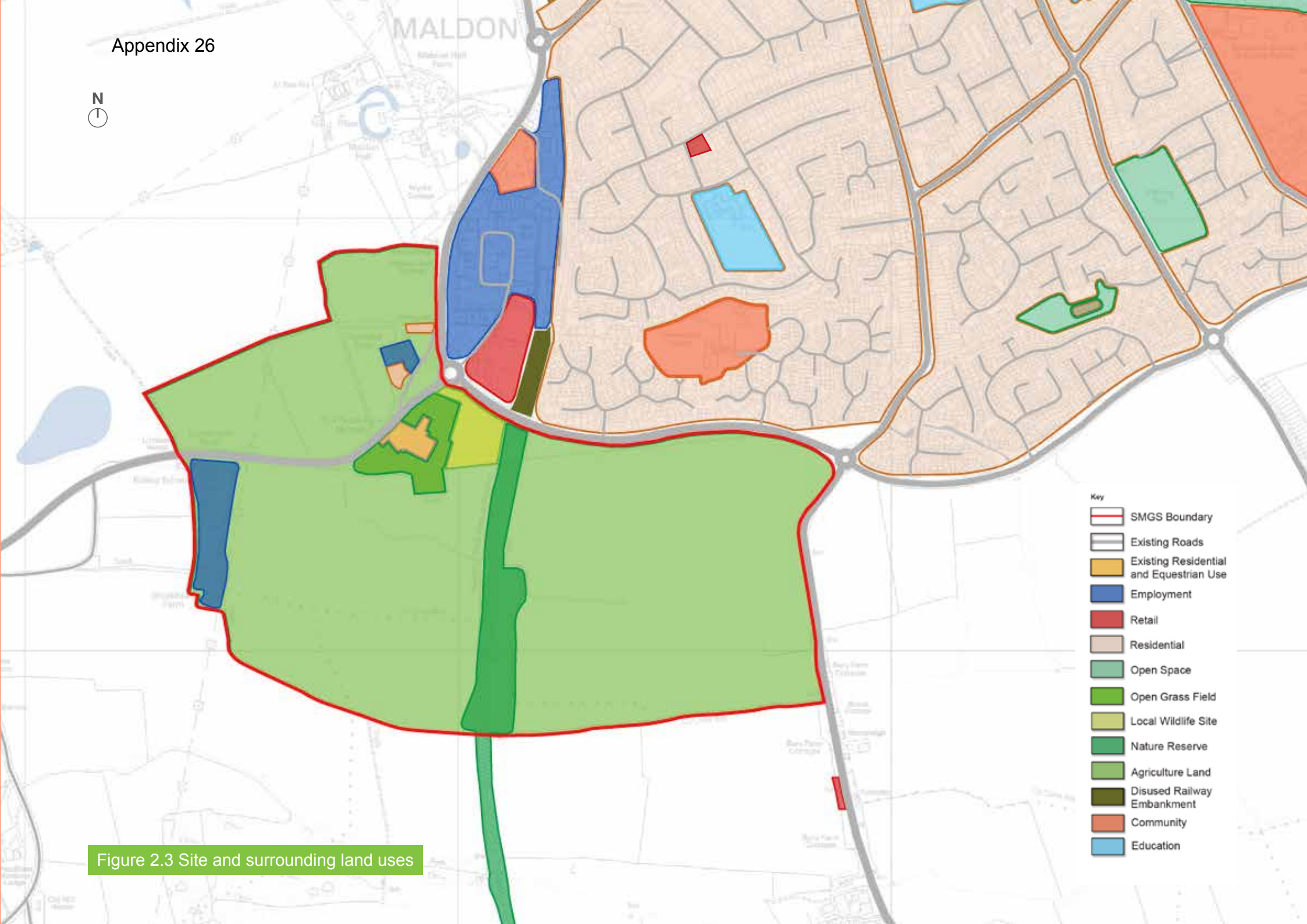


Figure 2.3 Site and surrounding land uses

Appendix 26

2.4 Local Facilities

2.4.1 Maldon has a wide range of facilities serving the town and wider area. It provides the largest retail offer, in the district with a well established high street and a number of large edge of town retail units.

Morrisons supermarket near the SMGS

West Maldon Community Hall

Wentworth Primary school

Promenade Park

2.4.2 A number of key community facilities, including schools, community centres, retail and commercial uses, are within easy walking and cycling distance of the SMGS site.

2.4.3 Figure 2.4 shows the range of locally and regionally important facilities and services within a 400m, 800m and 1,200m distance of the site (equating to a 5, 10 and 15 minute walk time respectively).

2.4.4 Adjacent to the site, at the Wycke Hill / Spital Road roundabout, is the Wycke Hill Business Park which also includes a superstore and serves the existing settlement area through a range of retail, cafe and convenience facilities.

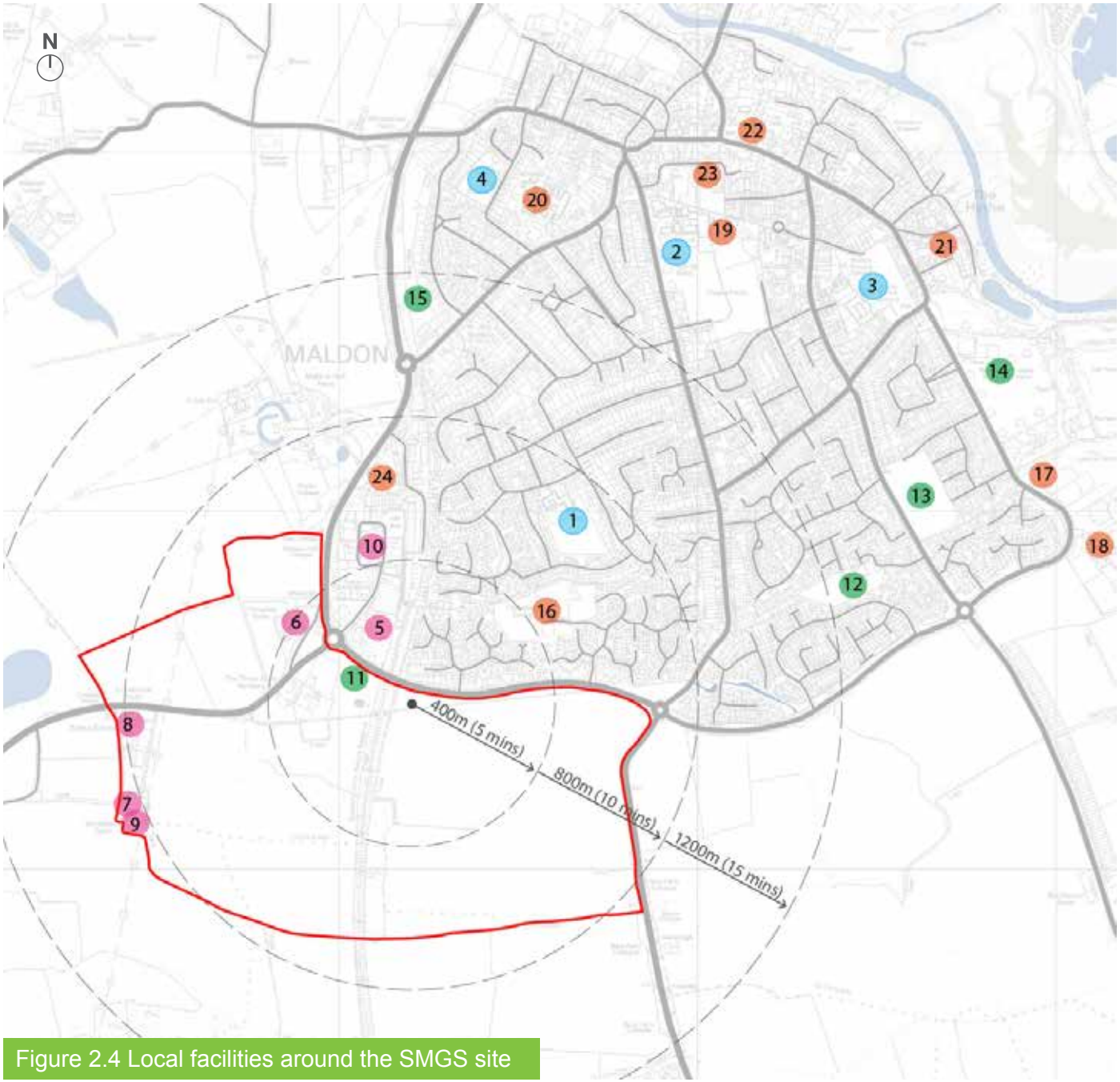


Figure 2.4 Local facilities around the SMGS site

Education

1. Wentworth Primary School
2. Plume School
3. Maldon Primary School
4. All Saint's Church of England Primary School

Commercial and Employment

5. Superstore
6. Knowles Farm
7. Brook Head Farm
8. Chelmer Group
9. Brookhead Studios
10. Wycke Hill Business Park

Open Space Provisions

11. Wycke Meadow Local Wildlife Site
12. Poulton Close Allotment Gardens
13. Playing Fields
14. Promenade Park
15. Wycke Hill Allotments

Community

16. West Maldon Community Centre
17. Blackwater Leisure Centre
18. Madison Heights Leisure Centre
19. Maldon District Council
20. St. Peter's Hospital
21. St. Mary's Church
22. All Saint's Church
23. Maldon Library
24. Maldon Fire Station

Appendix 26

2.5 Transport and Accessibility

Maldon has a range of access options to the transportation links that facilitate travel to surrounding towns and villages. There are number of bus routes, to and from Maldon, as well as nearby train stations in Witham, Hatfield Peverel, Chelmsford and North Fambridge offering a wider choice for public transport.

Maldon Bus service

2.5.1 The SMGS site sits within an established network of pedestrian, cycle and public transport routes (as shown in Figure 2.5). It also sits adjacent to the strategic road network which provides direct connections to the town centre and beyond.

Pedestrian, Cycle and Bus

2.5.2 There are number of pedestrian and cycle links around the SMGS site providing direct connections to the surrounding facilities and the town centre.

2.5.3 There is a well-used public right of way that runs east-west and forms the southern boundary of the site. This continues to the north, alongside Maldon Wick nature reserve, and north-west towards Knowles Farm. There is a public footpath that runs across the length within the Maldon Wick nature reserve. There is also a public bridleway which adjoins the site's western and northern boundaries, crossing the site to connect to Wycke Hill.

2.5.4 There is an opportunity for SMGS to be a walkable neighbourhood, This can be achieved by retaining and enhancing this pedestrian and cycle network within the new development and integrating it with the surrounding wider area.

2.5.5 In terms of public transport, SMGS is served by a number of existing bus services which run along the Spital Road, Limebrook Way and Fambridge Road. These routes connect Chelmsford to the west, Purleigh to the south and Witham to the north, via the town centre. A number of bus stops are located along the Spital Road and Fambridge Road directly adjacent to the SMGS site.

Vehicular Access

2.5.6 SMGS is well placed within an established road network which provides direct access to the surrounding areas. The Fambridge Road and Limebrook Way to the east and Spital Road and Wycke Hill to the west and north, provide strategic connections to the town centre, Heybridge to the north,Chelmsford to the west and North Fambridge to the south.

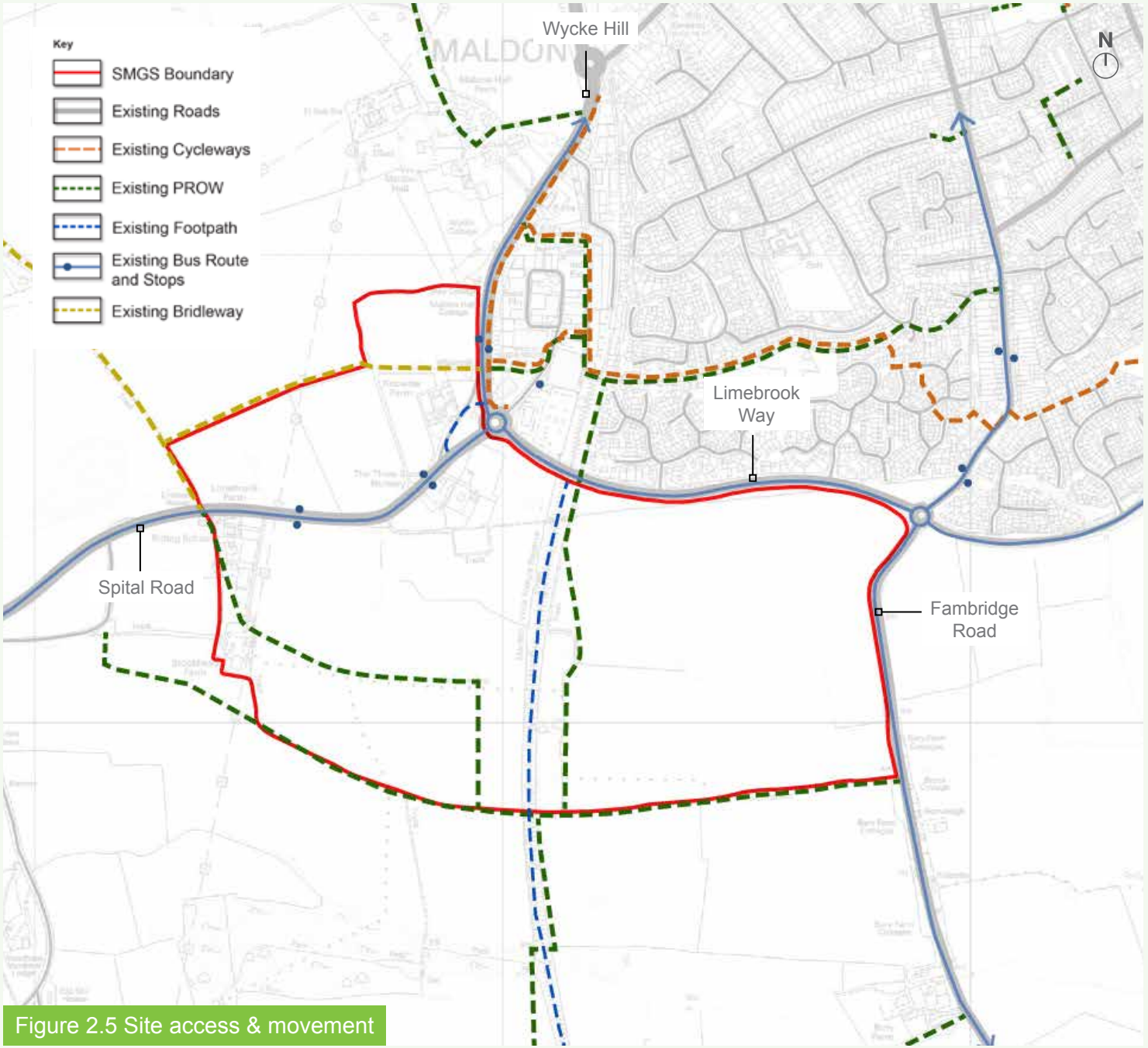


Figure 2.5 Site access & movement

Public Right of Way along southern boundary

Bus stop Wycke Hill Road

Fambridge Road

Existing Bridleway

Appendix 26

2.6 Landscape and Visual

2.6.1 Policy N2 of the submission LDP requires new development proposals to protect, restore and enhance landscape character and biodiversity of the areas identified as internationally, nationally and locally important wildlife sites.

Landscape Character Areas

2.6.2 A brief overview of the site's local landscape character and visual appraisal is set out below; shown in Figure 2.6. A report titled Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment, 2006 was undertaken by Chris Blandford Associates for MDC. The document sets out the baseline inventory of the landscape character of the five local authority areas.

2.6.3 The SMGS site is influenced by a range of landscape character typologies defined, including the urban area of Maldon, which rises to the north, the gently rolling marsh hinterland (Mundon Drained Estuarine Marsh), gently undulating wooded hill, the ridge landscape southwest of Maldon (Woodham Wooded Farmland) and the gently undulating arable farmland behind the coastal marshland (Tillingham and Latchingdon Coastal Farmland Character). For more detailed information refer to the full Landscape Character Assessment.

2.6.4 Some of the key landscape characteristics within and surrounding the site, as defined in the 2005 study are:

Mundon Drained Estuarine Marsh

- Gently rolling marsh hinterland crossed by intricate creeks merges with the flat marshland on the southern shore of the Blackwater Estuary
- Predominantly open, arable fields with a regular, rectilinear field pattern
- Lack of tree cover and settlement pattern, with scattered large farms
- Scrubby, often gappy hedgerows or random copses, mainly near farmsteads
- Sense of emptiness and openness mitigated by views to higher ground at Maldon, the steep slopes to the south east and from views out over the estuary to the wooded ridges in the north-east

Tillingham and Latchingdon Coastal Farmland

- Gentle undulating arable farmland behind the coastal marshland, locally quite steep
- Distinctive long hedgerow boundaries running on parallel axes are a common feature. These are thought to be the result of ancient planned enclosures
- Right-angled bends in lanes reflect ancient field pattern
- Settlement pattern follows underlying soils - sand and gravel formations on a ridge between Bradwell and Burnham

Woodham Wooded Farmland

- Distinctive small rounded hills, visible where ridge has eroded in southeast
- Open landscape of arable farmland framed by woodland and hedgerows on the lower ground
- Enclosed to semi-enclosed commons, small irregular fields and pasture on the wooded ridge

Appendix 26

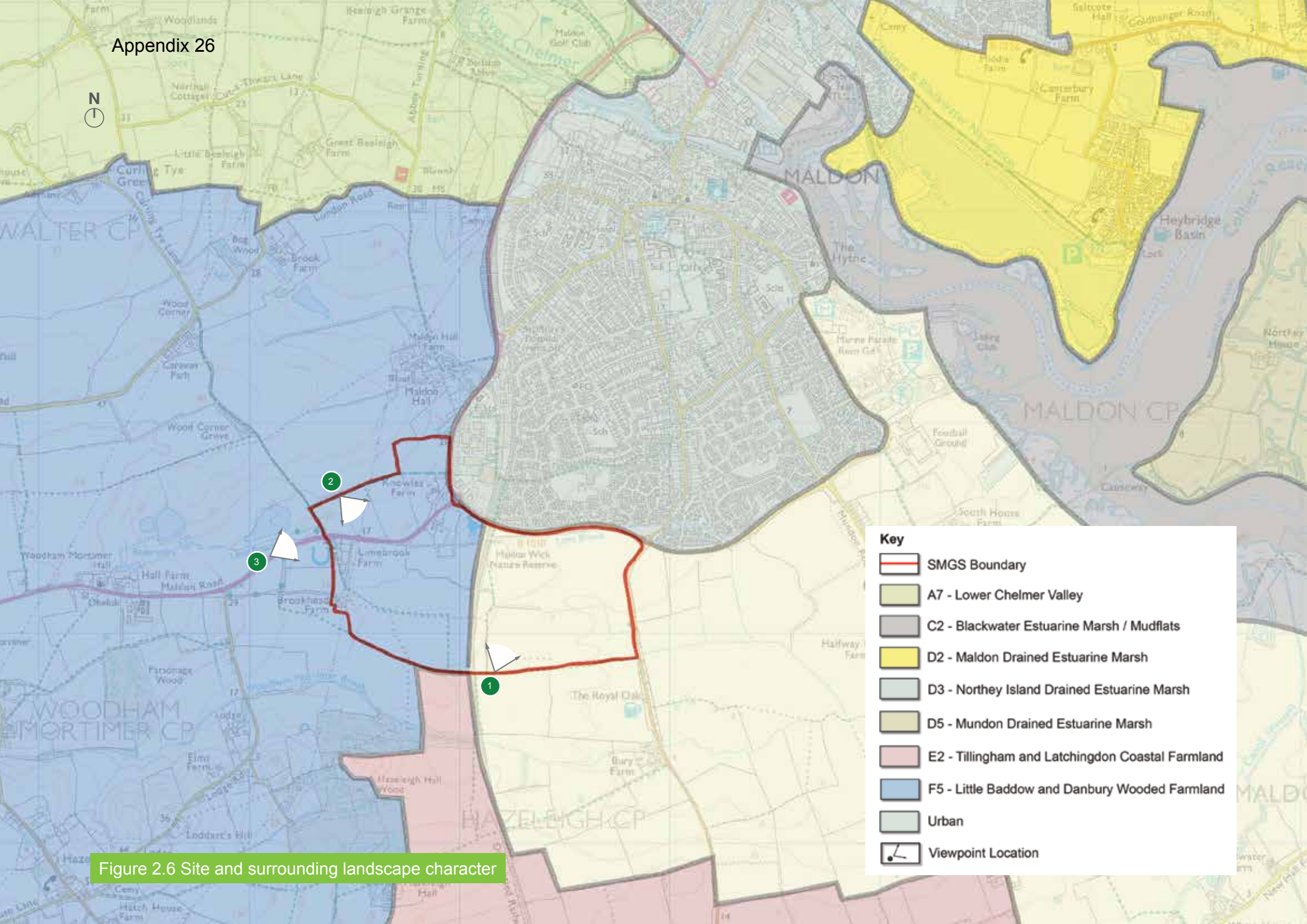


Figure 2.6 Site and surrounding landscape character

Appendix 26

Visual

2.6.5 The SMGS site is relatively flat south of Limebrook Way and then gently rises to the north of Spital Road/ Maldon Road (A414). The historic area of Maldon is located on higher land to the northwest. Overall, due to its lower lying position, intervening buildings and existing vegetation, the SMGS site is well screened from the surrounding areas.

Visibility

2.6.6 The SMGS site is predominately viewed from Spital Road/Maldon Road (A414). It forms part of the main arrival experience for road users arriving into Maldon from the west. Views from this road are partly filtered by the presence of tree and hedge lining the road. Views are also possible from Limebrook Way and other local roads which lie close to the site's perimeter.

2.6.7 There are a number of public footpaths which cross the SMGS and the surrounding area. Views are possible to sections of the site from these locations.

2.6.8 Views from properties are largely limited due to the edge of town location and intervening buildings. However, although properties such as Knowles Farm, Limebrook Farm and Brookhead Farm overlook the site. Properties along Fambridge Road and Mundon Road also have views across to the site. Views from properties north of Limebrook Way are largely screened by dense roadside vegetation.

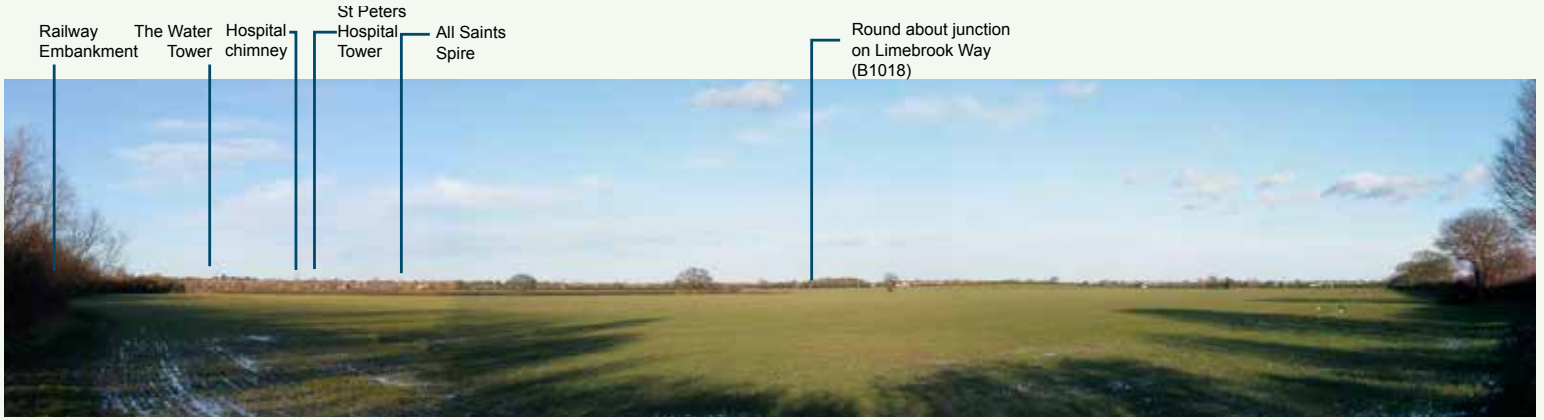
2.6.9 Longer distant views of the site from higher points such as Purleigh to the south are possible. However, these are partially screened by intervening hedgerows and trees. There are already some partial long distance views of the large buildings at Wycke Business Park, which lies close to the north-eastern edge of the site.

2.6.10 Consideration should be given to the Maldon Historic Skyline Survey, 2009 and Landscape and Visual Impact Assessment, March 2010 undertaken by Essex Works for MDC.

2.6.11 Views from within the south-eastern extents of the SMGS site, looking east, are across predominantly open, arable fields towards the estuary. These are expansive views with large skies to a distant horizon. Views from within the north-eastern extents of the site are across more enclosed fields toward the western edge of Maldon and the buildings in Wycke Hill Business Park. Views from the same location looking west are curtailed by the railway embankment and associated vegetation. Looking to the south, views are generally across the open gently undulating arable fields with hedgerows, to small rounded hills, some with settlements such as Purleigh.

2.6.12 Views from within the south and north western extents of the SMGS site (west of the disused railway line) looking east, are curtailed by the railway embankment and associated vegetation and north by the southern urban edge of Maldon. To the south, views are generally across arable fields (which are more enclosed and framed by hedgerows, trees and woods) to distinctive rounded hills. These features form the horizon to views from the western extents of the site.

Appendix 26



Viewpoint 1 - View from public footpath looking north east toward southern edge of Maldon and Limebrook Way

Viewpoint 2 - View from bridleway looking south east toward western edge of Maldon

Viewpoint 3 - View from Maldon Road (A414) looking south east to western edge of Maldon

Appendix 26

2.7 Key Site Features

The site appraisal undertaken has identified key site features as shown on Figure 2.7. These key features have informed and guided the spatial framework and layout of the SMGS site.

Topography

2.7.1 The site is generally level, rising gently north of the A414 to a maximum of 30m above ordnance datum (AOD) on the northern edge. The south-east corner forms the lowest part of the site, at 4m AOD.

Green and Blue Infrastructure

2.7.2 The Maldon Wick Nature Reserve, a raised old railway embankment, runs north-south through the centre of the site and forms a pedestrian recreational route.

2.7.3 To the north-west of Maldon Wick is an area of public open space, including Wycke Meadow, which is designated as a Local Wildlife site.

2.7.4 Two arms of Lime Brook run through the site. The northern arm, straight in character, runs east-west and crosses the nature reserve via an underpass tunnel. The second arm runs through the centre of the site. There are also some drainage ditches running along the hedgerows within the north western part of the site.

2.7.5 There are trees and hedgerows along the nature reserve and the Lime Brook corridor. There are also a number of mature trees located on field boundaries, several of which are identified as ecologically important.

2.7.6 There is an opportunity to incorporate these green and blue features within SMGS; integrating them within the green infrastructure strategy.

Access and Movement

2.7.7 There are two Public Rights of Way crossing the site and one forms the southern boundary. There is also a public bridleway which adjoins the site's western and northern boundaries, crossing the site to connect to Wycke Hill.

2.7.8 The vehicular access to the site can be achieved from the Fambridge Road and Limebrook Way to the east and Spital Road and Wycke Hill to the west and north-west.

2.7.9 There is an opportunity to retain and enhance the existing footpath network and integrate within the new access and movement strategy.

Landscape and Visual

2.7.10 There are partial views towards the town centre from the site's north eastern boundary and long views to the open countryside from the southern boundary.

2.7.11 There are two overhead power lines crossing the site. A high voltage (132 KV) overhead line with associated pylons, runs north-south crossing the western part of the site and a smaller line runs along the southern boundary through the south east corner, crossing over Fambridge Road.

Historic Environment

2.7.12 A Grade II listed building, dating back to 16th century, is located at the south west boundary of the allocated area. This building is currently part of the Brook Head Riding School complex. There is a significant group of Grade II listed buildings in the moated site comprising Maldon Hall in close proximity to the northern boundary of the site and a further cluster to the southwest of the site.

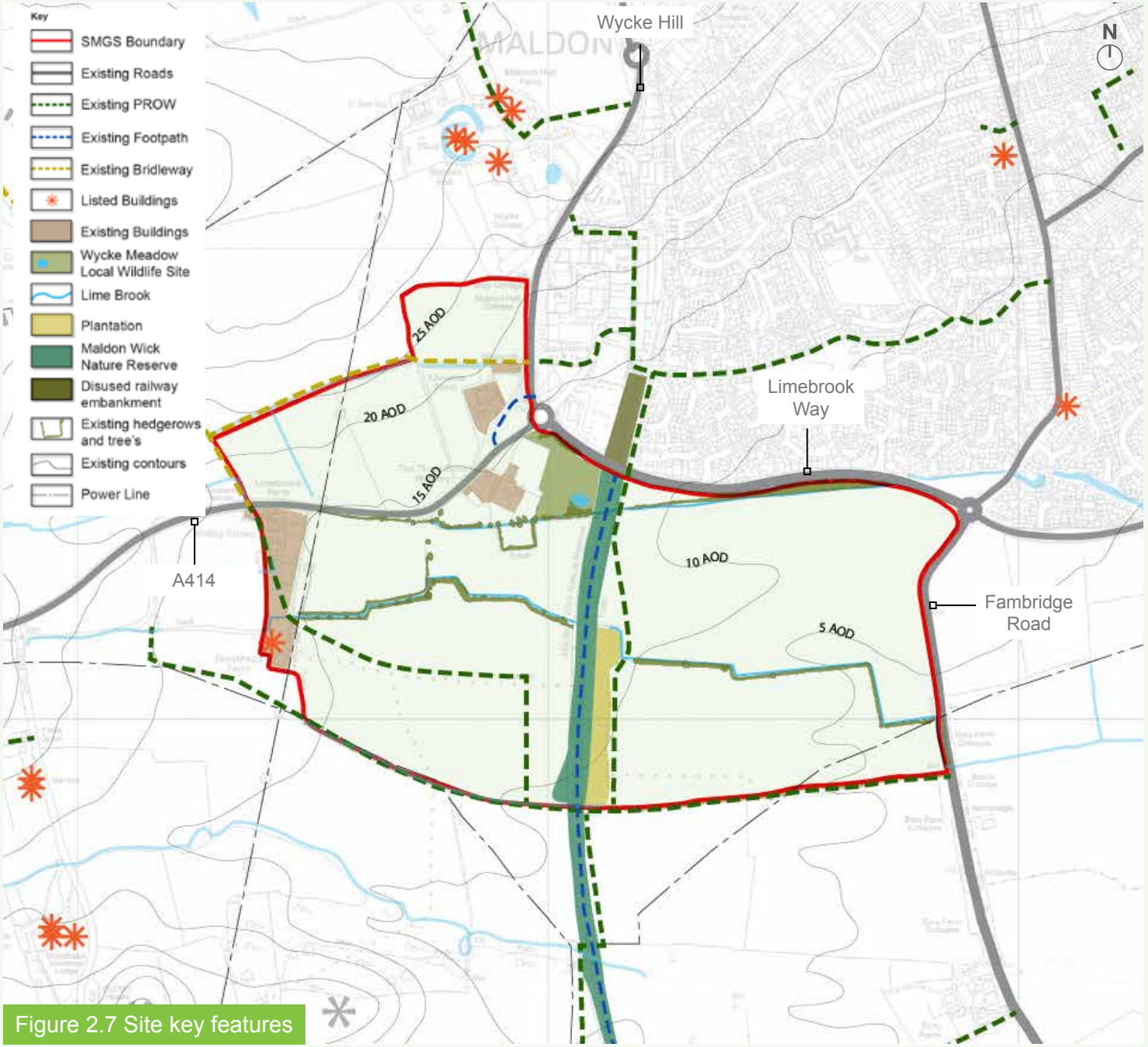


Figure 2.7 Site key features

Public footpath Maldon Wick Nature Reserve

Overhead power lines with pylons

Lime Brook

Nature Reserve underpass

Appendix 26

Section 3
Vision and objectives

Appendix 26

3.1 Garden Suburbs and South Maldon

In March 2012, the Government published the National Planning Policy Framework (NPPF) which states that "The supply of new homes can sometimes be best achieved through the planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities."

3.1.1 The Town and Country Planning Association's (TCPA), 2013 publication - Creating Garden Cities and Suburb Today' provides a guide for Councils. It includes a number of Garden City principles which are endorsed within the Submission LDP. They provide a good starting point for the vision and objectives for the SMGS site which are described below.

Garden Suburbs

3.1.2 The Garden Suburb ethos is about creating a new neighbourhood which enhances the natural environment, provides a mix of locally accessible services and facilities in a beautiful, healthy and sociable way. It also offers the opportunity for the community to be involved in the management and ownership of community assets.

3.1.3 Key principles of a successful Garden Suburb (as outlined within TCPA' s publication) include:

- A strong vision, leadership and community engagement
- Capture land value for the benefit of the community
- Community ownership of land and long-term stewardship of assets
- Mixed-tenure homes that are affordable for ordinary people
- A strong local jobs offer in the Garden Suburb itself, with a variety of employment opportunities within easy commuting distance of homes
- High-quality design, combining the very best of town and country living to create healthy homes in vibrant communities
- Generous green space linked to the wider natural environment, including a mix of public and private networks of well-managed, high-quality gardens, tree-lined streets and open spaces
- Opportunities for residents to grow their own food, including generous allotments
- Access to strong local cultural, recreational and shopping facilities in walkable neighbourhoods
- Integrated and accessible transport systems – with a series of settlements linked by rapid transport providing sustainable access to destinations

Housing integrated with greens spaces - Welwyn Garden City

Active and vibrant - Poundbury local centre

Tree lined avenues - Letchworth

3.1.4 Building on these principles, the Council requires South Maldon to be an exemplar Garden Suburb. The key objectives are to achieve:

- A characterful mix of quality homes including affordable homes and housing suitable for families, first time buyers and the elderly
- A vibrant and active local centre with shops and community facilities
- A new, easily accessible primary school and early year childcare facilities
- New employment opportunities within walking distance from the majority of homes
- A network of connected green spaces, including parkland, sports pitches, play areas and allotments
- Enhanced ecology and natural environment with habitat opportunities and the protection of Maldon Wick Nature Reserve and Wycke Meadows
- Excellent access and movement with investment into public transport, public rights of way and new pedestrian / cycle routes
- A new high quality relief road which will form a gateway to the south of Maldon
- New recreational and play facilities at walkable distances, encouraging a more healthy lifestyle.

3.1.5 The above key objectives have provided a strong and robust foundation in developing the vision and objectives for the SMGS, which are set out over the following pages.

3.1.6 Future planning applications must clearly demonstrate that they have had full regard to the vision and objectives set out in this chapter and that the proposals embrace good practice in sustainable development at the time the application is made.

Appendix 26

3.2 Developing Shared Vision and Objectives

3.2.1 The vision and objectives for SMGS were developed and refined over a number of consultation stages to complement the emerging planning policy position, including consultation with stakeholders and the local community. Together with the emerging policy position, the vision & objectives formed a key driver to inform work on the masterplan. A brief description of the consultation stages is briefly set out below.

- **Stage 1:** Maldon and Heybridge Visioning Workshop
- **State 2:** South Maldon Working Group (SMWG) meetings and refinements to the objectives
- **Stage 3:** Stakeholders Workshop
- **Stage 4:** Public Exhibition
- **Stage 5:** Further refinements at the following SMWG meetings

3.2.2 The vision and objectives were also informed and developed by the inputs from the Essex County Council (ECC), Essex Wildlife Trust (EWT) and other statutory bodies.

3.2.3 A brief summary of these key stages is set out below.

Maldon and Heybridge Visioning Workshop

3.2.4 MDC, together with the Membes, relevant officers, key stakeholders and ATLAS (Advisory Team for Large Applications), conducted a vision and objective workshop to identify and inform the key vision and objectives for South Maldon and Heybridge.

3.2.5 This workshop was held on 7th May, 2013 to explore and understand the impacts and opportunities of potential growth in Maldon and Heybridge and define the main components of a spatial vision for Maldon and Heybridge, in the context of a creating a larger urban area.

3.2.6 The participants were grouped in to four focussed groups as below:

- Social Infrastructure and Employment
- Built Environment and Housing
- Transport and Movement
- Environment and Green Infrastructure

3.2.7 The groups were asked to identify an overarching vision to guide the future aspirations for Maldon and Heybridge. A summary of the outputs from each group is set out below:

Social Infrastructure and Employment

- Enhance existing, and provide new, medical facilities to meet the needs of a growing population
- Enhance existing schools and provide new facilities to meet demand
- Provide diverse and flexible employment space to meet the needs of new and growing businesses and create training opportunities
- Ensure facilities are provided in the ‘heart’ of the new communities to meet day to day needs. This can include local shops and community centres

Maldon and Heybridge visioning workshop

Built Environment and Housing

- Provide contemporary architecture, not a pastiche
- Provide homes for a range of age-groups and other housing needs: starters, downsizers etc
- Create and maintain the historic sense of Maldon and reflect its compact nature in the character of new development
- Create community space by delivering 'heart' to new developments
- Ensure new developments link physically and visually to Maldon, Heybridge and neighbouring developments (through signage, public arts etc..)
- Create new green and leafy streets with space for parking

Transport and Housing

- Improve links and signage between the town centre, Promenade Park & other attractions
- Ensure local facilities and jobs are accessible by foot, cycle and bus
- Encourage more sustainable methods of out-commuting, for example, by providing a bus to Witham station
- Resolve junction capacity issues in Heybridge
- Create walkable neighbourhoods
- Create opportunities to link to countryside and neighbouring villages by foot, cycle and bridleway

Environment and Green Infrastructure

- Improve the quality and accessibility to facilities at Draper's Farm
- Enhance and expand Promenade Park
- Enhance and expand the country park (Elms Farm)
- Create green and safe streets
- Integrate sustainable drainage into new development
- Integrate Local Wildlife Sites into the new development

Draft Vision statement for Maldon and Heybridge (developed at the workshop on 7th May)

"Maldon and Heybridge will be vibrant places for all ages to live, work and play; with a strong sense of community. They will be compact and accessible places offering a great quality of life for residents. Maldon & Heybridge will be places people aspire to live and work in, building on the best qualities of the town. There will be improved connections within and between Maldon and Heybridge and to the outside world."

3.2.8 The relevant South Maldon key objectives and principles, together with the draft vision, were discussed and refined at the early SMWG meetings. It was agreed that the emerging draft vision and objectives to be tested with stakeholders and the community through a number of workshops and events.

Appendix 26

3.3 Stakeholders Workshop and Community Engagement

3.3.1 The following chapter explains how the outcomes of these consultation activities have informed and established a robust vision and set of objectives for the SMGS. It has also provided input in which the vision and objectives could be spatially interpreted to inform the emerging masterplan.

South Maldon stakeholders workshop

Stakeholders Workshop

3.3.2 The Stakeholder Workshop was held on 24th January 2014 at a local venue. The workshop was attended by more than 40 delegates, including the project team. It was facilitated by MDC and ATLAS.

3.3.3 The workshop was structured into two sessions and comprised four groups under the heading of:

- Movement and Access
- Environment and Landscape
- Garden Suburb Design and Townscape
- Community Needs and Infrastructure

3.3.4 A brief summary of the key suggestions from these groups is set out here and the associated plans and images produced can be found in Appendix 2.

Group 1 Movement & Access

Residential

- Low density to the south, medium and higher density near the local centre and employment

Employment

- To the north of the A414 Spital Road

Local Centre

- Off Limebrook Way and offering a mix of ancillary uses

Access

- Primary access via Limebrook Way, Fambridge Road and Spital Road
- Pedestrian / cycle corridor along green grid and through the site including a new east-west footpath across the rail embankment southern edges
- New Relief Road to the north of the A414 / Spital Road
- Signal or roundabout traffic control approach
- Bus route along the A414, entering the eastern neighbourhood

Open Space

- Nature reserve footbridge across the B1018
- An east / west green spine
- Sports pitches to the south east

Group 2 Environment & Landscape

Residential

- Low density to the south and west, medium and higher density to the east and north west

Employment

- North of A414 with spur along the site boundary

Local Centre

- Off Limebrook Way and offering a mix of ancillary uses

Access

- Primary access via Limebrook Way, Fambridge Road and Spital Road
- Pedestrian / cycle corridors to use existing site features (nature reserve tunnel)
- New Relief Road along the northern edge of the development area

Open Space

- Nature reserve to have a buffer on either side
- An east / west spine with water course retention
- Allotments in the heart of the local centre and sport pitches in the south east corner

Group 3 Townscape & Design

Residential

- Low density to the west and south, medium and higher density to the north and south of the A414 and around the local centre

Employment

- Dispersed across three site areas

Local Centre

- At the centre of the eastern neighbourhood

Access

- Primary access via Limebrook Way, Fambridge Road and Spital Road
- Pedestrian / cycle corridors to use existing site features (nature reserve tunnel)
- Limebrook Way redesigned to become a tree-lined boulevard

Open Space

- Nature reserve spine with a buffer
- Interconnected green spaces located at the heart of each character area
- Allotments in the south-west corner and sport pitches in the south-east corner

Group 4 Community & Infrastructure

Residential

- Low density to the south and east
- Medium and higher density to the north

Employment

- Located to the north of the A414 with internal spur connecting to Spital Road and Wycke Hill

Local Centre

- To the east, off Limebrook Way and offering a mix of ancillary uses

Access

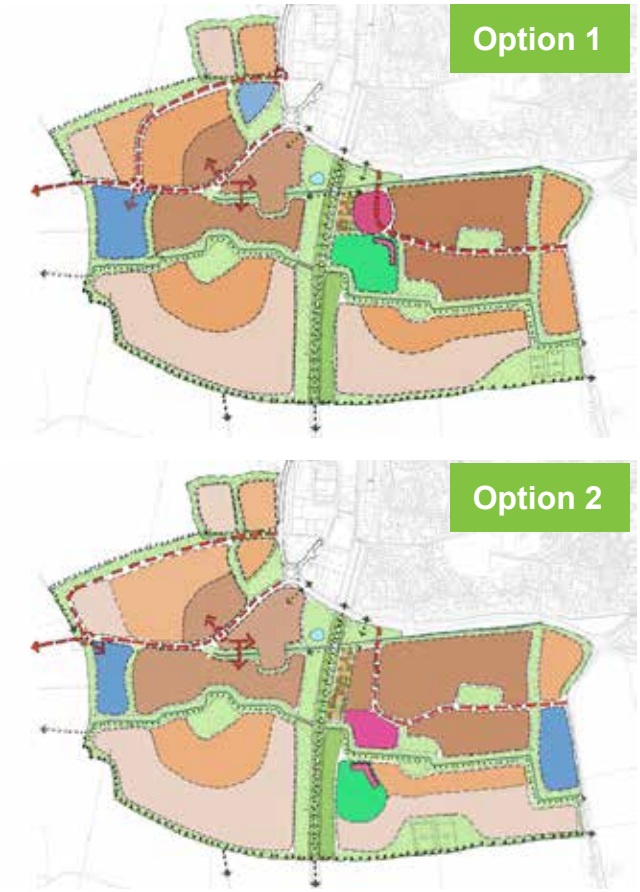
- Primary access off Limebrook Way
- Pedestrian / cycle corridor along green grid

Open Space

- North / south nature reserve spine
- East / west spine with water course retention
- Allotments to the west and off Spital Road and sport pitches in the south east corner

Appendix 26

3.3.5 Following the Stakeholder Workshop, two emerging concept masterplan options were prepared on the basis of key principles identified by each groups. These two emerging concept masterplan options were further consulted upon at the subsequent public exhibition event.



Masterplan Key Differences		
	Option 1	Option 2
Relief Road	Located within the northern part of the site	Located along northern site boundary
Employment	Located at both ends of the Relief Road	Split between the east and west of the site
Local Centre	Close to the Limebrook Way	Located within the centre of development
Open Space	Allotments adjacent to local centre. Sports pitches to the southeast corner	Allotments north of the local centre. Sports pitches located at the southern boundary

Public Exhibition

3.3.6 A public exhibition event was held on 1st March 2014 at a local venue. The event was facilitated jointly by the representatives from MDC and the SMGS development team. The event sought to gather inputs and views from local residents and the wider community, both in terms of the outcomes of the stakeholder workshop and the emerging draft vision.

3.3.7 A number of suggestions were put forward by members of the local community. These included:

- Transport and access – access onto Limebrook Way and reducing vehicle speeds, Fambridge Road
- Scale of the development
- Infrastructure – the need for a new doctors surgery and a school on the site and the timescales for delivery of these and the local centre
- Movement - to make cycling and walking more appealing and the need for improved public transport provision to train stations, Chelmsford and the town centre, in order to alleviate parking issues
- Wildlife – protection of existing habitats, enhancement and provision of new foraging opportunities
- Density and design – a low density, attractive development was on the whole preferred. A lower density nearer to Limebrook Way was requested
- Visual amenity – there was a preference from those living on Limebrook Way for a green buffer
- Employment – the need to create investment and new job opportunities in Maldon

Public exhibition day

3.3.8 The summary table below explains how SMGS proposals respond to the key comments made at each of the consultation stages and highlight how the masterplan reflects the ideas and concerns raised.

Themes	Issues	Response
Transport	Respondents want to see a relief road to relieve Morrisons roundabout	A new relief road is proposed .This will mean that those travelling to or from the west and north can avoid the Morrisons roundabout. The proposals are developed with inputs from Essex County Council
	Both off-site & site cycle routes and safe pedestrian routes were requested	This is incorporated within access and movement strategy. New linkages with existing off road routes and new pedestrian crossings are proposed at Limebrook Way and Spital Road
	Lowering the speed limit on Limebrook Way was requested	Three new pedestrian crossings, a potential new roundabout and additional planting to create more residential street look and lower the speed
	Enhanced bus services were requested	New bus stops will be within walking distances of the dwellings
Housing	Preference for lower density homes near existing properties off north-east Limebrook Way	Densities lower than existing homes in the area are proposed along the north-east of Limebrook Way. Family homes with gardens are proposed
	Family, affordable,starter homes and elderly accommodation were preferable	The development will cater for all sectors of the community. Affordable housing will be in line with planning policy
Community Uses	Need for new health facility	Discussion with the NHS and other agencies to agree the mechanism for delivering a new health facility as part of the development.
	A school should be accommodated on site	A 1.5 form entry primary school and early years facilities are proposed within close walking and cycling distance of the dwellings.
Employment	Offices, start-up units and workshop space were favoured in terms of employment provision	High quality employment space appropriate to the local area is proposed. Range of employment uses are provided close to the existing employment areas and within walking & cycling distance of the dwellings
Drainage	Avoid risk of flooding on site	A comprehensive hydrology and drainage strategy will be prepared in consultation with Essex County Council and the Environment Agency and consistent with national and local standards for sustainable urban drainage schemes (SuDs)
Ecology	Maldon Wick Nature Reserve and adjoining hedgerows protection	A robust green buffer is proposed between Maldon Wick and any built development. Also an extensive network of new accessible green space is provided, including extension to the Wycke Meadow. Hedgerows are retained. The proposals are developed with inputs from Essex Wildlife Trust
Local Centre	Closely located to the existing community and mix of facilities in the local centre	It is designed to complement adjacent facilities and cater for day to day needs in order to reduce car travel. The local centre will be located adjacent to the new primary school, early years and childcare facility and existing facilities

Appendix 26

3.4 Establishing Vision and Objectives for South Maldon

3.4.1 The stakeholder workshop and community engagement event enabled a set of core objectives to be established in terms of the type of place which should be created at SMGS. It is important to also recognise the need for monitoring and review in the future, so that changing circumstances and local priorities can be accommodated, while still maintaining adherence to the key principles of sustainable development and Garden Suburb.

3.4.2 A 'vision wheel' was created to ensure that the vision was not just a generic statement that could be applied to any location / site in the country, but one that was specific to South Maldon.

3.4.3 The three tenets of the wheel are:

- Capturing the physical attributes of the site
- The townscape of historic Maldon
- The principles of a successful Garden Suburb

Vision Statement

"South Maldon Garden Suburb will be a new sustainable, integrated and attractive neighbourhood. It will combine the environmental attributes of the site with the best and most successful Garden Suburb principles and Maldon's strong character and sense of place, to create a locally distinctive neighbourhood for live, work and play, which is integrated with the town and its surroundings."

The Core Objectives

Physical attributes

1. The role and function of the existing watercourses will be strengthened and improved and they will form key green and blue infrastructure corridors through the site. The site's existing drainage features will also be maximised as part of a new SuDS.
2. New multi-functional green infrastructure links will be created and used as structuring elements for the masterplan.
3. The role of the Maldon Wick Nature Reserve, as an important green link for wildlife and walking within the Garden Suburb, will be protected and enhanced.
4. The surrounding landscape comprises of a mix of hillside wooded areas and wide open expanses - "the Essex big blue sky." Views to these will be considered as part of the design.

Garden Suburb

5. The Garden Suburb will provide a mix of new homes set within distinctive and high quality character areas with each drawing on its immediate local context for inspiration.
6. The Garden Suburb will include a community hub containing local facilities, which will be located adjacent to Limebrook Way. It will act as a focal point for the new and existing residents of Maldon. It will also contain a variety of business units of different sizes, types and uses on the western side of the Garden Suburb, creating a new high quality gateway to Maldon and providing local and accessible jobs.
7. A variety of high quality, accessible and multi-functional green spaces will be provided within the Garden Suburb in appropriate locations. These will include parkland areas, formal playing pitches, children's play spaces, allotments and tree-lined avenues.
8. A strong and easily accessible network of footpaths and cycle ways will be created within SMGS and to the surrounding area. These will provide safe crossing points across Maldon Wick Nature Reserve and the roads within and around the site. The walking and cycling network will be supported by public transport with the potential for a new bus link through part of the site.
9. A hierarchy of streets will be created to provide access for the car and public transport as well as offering the opportunity for shared streets. A new relief road will be developed between Spital Road and Wycke Hill. This will be designed so that it does not create a significant barrier to movement or between different parts of the Garden Suburb. The treatment of the existing Spital Road, Wycke Hill and Limebrook Way will also be examined to ensure they do not form barriers to integration.

Maldon's townscape

10. Viewing corridors will be created to take advantage of key views from the SMGS to the skyline of the town centre.
11. Whilst Garden Suburb principles and influences will be used to shape the structure of the new neighbourhood, the local Maldon vernacular will be used to influence the detailed design and built form.
12. A variety of interesting, safe and attractive urban spaces will be created within the new Garden Suburb for residents to meet and interact. A key area for such a space will be within the new community hub.
13. The outer edges of the Garden Suburb will present a softer edge to the town. This will be created through lower densities, reduced heights and the gradual transition of landscaping.

Appendix 26

3.5 Key Opportunities Plan

The vision and key objectives established earlier, have provided a strong framework and informed the development principles for the SMGS. A spatial representation of these objectives is illustrated on the opportunities plan.

View corridor to the town

View towards open countryside

3.5.1 The opportunities plan provides a spatial framework for SMGS and will guide the masterplan as illustrated on the page opposite (Figure 3.5). The key objectives addressed and achieved as are follows:

A. Lime Brook corridor retained and strengthened by additional green corridor

B. Drawing on formal green corridors of Garden Cities and Suburbs and linking existing site features, new multifunctional green corridors have been created delivering ‘Greenways’ and ‘Green Fingers’

C. Existing trees and hedgerows have been retained and integrated within the green infrastructure network

D. A new green buffer has been provided to the Maldon Wick nature reserve and a new park has been created

E. Wycke Meadow wildlife site has been extended

F. Retention and enhancement of existing footpaths and Public Rights of Way

G. Provision of on-site employment uses

H. A new mixed-use local centre would be at the heart of the development within walking distances of the dwellings

I. Creation of new view corridors from the site towards town centre to the north and open countryside to the south

J. Softer outer edges towards the edges, creating gradual transition to the countryside

K. Conservation and enhancement of setting of listed buildings

Appendix 26

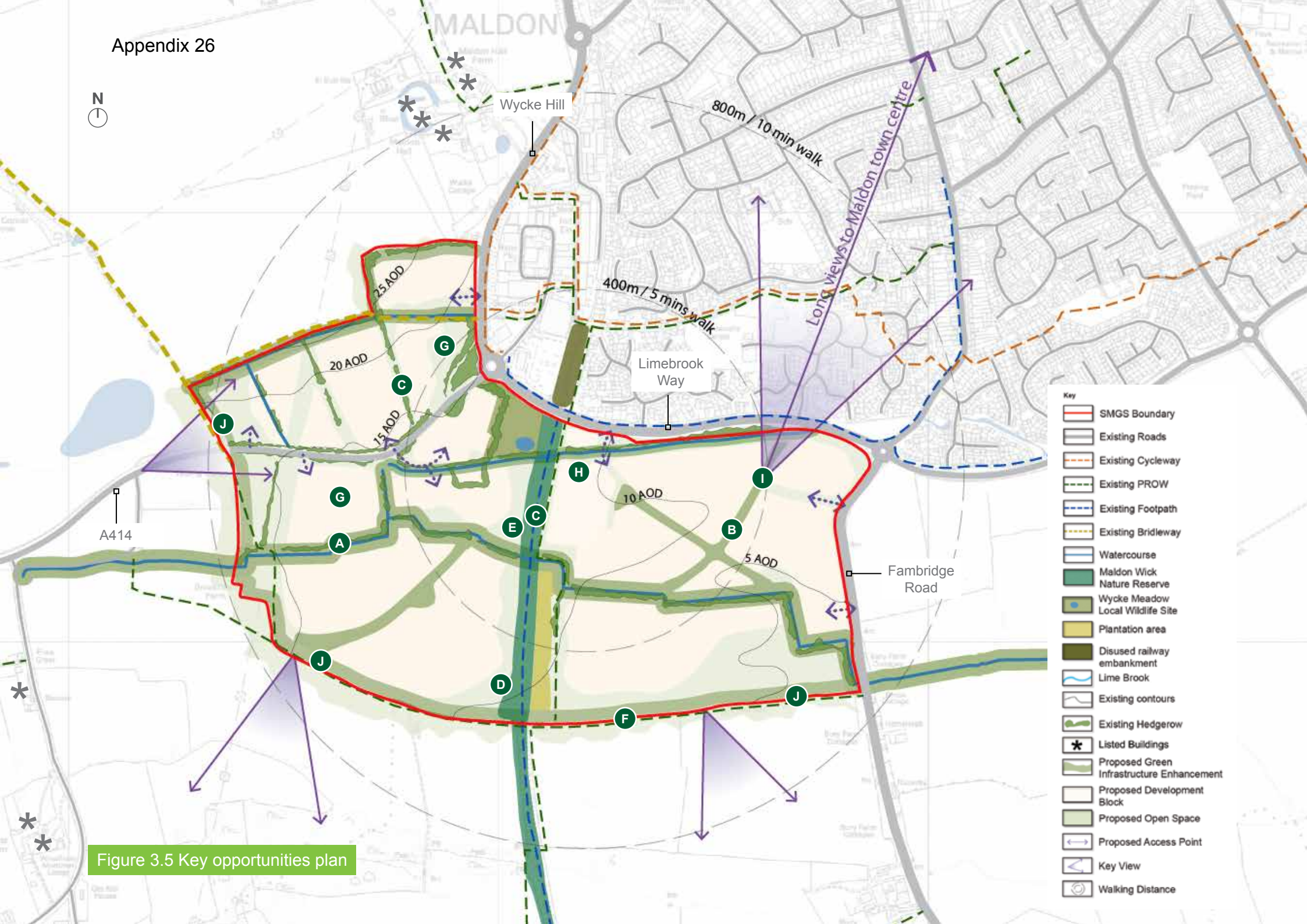
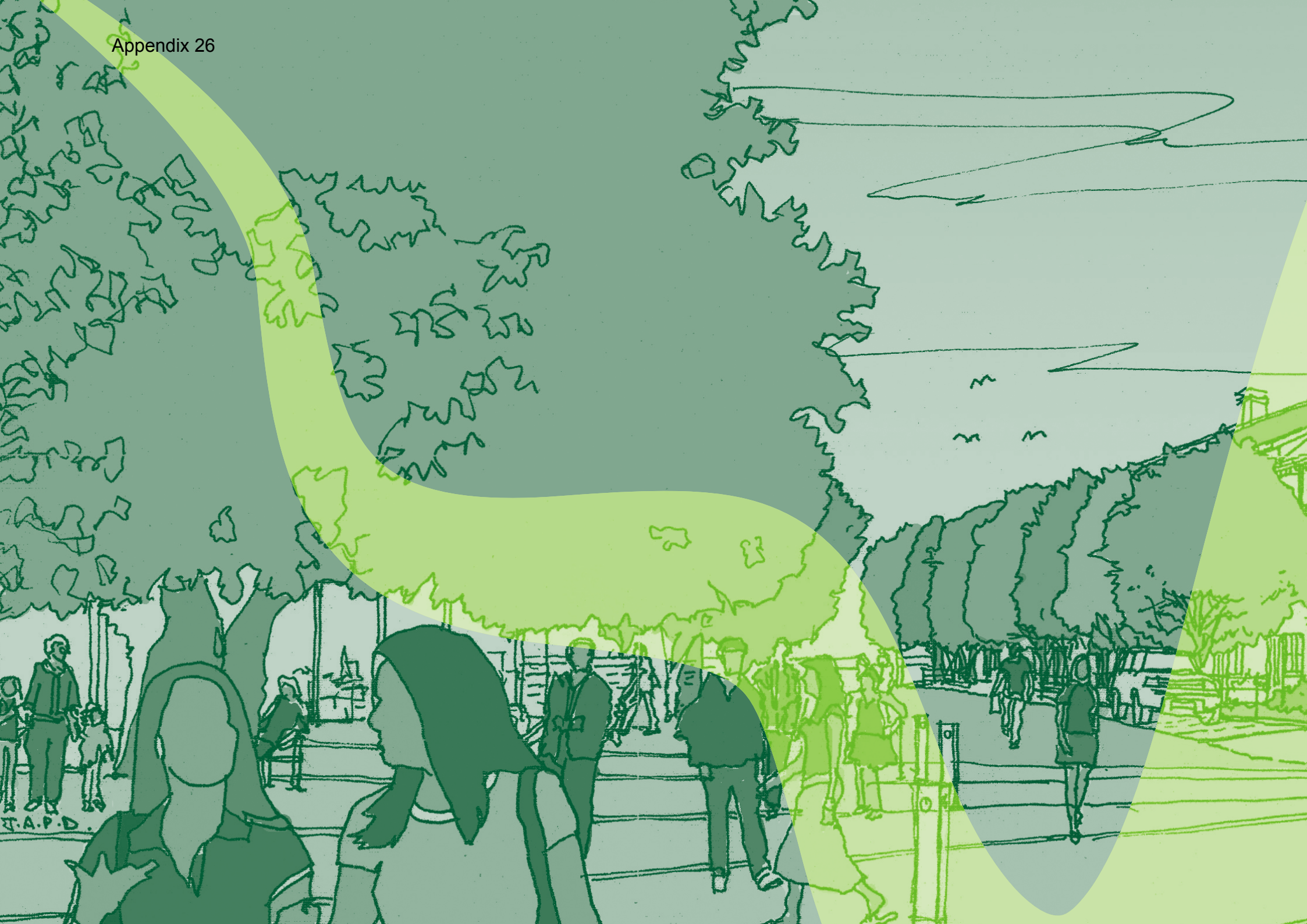


Figure 3.5 Key opportunities plan

Appendix 26



Section 4
Masterplan and development

Appendix 26

4.1 Framework Masterplan

Policy S4 of the submission LDP requires a masterplan to guide the development for South Maldon and supporting infrastructure that development will need to deliver on a comprehensive basis alongside new housing. This section sets out each component of the framework masterplan and provides a set of principles to guide the design, development and associated infrastructure for SMGS.

4.1.1 The framework masterplan opposite (Figure 4.1) has been prepared by the joint working of the key partners including MDC, Maldon Town Council, ECC, EWT, ATLAS and land promoters team. It has also been informed by the wider stakeholders and the local community, over a number of consultation stages through testing of ideas and options, as described in the previous section.

4.1.2 The framework masterplan is a spatial representation of submission LDP policies and establishes the land use parameters and strategic road infrastructure that will be delivered by SMGS.

4.1.3 The framework masterplan shows how the vision and objectives could be realised to create a sustainable and high-quality Garden Suburb well integrated with the wider town.

4.1.4 The land use allocations shown on the framework masterplan shows how the area could be developed comprehensively and provides a guide for future planning applications.

4.1.5 It is envisaged that minor changes to the framework plan may arise as a consequence of the on-going detailed design and technical work. However, the framework masterplan should be considered as the starting point for any future planning applications.

Land Uses

1. Residential
2. Employment
3. Mixed-Use
4. Primary school
5. Early years facility
6. Community use(or other non residential)
7. Existing uses

Key spaces

8. Sports pitches and associated facilities
9. Wycke Meadow extension
10. Greenways
11. Allotments
12. Enhanced Lime Brook corridors
13. Green fingers

Key connections

14. Relief road
15. Connections across A414 Spital Road
16. Connections across Limebrook Way
17. Connections across Wycke Hill
18. Potential crossing for diverted bridleway
19. Connections through Maldon Wick via underpass
20. Indicative trees

Appendix 26

Figure 4.1 SMGS framework masterplan

Appendix 26

Site-wide sustainability

4.1.6 The NPPF recognises the role of sustainable development towards protecting and enhancing the natural and built environment; and, as a part of this, helping to improve biodiversity, minimise waste and adapt to climate change.

4.1.7 Policy D2 of the submission LDP identifies all new development to minimise its impact on the environment and, along with Policy D4, sets out more specific requirements for new buildings in respect of environmental sustainability, subject to feasibility and viability

Key principles and objectives

- To improve resilience and adapt to effects of climate change, particularly with regard to resources and infrastructure
- Design to minimise energy demand and reduce water consumption and to take into account environmental issues such as air quality, water quality, drainage, sewerage, noise, light, waste, design and use of sustainable building materials
- To achieve specified minimum nationally recognised standards for residential and non-residential developments under the Code for Sustainable Homes and BREEAM respectively
- To contribute towards making more efficient use or re-use of existing resources and reducing the lifecycle impact of materials used in construction. Facilities should be incorporated to allow for easy recycling by residents
- Seek to reduce the need to travel, particularly by private vehicle, by encouraging sustainable transport methods, and providing flexibility in the development to enable home working or similar facilities
- Encourage physical activity and healthy lifestyles through provision for sport, promotion of walking and cycling and provision of allotments
- Provide comprehensive facilities for domestic refuse and recycling
- Creation of a strongly defined green infrastructure network that will define the character of the place and provide good access to a wide range of high quality green space and nature for both existing and future residents, in combination with attractive and safe walking / cycling routes
- Promote net gains for nature and the conservation and enhancement of habitats to improve the biodiversity value of the immediate and surrounding area
- Create on-site employment opportunities that will reduce the need to travel by private vehicles and encourage more sustainable modes of transport, walking and cycling
- Create new on-site recreation facilities, formal and informal, building on the existing site features and promote healthy lifestyles
- Provide opportunities for on-site food production supported with robust and sustainable maintenance arrangements

4.1.8 The spatial representation of the above principles is shown on the masterplan on opposite page (Figure 4.1.1). The approach at SMGS is to create a truly sustainable development that meets the objectives of all three dimensions- environmental, social and economical.

Appendix 26

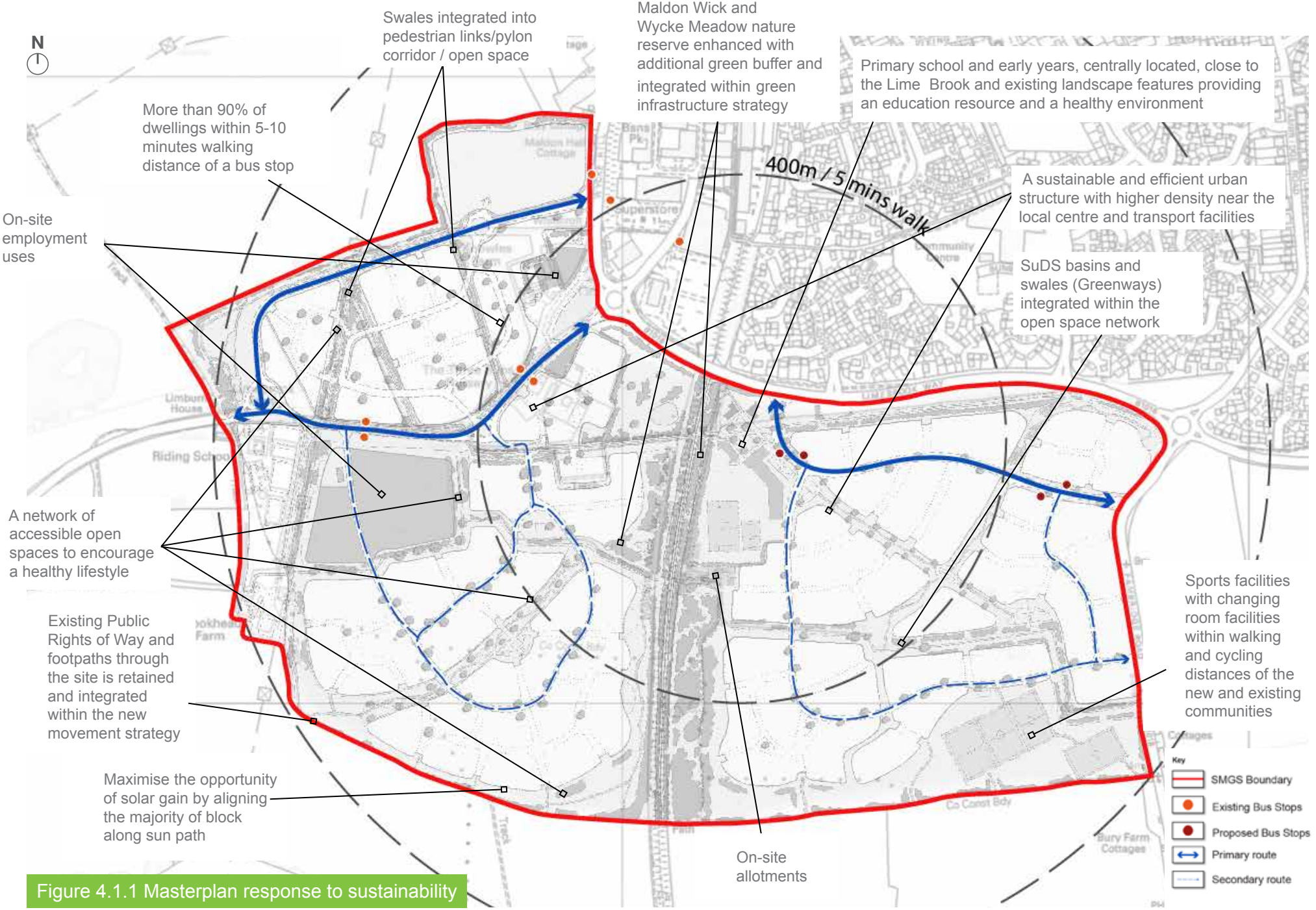


Figure 4.1.1 Masterplan response to sustainability

Appendix 26

4.2 Land Use

4.2.1 The framework masterplan provides spatial expression to the land use budget and offers more detail of the broad uses distribution indicated in the submission LDP policies.

4.2.2 The land use budget plan opposite (Figure 4.2), provides for a total of approximately 54 hectares of residential land together with supporting infrastructure and also makes provision for multi-functional green and blue infrastructure network.

4.2.3 In order to seek a balance between achieving a density of development that can contribute to the achievement of the Garden Suburb character, it is envisaged, that at an average density range of 30-35 dwellings per hectare across the masterplan area, with variation between different character areas, would provide 1,375 new homes.

4.2.4 The table on the opposite page provides a break-down of the key land uses that will be delivered by the overall development. A brief description of key land uses is set out below.

Residential

4.2.5 Approximately 54 hectares of residential land is proposed, to accommodate 1,375 homes, in a range of dwelling types - family, starter, elderly care and affordable homes to cater for all members of the community. Higher density areas are proposed near the mixed-use local centre and along the key routes and transport facilities, and lower density areas to the development edges, to reflect the sustainable development principles of garden suburbs.

Employment

4.2.6 The LDP includes a requirement for circa 4.5 ha of new employment space to be provided within the Garden Suburb at Wycke Hill (south). Figure 4.2 identifies an area of land for range of employment uses near the A414 and new relief road junction. In addition, 0.5 hectares of employment land is allocated near the existing employment uses at Knowles Farm. This will include a range of B1, B2 and B8 uses- offices, start-up units, small scale industrial and distribution and storage units, within a landscaped setting, in buildings up to 2-3 commercial storeys high. Existing employment uses to the western boundary are retained and integrated within the masterplan.

Mixed-use local centre

4.2.7 An area of approximately 0.75 hectares is proposed as a mixed use local centre. This will comprise food retail, non-food retail, cafe, community uses and offices on the upper floors. The local centre can also provide a limited number of residential flats on the upper floors and will complement the facilities and services in Maldon Town Centre.

Education

4.2.8 A primary school of 1.5 form entry, with potential to expand to 2 form entry, is proposed near the local centre, south of Lime Brook. It is envisaged that one 0.13 hectares early years / childcare facility will be adjacent to the school and a similar format standalone facility will be provided within the identified employment area south of the A414.

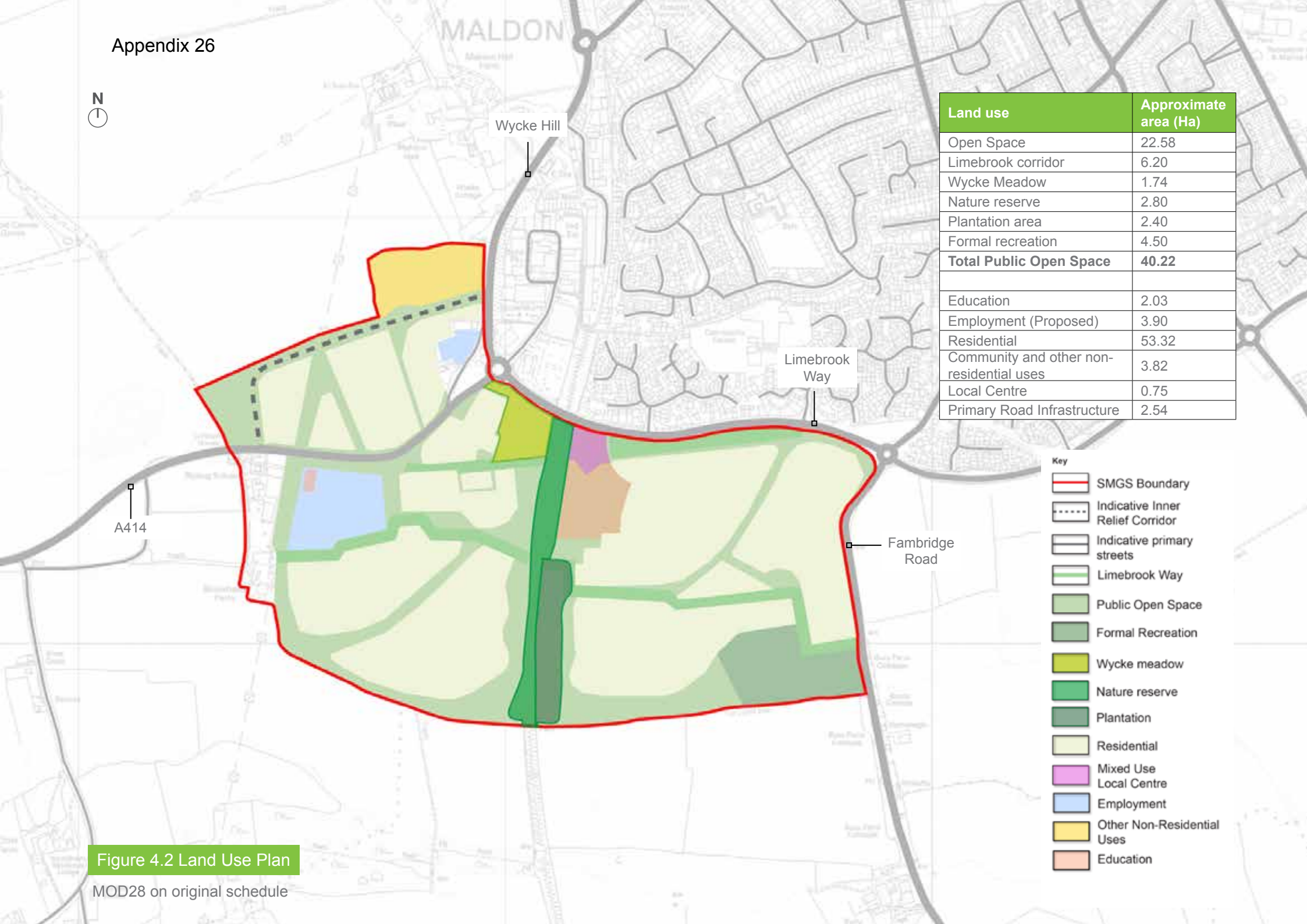
Open space and recreation

4.2.9 A well-connected and integrated network of more than 40 hectares of open space is proposed. This includes landscaped areas for surface water storage, informal play areas, allotments, retained green infrastructure such as trees and hedgerows, nature reserve and areas of structural landscaping. The sports pitches, with associated facilities and parking, are located to the south-east of the site.

Other uses

4.2.10 An area of approximately 3.8 hectares for potential future community/non-residential use is proposed north of relief road near Wycke Hill.

Appendix 26



Land use	Approximate area (Ha)
Open Space	22.58
Limebrook corridor	6.20
Wycke Meadow	1.74
Nature reserve	2.80
Plantation area	2.40
Formal recreation	4.50
Total Public Open Space	**40.22**
Education	2.03
Employment (Proposed)	3.90
Residential	53.32
Community and other non-residential uses	3.82
Local Centre	0.75
Primary Road Infrastructure	2.54

Figure 4.2 Land Use Plan

MOD28 on original schedule

Appendix 26

4.3 Green Infrastructure

Policy N1 of the submission LDP sets out that the development at South Maldon must include the provision of a mix of formal and informal open space and sports and recreation space and facilities, to meet a wide range of community recreation needs and demands. The new Garden Suburb community will be set within an extensive network of multi-functional green open spaces and will serve all age groups of both the existing as well as the new community.

Green Infrastructure Principles

4.3.1 The Green Infrastructure strategy on the opposite page (Figure 4.3) identifies 40% of land within the SMGS as strategic green infrastructure.

4.3.2 This 'Green and Blue' network, incorporates the majority of existing trees and hedgerows, Lime Brook corridors, drainage ponds and ditches, areas of nature reserve and Local Wildlife site.

4.3.3 The following key green infrastructure principles should be applied for the future planning applications.

- Promote multi-functional use and benefits of green space including amenity, climate change, biodiversity, health, education and sustainable transport links
- Retain and enhance existing trees and hedgerow network
- Enhance existing water features including ponds and ditches and integrate with the rest of the development
- Maintain and enhance biodiversity, enhance Maldon Wick Nature Reserve and Wycke Meadow. Work in conjunction with the Essex Wildlife Trust (EWT) and to ensure that development and implementation results in a net habitat gain
- Create a network of new and existing open spaces and ensure a well-balanced distribution of open space and facilities spread across the SMGS site to ensure easy access for all future residents and provide links to wider green space network
- Facilitate the management, conservation and improvement of the local landscape
- Offer new recreational facilities, particularly to the southern edge, to link and create better interface to the countryside
- Deliver extensive tree planting of an appropriate size and species, to contribute to the Garden Suburb character and biodiversity and landscape objectives
- Design to a high standards of quality and sustainability to deliver social and economic, as well as environmental benefits
- Design into the streetscape at every spatial level, in keeping with Garden Suburb principles
- Design to be used as a way of adapting and mitigating for climate change through the management and enhancement of existing habitats and the creation of new ones to assist with species migration, to provide shade during higher temperatures and for flood mitigation

In the preparation of planning applications, reference should also be made to the Maldon District Green Infrastructure Study (September 2011) and any subsequent document.

Appendix 26

Figure 4.3 Green Infrastructure Plan

Appendix 26

Open Space and Recreation

4.3.4 Using design principles, inspired by Ebenezer Howard (as outlined in New Garden Suburbs TCPA, 2012), the proposals for the open space and recreation work with the grain of the landscape to preserve as many natural site features as possible.

4.3.5 It draws the best from the countryside and town, has a clear sense of functionality and movement, a robust local centre and above all, provides generous and usable green open space, ranging from gardens to parkland and dedicated allotments for local food production.

4.3.6 The development includes the provision of a mix of formal and informal open spaces. Key consideration is given to the following:

- Integration of SMGS site with the rest of the town and settlement areas across the north of Limebrook Way and Wycke Hill
- Connectivity to the wider town's green space and green infrastructure networks through the creation of safe and attractive green corridors for movement and recreation
- Creation of new green links, running east-west through the SMGS site. This will help to provide sustainable connections through the development
- Provision of improvements to the existing off-site footpaths and cycleways which links the wider countryside
- Enhancement of the health and well-being of residents through the provision of safe and accessible public open space suitable for a range of formal and informal sport and recreation. Reference should be made to Sport England's Active Design Guidance in preparation of planning applications
- Encourage sustainable travel modes, such as walking and cycling through the Garden Suburb
- Encourage biodiversity, by creating green links between the existing wildlife habitats and offering opportunities to enhance them
- Design to enable efficient and effective management and maintenance
- Potential for improved provision for horseriders where practicable

Appendix 26

Multi-functional ‘Greenways’

Appendix 26

4.3.7 In recognition of these principles, a landscape framework masterplan has been prepared, as shown on the page opposite (Figure 4.3.1). The framework plan identifies distinct landscape character areas for the SMGS, which are divided into a hierarchy of spaces, principally - spines, fingers and edges.

1. Green Spines
Large scale green infrastructure (GI) features at neighbourhood level, brings a robust and defining structure to the Garden Suburb.

1A - Linear Park.
(Railway Park - buffer to Local Wildlife Site)

1B - Lime Brook green corridor.

2. Greenways/Green Fingers
Multi-functional green corridors.

3. Community Centre / Hub
An open space designed to bring the community together, integrating existing site features.

4. Sports / Playing Pitches
A new sports hub for the community.

5. Settlement edges
Reflects the local landscape character and provides a robust yet sensitive new edge to Maldon which clearly presents an attractive setting to SMGS.

5A Open Estuarine Edge
5B Open Rural Edge
5C Mixed Farmland Edge
5D Enclosed Rural Edge
5E Lime Brook Urban Edge

6. Wycke Meadow Extension.

Potential linear park along the Maldon Wick nature reserve (Precedent)

Softer settlement edges

Potential connections across the Lime Brook (Precedent)

Appendix 26

Figure 4.3.1 Landscape strategy

Appendix 26

4.4 Access and Movement

Integration of the SMGS with the rest of the town and adjacent settlement (as shown on Figure 4.4) is an important objective, in terms of ensuring that new residents have a good access to surrounding facilities and town.

4.4.1 The Council is planning for a development which is sustainable, and makes every attempt to promote social, economic and environmental sustainability and equality at each stage of the design and development. Central to achieving this objective will be the creation of “walkable neighbourhoods”, where the built environment embraces people living, shopping, visiting, enjoying or spending time in their local area.

4.4.2 The design principles set out below were developed with inputs from ECC and will guide the planning and design of the access and movement within SMGS and the surrounding area. They are intended to create a sustainable approach to local and strategic movement and support a range of modal choices for those living within the SMGS. The principles are as follows:

- Contain trips within the development as far as possible, by providing local services and facilities in close proximity to homes, thus reducing the need to travel
- Prioritise movement by walking, cycling and public transport over the car by creating a connected network of high quality, attractive and safe streets, which provide direct links from homes to local destinations such as schools and shops
- Design a network of routes that provide legibility, so that way finding is easy and the streets function is easily understood by users
- Create effective links into and from the existing footpath and highway system to provide improved accessibility from existing communities to the facilities within the Garden Suburb
- Create attractive routes so people living nearby are encouraged to utilise the new services in preference to those further afield, and travel by sustainable modes
- Encourage the use of public transport for access to the town centre and places of employment in order to limit the impact on the existing network
- Integrate existing public rights of way into the movement network to ensure it provides an alternative form of access for leisure and recreation
- Where practical, consider potential for multi-user tracks to enable use by walkers, cyclists, horseriders and other vulnerable road users
- Provide safe pedestrian and cycle crossing points on Limebrook Way and A414 at Wycke Hill to ensure the Garden Suburb is well integrated with the wider town

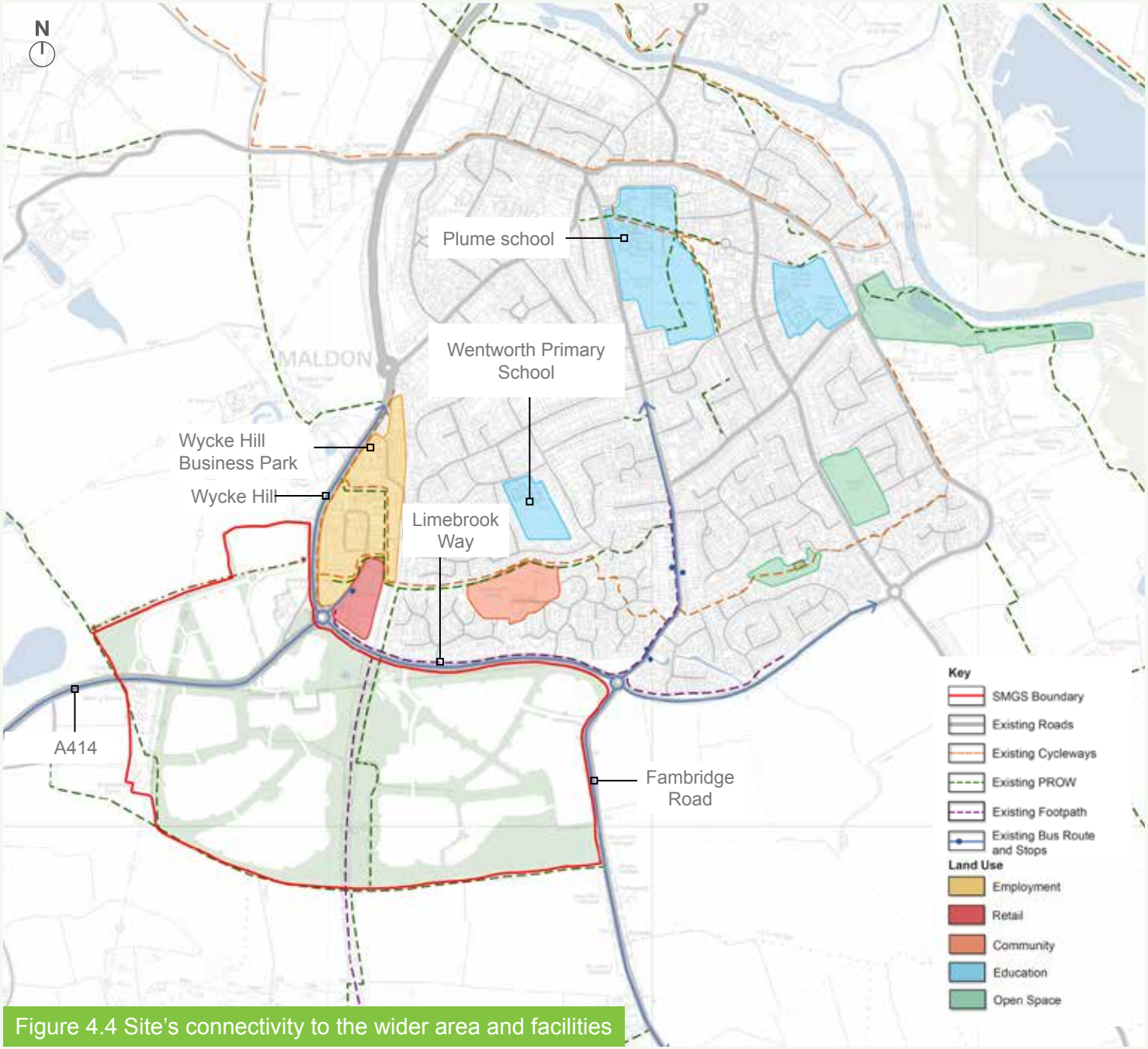


Figure 4.4 Site's connectivity to the wider area and facilities

Limebrook Way - strategic route to the town

Fambridge Road - dedicated cycle routes to the town

Fambridge Road - bus stops

Frequent bus services -Fambridge Road

Appendix 26

Access and Movement Strategy

4.4.3 The key sustainability principles together with existing movement features on the site, are drawn together in a strategy for the SMGS, as shown on the page opposite (Figure 4.4.1).

Pedestrian, Cycle and Bus

- Walking and cycling have been given priority in the masterplan, with the structure providing legible and direct routes that follow desire lines
- All existing Public Rights of Way have been incorporated into the masterplan and new footpaths and cycle routes integrate with them
- Movement for pedestrians and cyclists is fully integrated into the masterplan with designated paths alongside the central route and traffic-free routes permeating into the site
- The Wycke Hill By-pass will reduce the number of trips into Limebrook Way along the existing A414 but Essex CC advise that the A414 will still be categorised as a Primary Route 1. Provision will be made for pedestrian and cycle routes that allow safe and direct access to the community uses to the south of the existing A414
- New crossing points should be provided in key locations on Limebrook Way to reflect pedestrian desire lines and to facilitate access to local services and facilities. The provision of a suitable link to the Local Centre from the western part of the Garden Suburb may involve restoration and use of the existing tunnel under Maldon Wick
- Provision of new bus stops in addition to the existing, within close walking distance of the majority of dwellings
- The development will be accompanied by a public transport strategy and improvements to local bus services and connections to the town centre

Vehicular Access

- Access to the western part of the Garden Suburb will be from Limebrook Way, and Fambridge Road for the eastern portion of the Garden Suburb. Details of access points onto Fambridge Road will be agreed with Essex County Council. It is envisaged that the arterial route through the development between these points will be formal and tree lined. The western portion access will be taken from the existing A414, Wycke Hill and the new Relief Road

Bridleways

- Existing bridleway network to be incorporated in masterplan and where possible enhanced

Proposed A414 Relief Road / Wycke Hill Junction

4.4.4 Essex Highways has undertaken extensive traffic modelling to assess the impact and mitigation necessary to accommodate the planned growth identified in the submission LDP. In particular, this has identified the need for an appropriate junction at the eastern end of the proposed A414 Relief Road to connect with Wycke Hill. Consideration has been given to both, a roundabout of sufficient size to accommodate expected demand and a traffic signal controlled junction arrangement. In determining, the most appropriate option, consideration will need to be given to the following:

- Ensuring (as much as possible) the free flow of traffic on the relief road and wider A414, which is categorised as a primary route 1 (pr1)
- The avoidance of any possible queues on Wycke Hill extending back to the Limebrook Way roundabout, given its close proximity
- The need to ensure connectivity within the new Garden Suburb and between the new Garden Suburb and existing communities
- The need to provide for safe access and movement by cyclists, pedestrians and horseriders

Appendix 26

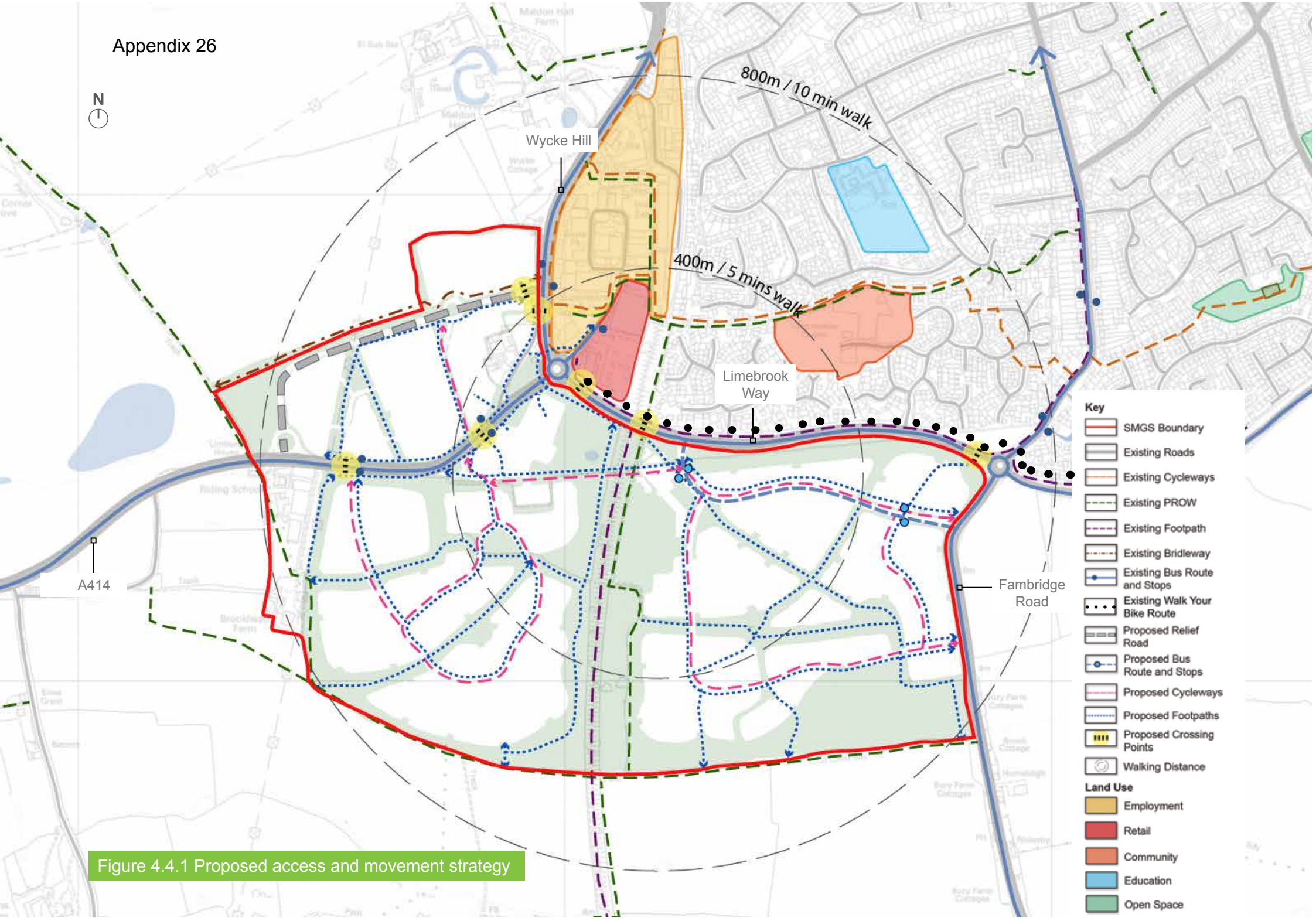


Figure 4.4.1 Proposed access and movement strategy

Appendix 26

Street Hierarchy

4.4.5 In order to create a legible and structured development, a clear hierarchy of streets is proposed. Streets have been designed as places which seek to serve specific functions and have distinct character that will draw on the overarching principles of Garden Suburbs.

4.4.6 This hierarchy is based on three tiers of function and access - primary, secondary and tertiary streets. Within these tiers there are various 'street types', which seek to reinforce legibility and contribute to the distinctiveness within the development. The spatial representation of the street hierarchy can be seen on the page opposite (Figure 4.4.2)

4.4.7 The proposed street hierarchy seeks to fulfil a number of overlapping functions:

- Helps to provide legibility and variety
- Considers anticipated volume and type of traffic
- Responds to the scale, types of uses and activities that occur along the routes
- Creates a safe and attractive environment with a clear priority to pedestrian and cyclists
- Provides a permeable network which provides options and choices for movement between different destinations within the development
- Makes efficient use of land and, in particular, applies the concept of multi-use space between buildings
- Responds to desire lines within the SMGS site and beyond

4.4.8 The function and role of the three main tiers is explained in further detail on the following pages. It should be noted that all dimensions shown are indicative, and will be subject to discussions with the highways and drainage authorities at the future planning application stages. The design criteria for Primary Routes will accord with a minimum of 6.75 metres to accommodate buses, and other Secondary and Tertiary routes should comply with the emerging revised Essex Design Guide road widths, this being a minimum of 5.5 metres. A brief summary of each 'tier' is set out on the following page.

4.4.9 Parking provision will comprise a mixture of solutions which respond to the standards required by the local planning authority. Parking will be designed in accordance with place making principles.

Appendix 26

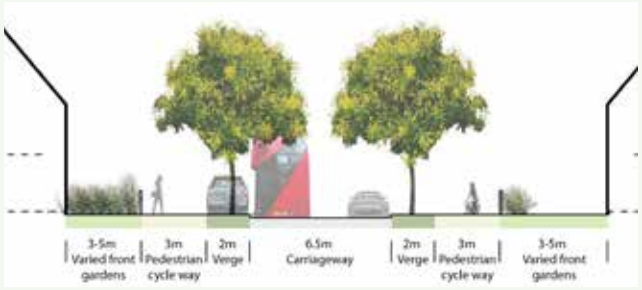
Figure 4.4.2 Street hierarchy strategy

Appendix 26

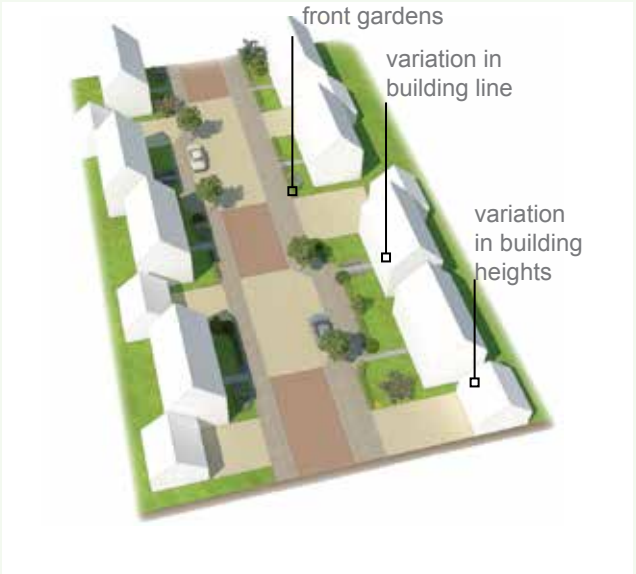
	New Relief Road	Spital Road	Primary Routes	Secondary Routes	Tertiary Routes
General Functions	To allow the function and traffic flow of existing A414 Spital Road and support the wider network as a key distributor road from south-west	To form the local network, giving access to, and through, residential neighbourhoods	These are the main streets, making up the main local network and connecting the other internal streets to the primary road network off site	Secondary routes connect primary routes to tertiary routes. Forms part of the local network giving access to residential areas	Lower order routes giving direct access to dwellings fronting onto route
Public Transport	None	Retain existing public transport route	Main public transport routes	None	None
Design Criteria	The detailed alignment and design of the Relief Road will be agreed with ECC, appropriate to the function. It is envisaged that a footway and verge would be provided on the south side of the Relief Road. The bridleway would be diverted on the north side	Spital Road will be downgraded and redesigned to support local residential traffic and the wider network. More emphasis will be given for appropriate crossing points, allowing safe and direct access to the community uses to the south	In keeping with Garden Suburb tradition, primary routes will be designed as tree-lined Boulevards and Avenues. They will be wide and generous streets, incorporating grass verges, swales and tree planting on each side, with dedicated area for pedestrians and cyclists. They will also accommodate bus route	Secondary streets will be designed as attractive residential streets, incorporating formal and informal landscape treatment in response to the location and setting	Tertiary streets will be low key and pedestrian friendly streets which serve the core of the neighbourhoods. They will be characterised by informal landscape. Occasionally, as shared surfaces following home zone principles.
Frontage Development	Continuous where possible	Continuous frontage that responds to the southern gateway	A strong and continuous building lines that provides enclosure to the streets with taller buildings in appropriate locations.	Buildings will be provided on both sides, although this may be of a more informal nature	Buildings will be located along one or both sides arranged informally with space between
On Street Parking	None	None	Should be designed into street layout	Should be designed into street layout mostly for houses fronting the street	N/A
Vehicle Crossing	None	To be located appropriately	Permissible	Permissible	Permissible

Appendix 26

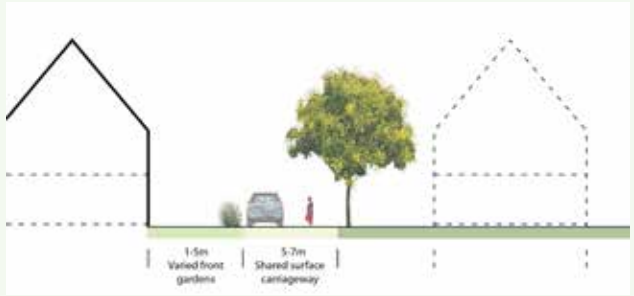
Primary Routes-tree lined streets



Secondary Routes



Tertiary Routes



Appendix 26

4.5 Character Areas

4.5.1 The design guidance presented here informs the appearance and layout of SMGS. It demonstrates how the vision and key objectives established through the process, could deliver a high quality, distinctive development that reflects and responds to the local context and the specific opportunities offered by the SMGS site.

4.5.2 Its objective is to ensure that consideration is given at each level of design and development, to how a Garden Suburb character can be achieved.

4.5.3 The guidance set out over the following pages sets a framework for future, more detailed design work and reserved matters applications. It addresses:

- How Garden Suburb principles can be accommodated at every scale
- How each neighbourhood should be designed to embed Garden Suburb principles whilst maximising opportunities for local distinctiveness
- How development blocks can be structured and planned to accommodate variety of house types

Character Generators

4.5.4 The approach to the character areas and the definition of character areas has been informed by the context and site appraisal. There are a number of specific 'character generators' within the framework masterplan which have distinct 'place-making' qualities. These have the potential to reinforce the identity of the character areas in the proposed development to assist in creating a legible and distinctive place. These include key routes, spaces, edges and surrounding land uses. A summary of the key character generators is set out below and is shown on the page opposite (Figure 4.5)

- Routes and movement patterns
- Key spaces
- Edges
- Surrounding land uses

Routes and movement patterns

- Alignment of the Limebrook Way, A414 Spital Road, Public Rights of Ways and footpaths through the site and the landscape features along these routes will be retained and integrated within the new movement network
- The new arterial routes- Relief Road, primary routes and greenways will provide connectivity, bus route and assist with legibility
- These movement routes and desire lines to the key destinations will shape and inform the character areas

Key spaces

- The new mixed-use local centre located at the heart of the SMGS. Designed to integrate existing site features with the potential to be a major character generator
- Maldon Wick nature reserve, Wycke Meadow and Lime Brook corridors are the key features of SMGS site that provides a strong 'Green and Blue' framework and structure
- The new green buffer to the nature reserve and Lime Brook will create linear green open spaces (linear parks) and forms an important organising element within the masterplan
- The new curving greenways provides connection for cyclists as well as accessible green space, allotments, play areas and SuDS

Edges

- The southern green edges provide open space for formal and informal recreation. The sports pitches to the south-east and green open space to the south- west contribute to the creation of distinctive character areas

Surrounding land uses

- The adjacent residential use north of Limebrook Way, employment uses east of Wycke Hill and small scale employment to the western boundary, provide an important organising element within the masterplan and offer cues to the various elements, such as scale, density and architectural style

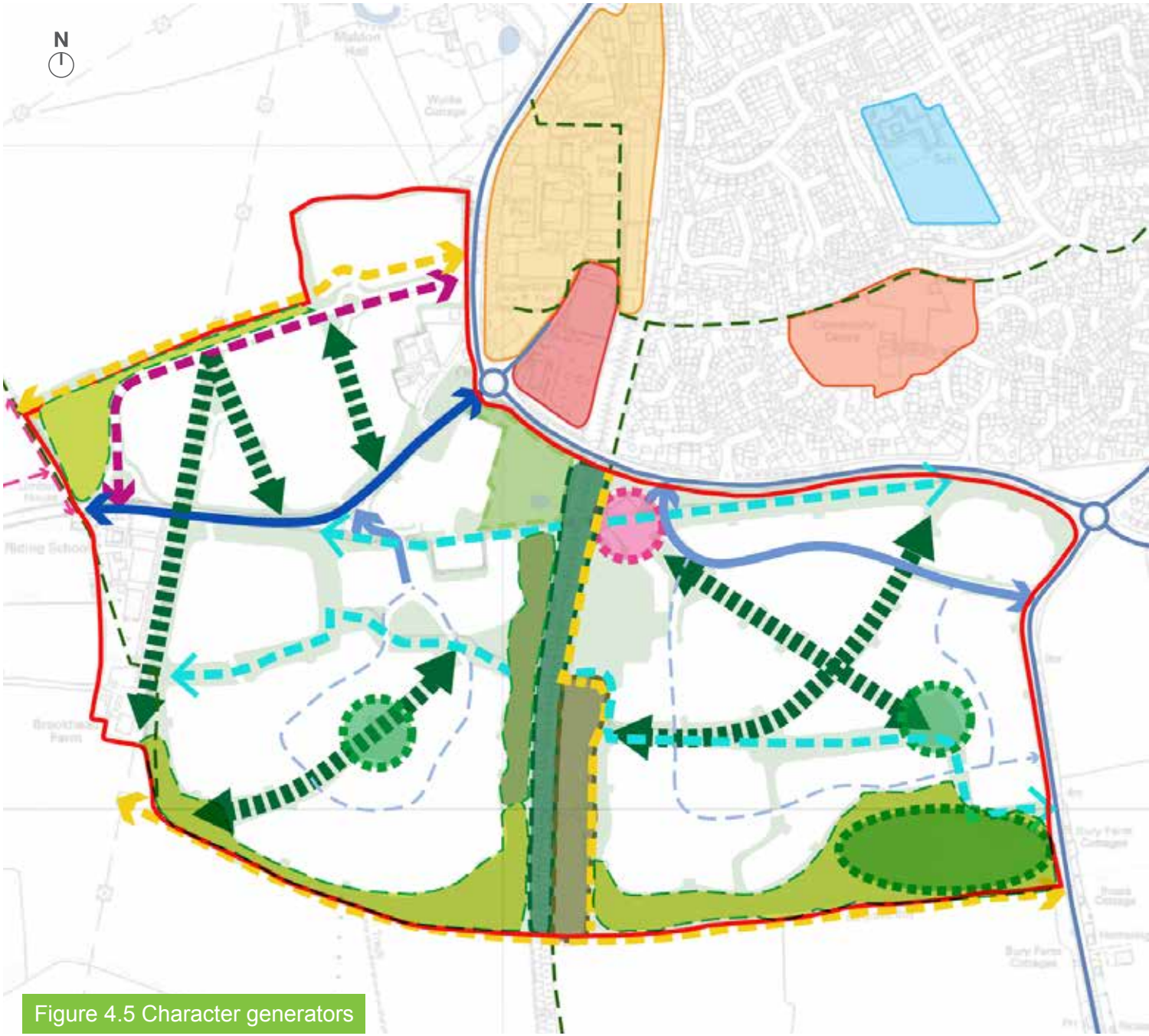


Figure 4.5 Character generators

Appendix 26

Principles of appearance and layout

4.5.5 In creating character, it is important the development maximises the opportunity to create its own sense of place, drawing on existing surrounding landscape and the proposed land uses, as well as drawing on the character of Maldon and nearby settlements.

4.5.6 The development at SMGS will seek to achieve the creation of a high quality, compact and sustainable garden neighbourhood which responds to its setting, immediate surroundings and allows flexibility to adapt to multiple uses. The proposed layout is the outcome of thorough site assessment, involvement of various stakeholders and vision and objectives for a sustainable Garden Suburb.

4.5.7 Key design principles that will apply across the garden suburb to secure the garden suburb character are set out below.

- The main public realm (streets and green/blue infrastructure) will be used as the key connecting design theme for each character area creating a common language for variety in built form and to aid legibility
- Key entrances to the suburb will be marked by a sense of generous greenery and space to signal a garden suburb character
- The interface with the adjoining countryside will be characterised by generous green natural areas interspersed with clusters of homes
- Car parking will be integrated in a manner that insures it does not have a detrimental impact on the visual qualities and amenity of the garden suburb
- Blocks will be designed to accommodate a variety of building typologies for well-placed and designed homes of different tenures
- Opportunities will be taken to orientate buildings broadly to the south to optimise solar gain
- Buildings on street corners will be appropriately designed to turn the corner
- A variety of architectural approaches will be adopted that reflect the Maldon vernacular in different ways, including contemporary approaches

Character neighbourhood areas

4.5.8 Whilst the overall objective is to create a new neighbourhood with an integrated and strong identity of its own, in order to create a legible and varied development that responds appropriately to its setting, a number of distinct ‘Character Neighbourhood Areas’ have been identified within the proposals (Figure 4.5.1). These areas are informed by the key character generators, described earlier and a description of each area is set out over the following pages:

- Lime Brook Centre
- Limebrook Way
- Fambridge Fields
- Wycke Meadow Way
- Woodland View
- Employment Area
- Knowles Farm

Appendix 26

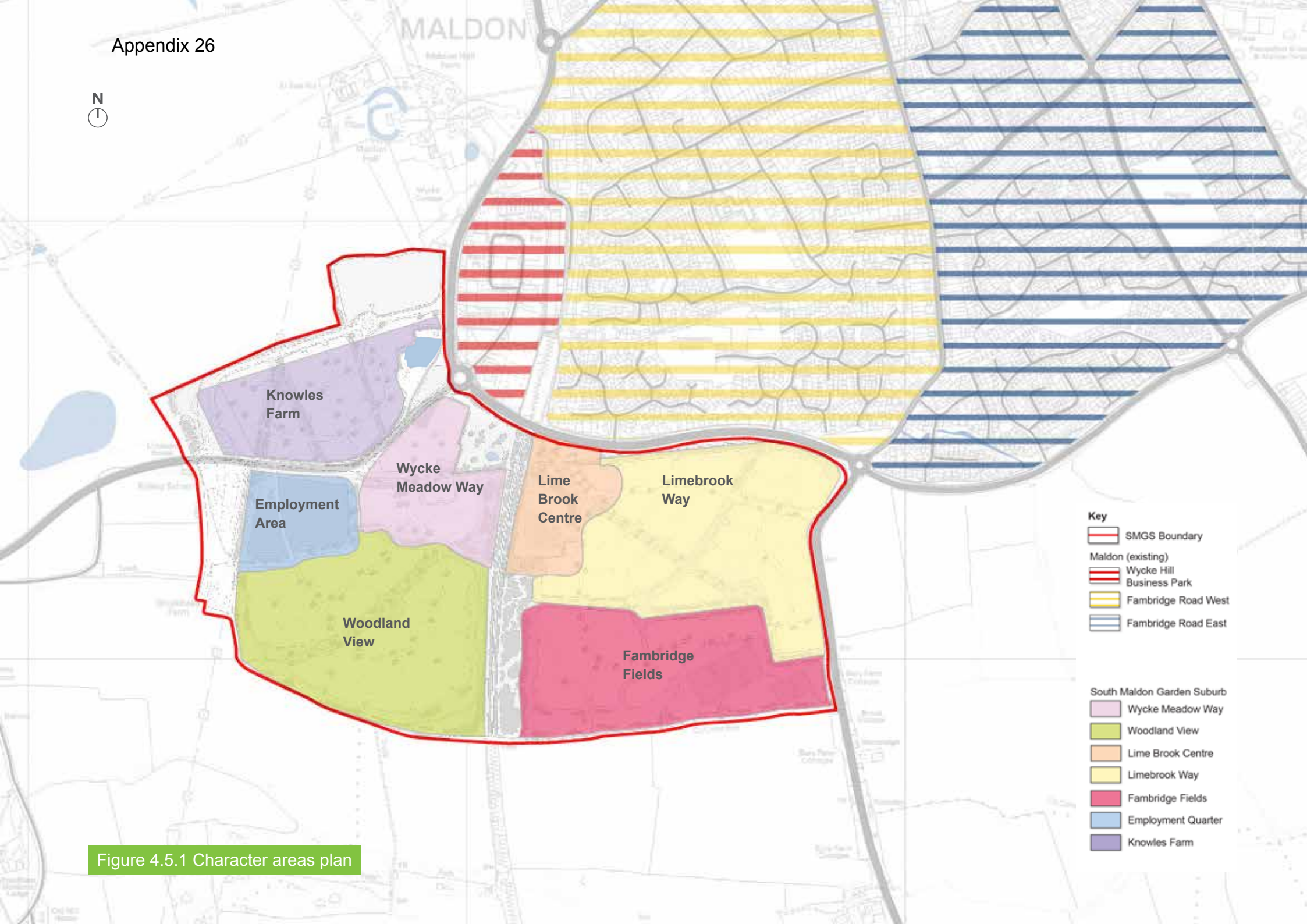


Figure 4.5.1 Character areas plan

Appendix 26

Lime Brook

Key Plan

4.5.9 Nestled off Limebrook Way, either side of Lime Brook, the heart of the new community will accommodate a mixture of uses.

4.5.10 This character area will form a main gateway to the new garden suburb and will play a pivotal role, in terms of links to the rest of the suburb & the existing It contains a mixture of uses including primary school and early years facility and is situated in close proximity to the Nature Reserve. It is strategically located on the primary route, in close proximity to pedestrian and cycle networks and ensures that it is viable, well-connected and successful as a community hub.

Character objectives

To create a compact and vibrant centre around a clearly defined local square, with a more contemporary approach to architecture style. The design of the public realm is critical to the success of this area, with a shared-surface approach, to ensure that a place is created that can be used for multiple purposes, from car parking during the week to community-led events at other times.

Urban form

A strong building frontage around the central square and along the primary route that cross the character area. Larger buildings will incorporate commercial uses. Contemporary architecture provides a distinctive character.

Use

To include a range of uses, such as retail, cafés, shops on the ground and potential for employment uses on the upper floors. It also includes a primary school,early years childcare facility and facilities for elderly care.

Car parking

Car parking for the local centre will be within the defined individual plots and within the local square. Separate parking will be provided for the primary school and early years facilities. Rear courtyard parking for the employment uses on the upper floors.

Open space

Public community space within the mixed use local centre area which also incorporates the existing site feature, such as Lime Brook.

High quality architecture- education building

Multifunctional shared surface space

Shared surface local square with tree lined streets

Appendix 26

Approach to designing the local centre

4.5.11 It is essential that the local centre is designed as a high quality space, which attracts multiple users and functions as a vibrant, commercially successful and attractive place. Preliminary illustrative proposals have been prepared and are shown on the page opposite (Figure 4.6.2). Essex County Council will be fully consulted on the detailed design and access arrangements for the local centre and primary school / early years facility.

4.5.12 The following key principles should be applied while designing the local centre:

- The design of the buildings should ensure that their primary frontages face onto the street or public space, with their main entrances accessible from these points
- Buildings should provide a strong sense of enclosure to the public realm
- Varied heights and roof-lines are encouraged to add interest
- Provision of car and cycle parking on shared use basis, where possible
- Existing site features, should be integrated within the design of local centre. Integrate existing site features such as Lime Brook, existing Public Rights of Way and landscape features
- Building footprints should be flexible, to allow upper floors for residential, business and community uses
- Spaces for outdoor seating
- should be designed and located to capture the sun
- Land uses fronting the local square should be carefully integrated with their associated services
- Further assessment to be undertaken regarding the proximity of the access to the local centre to the main vehicular access off Limebrook Way
- Potential for wider community use of school buildings and co-location of community facilities should be considered

Aerial view - distinctive architectural style

Local centre view -multifunctional shared surface space

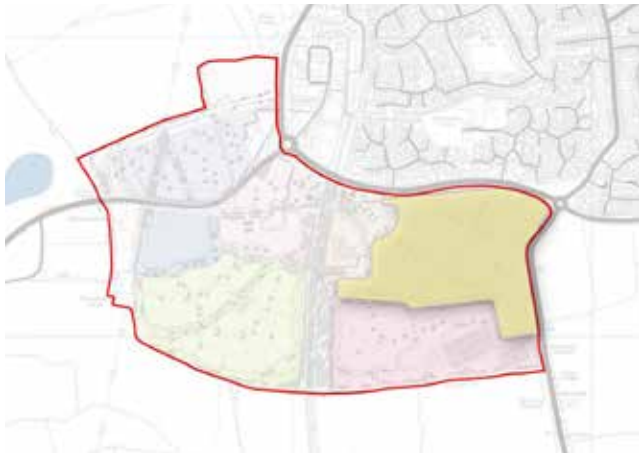
Figure 4.6.2 Local centre illustration

1. Primary school
2. Early years/childcare facility
3. Shared surface local square
4. Mix use (local, commercial, residential, shops)
5. Residential
6. Pedestrian links
7. Lime Brook
8. Staff Parking for school
9. Parents entry for school
10. Drop-off area(lay-by) for school
11. Emergency access for school
12. Landscape buffer to Maldon Wick

FOR ILLUSTRATIVE PURPOSES ONLY

Appendix 26

Limebrook Way



Key Plan

4.5.13 Characterised by its location and the landscape setting, this character area is defined by the Lime Brook green corridor to the south, proximity to the local centre to the west and existing residential settlements to the north of Limebrook Way.

Character objectives

The aim is to create a leafy character area which accords with Garden Suburb principles with a strong well defined building line, integrated with tree lines and curved linear green features- 'Greenways'. The character area also creates an appropriate transition between the different character areas, from higher density local centre to the west, to lower density Garden Suburb edge to the Fambridge Road to the east.

Urban form

Formal grid like structure radiating out from the central quarter. Green streets created by the use of curving 'Greenways' crossing through this character area. The multifunctional 'Greenways' accommodate allotments, play areas and areas of surface water drainage.

Use

The area will be exclusively developed for residential use, at a density reflecting its proximity to the local centre and community facilities, and respecting the form and nature of development to the north of Limebrook Way.

Car parking

Car parking will be mainly on-plot with provision of visitor car parking on-street. At places where development fronts the green space, it will be within the rear courtyards.

Open space

Linear drainage features provide essential water storage, as well as areas of green open space that can accommodate informal recreational uses.

'Greenways'-cross section

Indicative block structure

Character draws from the surrounding context

Appendix 26

Fambridge Fields

Key Plan

4.5.14 Nestled into the gentle valley between the open countryside to the south, the Fambridge Road to the east and Maldon Wick and plantation area to the west; this area is characterised by high proportion of green space to buildings form, transition to countryside by a mix of green spaces, passive and active recreation uses as well as long views to the countryside.

Character objectives

The objective of this character area is to provide a gradual transition between the edge of Maldon and the gently undulating open countryside that lies to the south. It will also provide a key gateway into Maldon when approaching the town along Fambridge Road to the south.

Urban form

The character area is framed to the north by the Limebrook Way corridor and is largely structured around an Avenue that links the area with Fambridge Road to the east and the local centre to the north. The area itself will be based around a permeable grid structure that is looser and less formal than that found in the Limebrook Way character area to the north. Housing within this area will be lower density, reflecting its relationship with the open countryside to the south

Use

The area will accommodate both lower density (20-25 dwellings per hectare) family housing, as well as formal playing pitch provision in the south-eastern corner. The sports pitches may also include a pavilion/ changing room facility.

Car parking

The area comprises mainly secondary and tertiary street types. Car parking will, therefore, largely be on-plot, with provision for visitor parking on-street.

Open space

This character area will contain the main area of formal recreation within the Garden Suburb. At the present time, it is envisaged that this will include junior sports pitches but it will be necessary to retain flexibility to respond to changing needs over time. Provision of associated facilities (to include a pavilion, changing facilities and on-site parking) will be required and the area will provide a transitional edge between the housing to the north and the rural countryside to the south. Informal recreational routes connect this space with the development to the north. Early consultation with Sport England and Maldon District Council will be required in the development of detailed proposals and preparation of planning applications.

Leafy streets

Includes community/sports area

Softer edge to the development

Appendix 26

Wycke Meadow Way

Key Plan

4.5.15 Responds to the landscape settings of Wycke Meadow, Maldon Wick and Lime Brook which form a backdrop to the development.

Character objectives

The objective of this character area is to provide a gateway to the western part of the Garden Suburb that also respects and enhances the numerous natural features that frame and cross it. These features include the Maldon Wick Nature Reserve to the east, Wycke Meadow to the north- east and Lime Brook, which runs through the heart of the area. Development should respect and respond to these natural features, by providing adequate buffers as well as overlooking to create a safe and secure environment.

Urban form

The urban form here will be structured around the area's strong nature features as well as the adjacent road network. Buildings should, wherever possible, front onto the streets and open spaces to ensure that they are overlooked and feel safe. Due to its proximity to the local centre, the new employment area and the existing commercial uses to the north, this character area should comprise higher density housing. It would include a pedestrian link from Spital Road to the east-west link to the local centre.

Use

The character area will be residential in nature, whilst also comprising an extension to Wycke Meadow through the creation of a linear railway park which will run in a north-south direction along its eastern edge.

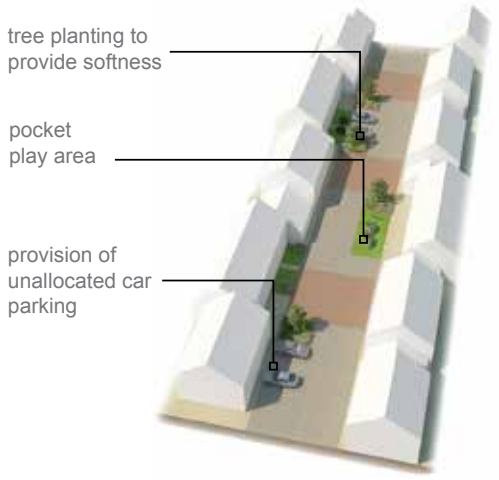
Car parking

Although accessed via a main avenue, from Spital Road, the majority of the housing in this area is structured around a series of secondary and tertiary street (shared surface streets). Car parking in this character area will be of variety, suitable for the site characteristics.

Open space

Open space is a key part of this character area as it comprises a number of wildlife areas and water features. These are largely natural, ecological areas for informal recreation and exploration.

Houses integrated within the landscape



Shared surface streets (Home zones)

Integrated with surrounding landscape

Appendix 26

Woodland View

Key Plan

4.5.16 This character area sits within the undulating landscape along the southern edge, south of Lime Brook corridor and offers extensive views of the wooded character which open and extend into the countryside.

Character objectives

The main objective of this character area is to provide a soft edge that not only allows a natural town-country transition, but also retains key views to the wonderful hillside woodland backdrop to the south-west of the site. Development here should, therefore, seek to maximise the number of properties that face southwards, whilst also ensuring that the green corridors through this area allow access to this edge and retain views.

Urban form

This character area is framed by the Maldon Wick Nature Reserve to the east, Lime Brook to the north and a central green corridor through the centre of the site, which helps to break up the urban form. This central green corridor also allows pedestrian and cycle routes along natural desire lines. The area is also structured around an avenue which forms a loop and connects into the employment area and the adjacent Wycke Meadow Way character area to the north. Densities in this area should be low.

Use

Land uses in this character area comprise housing and open space. The housing should be low density to reflect the natural edge and backdrop to the site. The open space will be informal and comprise a series of pedestrian and cycle links.

Car parking

The character area comprise mainly tertiary streets. Car parking will, therefore, largely comprise a mix of on-plot and on-street (unallocated).

Open space

Development in this character area is surrounded on all sides by green spaces, comprising a mix of natural open space, formal footpaths and cycle links and children's play spaces. The aim of the green spaces here is to create a natural, yet permeable environment.

Indicative block structure

Appendix 26

Informal arrangement offering long views

Appendix 26

Employment Area

Key Plan

4.5.17 Accessed via A414 Spital Road and new relief road junction to the south and Wycke Hill to the north, this character area offers a range of employment types within a landscaped setting. This will include a range of B1, B2 and B8 uses(offices, start-up units, small scale industrial and distribution and storage units), in buildings up to 2-3 commercial storeys high. Integrate existing site features and creates a 'southern gateway' to SMGS.

Character objectives

The aim is to create a landscaped setting that makes for an attractive place for business environment as well as creating a western gateway to the Garden Suburb through high quality and attractive frontages.

Urban form

A series of buildings of varying scale with buildings arranged in coherent groupings around landscaped courts with an active frontage to the A414. The scale, form and massing of development must be carefully considered in relation to the adjacent listed building. Design of car parking to be carefully controlled to ensure an attractive public realm.

Use

Commercial use, comprise of use class B1, B2 and B8.

Car Parking

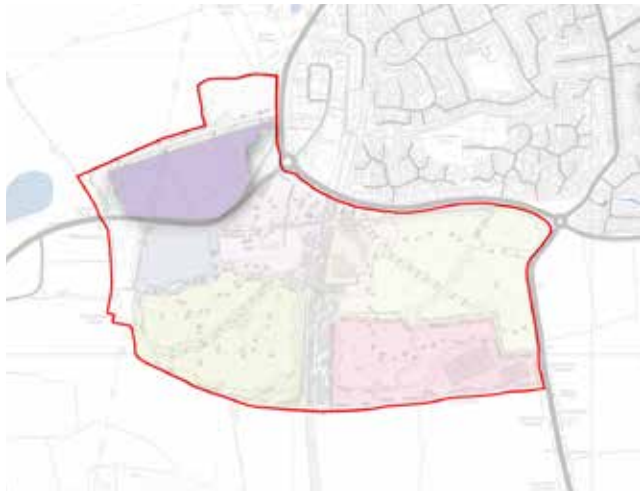
Some on-plot and small shared courts to the front of buildings. Larger landscaped parking areas in the courtyard.

Open Space

Open green space to the three sides and softer landscape to the north, fronting Spital Road. The open space to three sides provides a soft transition to the residential neighbourhoods. Buildings arranged around landscaped courts.

Attractive buildings within landscape setting providing range of employment uses

Knowles Farm



Key Plan

4.5.18 This character area lies to the west of Knowles Farm. The new relief road will pass through its north western boundary. A pocket park at the centre and a swale runs along the existing hedgerow. It contains a formal layout with denser development.

Character Objectives

This character area will provide an attractive and characterful northern edge fronting the relief road comprising housing, a tree planted verge and landscaping. It will help to define the gateway to Maldon and integrate with the new employment area, with keynote buildings at key junctions. It will also provide landscaped frontage to the new development incorporating the existing hedgerow, swales and a footpath/ cycleway. Existing landscape features will be sensitively integrated where possible.

Urban form

The urban block structure will have a semi-form character derived from the retained hedgerows. It will have a medium to higher density reflecting the proximity to existing buildings and facilities on Wycke Hill. There will be a hierarchy of primary, secondary and tertiary roads. There will be a variety of house types incorporating detached, semi-detached and terraced forms.

Use

An area of employment is envisaged to consolidate provision for business uses at Knowles Farm.

Car Parking

There will be a combination of on plot, rear court and on-street parking arrangements aimed at limiting the visual effect of vehicles within the streetscape.

Open Space

Existing good hedgerows will be retained to provide green fingers incorporating swales and off-road footpath and cycle links, overlooked by housing. The pylons will be incorporated in a well-landscaped green corridor including swales and footpaths which will be designed in accordance with National Grid guidance contained in ‘A Sense of Place’ and ‘Development near Overhead Lines’ to minimise the visual role of the pylons and create an attractive usable space, overlooked by housing.

Tree planting to define routes

Variety of building types

Appendix 26

4.6 Drainage

The new development should ensure it minimises the risk of flooding on site and elsewhere. The key objective is that the development must wholly contain its own surface water drainage and must not lead to increased flood risk or water pollution in adjoining areas.

4.6.1 The majority of the SMGS site lies within the catchment of an ordinary watercourse tributary of Lime Brook. The catchment can be described as “heavily urbanised”.

4.6.2 Both Lime Brook and an ordinary tributary watercourse, known as Lime Brook South Arm, run eastwards through the site. These watercourses originate west on the proposed site and convey water in a southerly direction to reach the River Blackwater to the east of the boundary site.

4.6.3 The Hazeleigh Hall Brook also known as Woodham Mortimer Brook is located further to the south of SMGS. With the exception of the watercourse features outlined above, a site inspection shows the presence of only minor field ditches that follow the existing hedge lines and field boundaries.

4.6.4 The new development should ensure it minimises the risk of flooding on site and elsewhere. The key objective is that the development must wholly contain its own surface water drainage and must not lead to increased flood risk or water pollution in adjoining areas. Flood zone mapping provided by the Environment Agency shows that the large majority of the site lies within Flood Zone 1; being an area of Low Probability of flooding, outside both the 1 in 100 (1% AEP) and 1 in 1,000 (0.1% AEP) year flood events and as such, is a preferable location for development when appraised against the NPPF Sequential Test guidance. The site will be sequentially assessed based on a robust model of the catchment area. Reference should also be made to the Maldon and Heybridge Surface Water Management Plan (October, 2013).

4.6.5 The proposals for the SMGS site are being are developed in consultation with the Environment Agency and Essex County Council. It is proposed the development will employ a multi-tier SuDS water management system (Figure 4.6), providing source control measures (where appropriate) implemented as close as possible to source, together with more strategic treatment systems. Proposals should be consistent with national standards which state that SuDs should aim to manage water as close to the surface as possible and the guidance contained in the SuDs Design and Adoption Guide (Essex County Council, December 2012). The SuDS measures will be identified at the detailed design stage to support the planning application.

4.6.6 Implementing a tiered water management system will allow the development generally to provide three stages of water treatment; thereby minimising flood risk in potential design exceedance situations and reducing pollutant loads within the storm water run-off by passive treatment. This will ensure the development proposals have no adverse effects on the wider hydrology.

4.6.7 The systems will be designed to control the storm water run-off from the site to a large percentage below the baseline greenfield rate as calculated using the IoH124 methodology. The site will therefore deliver a valuable reduction in peak storm discharges to the wider catchment across the area, which will substantially reduce any existing discharge rates.

4.6.8 The impacts on Lime Brook must be mitigated as necessary in order to comply with The Water Framework Directive Regulations 2003 and relevant River Basin Management Plan.

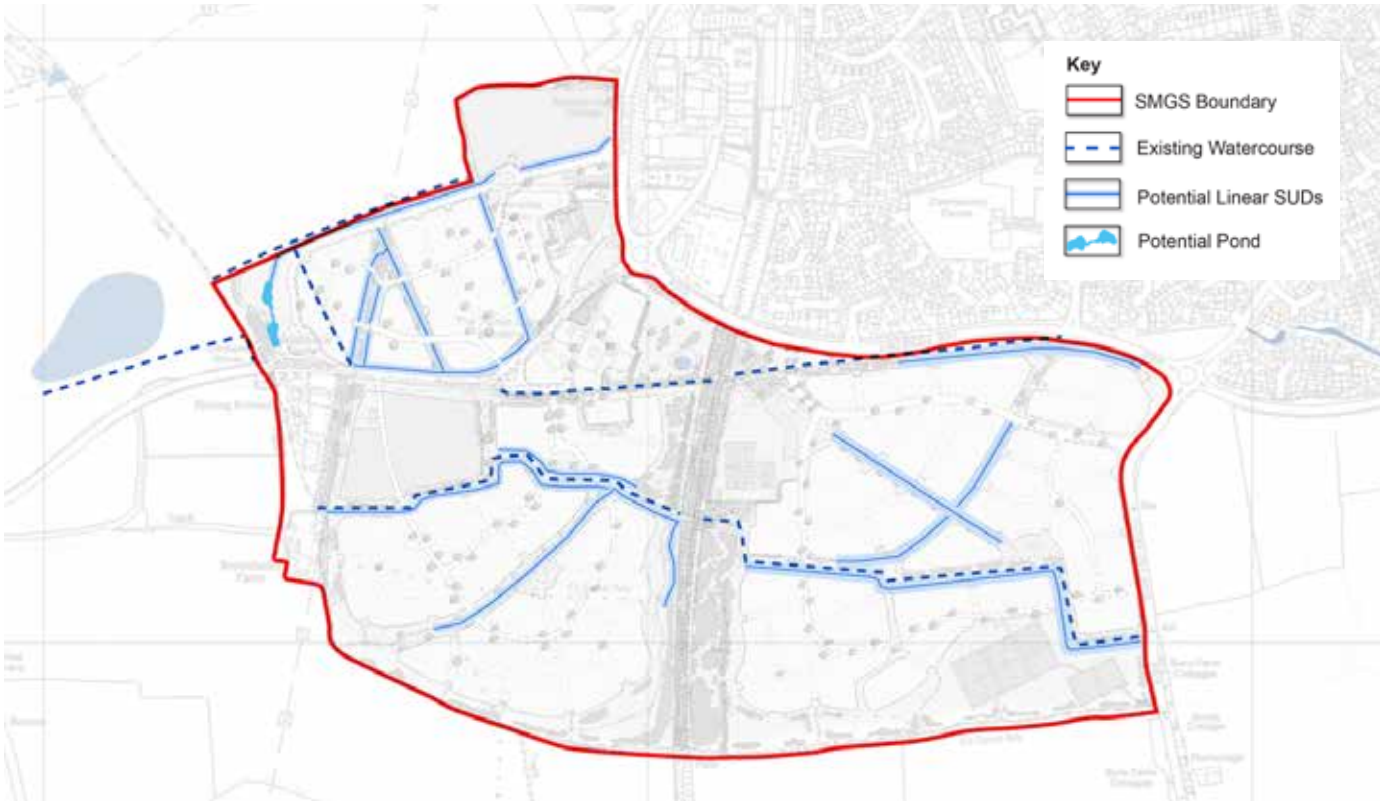


Figure 4.6 SuDS strategy for SMGS

Appendix 26

Section 5
Infrastructure and delivery

Appendix 26

5.1 Infrastructure Requirements

5.1.1 The Council is committed to working with relevant partners and infrastructure providers to maintain and improve infrastructure provision in the District. The Council will ensure that development does not have an unacceptable detrimental impact on existing local residents and the surrounding area by securing the necessary infrastructure, services and community facilities at the appropriate stage in the development process. As set out in Policy I1, infrastructure and service delivery will be achieved by:

- Ensuring that existing infrastructure and services are protected and / or improved to meet the existing and future needs of the District
- Ensuring that an appropriate level and type of infrastructure is provided for new developments where required to meet community and infrastructure needs
- Maximising opportunities for reconfiguration, expansion and co-location of facilities to improve the infrastructure capacity, accessibility and viability
- Providing information on known infrastructure requirements in the District and the most appropriate methods of delivery
- Planning applications to take account of relevant business plans and programs produced by infrastructure providers to ensure development is appropriately phased and does not prejudice the planned delivery of infrastructure improvements

5.1.2 The impact of growth will be monitored to ensure the timely provision of infrastructure to meet the future needs of the District. Where appropriate, necessary infrastructure will be delivered in advance of development taking place to ensure that community and environmental benefits are realised early in the development. Development will be phased to optimise infrastructure delivery.

5.1.3 The Council has produced an Infrastructure Delivery Plan which provides details of the critical infrastructure required to support

strategic growth in the District and where known, outlines costs for delivery, potential phasing, funding sources and responsibilities for delivery. This will be regularly monitored and updated in partnership with infrastructure providers and other key stakeholders.

5.1.4 The SMF develops this approach and sets out how infrastructure will be delivered in a comprehensive and timely way in the interests of sustainability and integration. Infrastructure encompasses a wide range of social, green and physical services and facilities that will be required alongside the development of the SMGS. This includes the following:

- Social infrastructure - affordable housing, education, health facilities, leisure and community facilities
- Green infrastructure - parks, children's play areas, sports pitches, accessible green space, allotments and local wildlife sites
- Physical infrastructure - highways, footpaths, cycle routes, drainage, utilities and waste collection, disposal and recycling

5.1.5 All proposals for development within the masterplan area will be required to comply with the comprehensive approach set out in this document. The infrastructure requirements may be subject to review to reflect any changes to relevant submission LDP policies following examination and adoption.

5.1.6 Policy S4 requires the development of the SMGS to incorporate the following key infrastructure elements:

- A new 1.5 form entry primary school
- Two new 56 place early year and childcare facilities
- One class base expansion of existing primary school
- Necessary contributions towards the sufficient expansion of the Plume School
- Provision for youth and children's facilities
- A new relief road to the north of the A414 at Wycke Hill
- Enhanced walking & cycling routes
- Enhanced public transport provision
- Enhanced medical provision
- Increased & enhanced green infrastructure
- Appropriate drainage & sewerage infrastructure including sustainable urban drainage schemes (SuDS).

Appendix 26

5.2 Infrastructure Delivery

5.2.1 Infrastructure provision will be phased to ensure that the requirements arising from the development of the SMGS will be secured in a timely fashion alongside development. An indicative phasing programme is summarised in Table 5.1. This reflects the advice of ECC and other infrastructure providers but will be subject to review to ensure that any changes in policy following examination and adoption of the submission LDP and other circumstances relating to infrastructure capacity.

5.2.2 Necessary infrastructure will be delivered through a combination of planning obligations, and Community Infrastructure Levy (CIL). Planning conditions will be used for the provision of essential on-site infrastructure such as green space and to ensure its long term maintenance. Planning obligations will be applied under Section 106 of the Town and Country Planning Act 1990 to secure key elements of infrastructure such as off-site highway and transport improvements, education contributions and youth and children's facilities. The broad approach to the pooling of infrastructure costs is summarised in Table 5.2. Other infrastructure requirements such as health and new or enhanced recreation provision in the Maldon area may be funded under CIL. MDC has commenced work on CIL rates which will introduce charges on development to fund infrastructure projects. CIL payments from other developments could also contribute to the delivery of some strategic infrastructure in SMGS.

	Site S2(a) South of Limebrook Way	Site S2 (b) Wyke Hill North	Site S2(c) Wyke Hill South	Site 2(d) North Heybridge	Site 2 (e) North of Holloway Road
Transport					
South Maldon Relief Road (A414 Wyke Hill)	Y	Y	Y	N	N
Maldon and Heybridge other highway improvements					
Education					
Two new 56 place Early Years & Childcare facilities for Maldon	Y	Y	Y	N	N
New 1.5 FE primary school and one class base expansion of existing primary school to serve Maldon	Y	Y	Y	N	N
Expansion of The Plume School	Y	Y	Y	Y	Y
Youth and Children's facilities					
Teen shelters, skateboard facilities and access to shared community facilities to serve Maldon	Y	Y	Y	N	N
Neighbourhood Equipped Areas of Play (NEAPS) and Locally Equipped Areas of Play (LEAPS) to serve Maldon	Y	Y	Y	Y	Y

Table 5.2 Developer Contribution Pooling Arrangements for South Maldon Garden Suburb (subject to compliance with policy I1 and agreement between the relevant landowners)

Financial Year 20..	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	Total
S2(a) South of Limebrook Way			25	40	85	85	85	85	85	85	85	85	85	85	85	1000
S2(b) Wycke Hill (North)			50	50	50	50	50	50								300
S2(c) Wycke Hill (South)		25	25	25												75
South Maldon GS	**0**	**25**	**100**	**115**	**135**	**135**	**135**	**135**	**85**	**85**	**85**	**85**	**85**	**85**	**85**	**1375**
S2(d) North of Heybridge			25	50	75	88	88	88	88	88	89	89	89	89	89	1035
S2(e) Land to the North of Holloway Road			34	33	33											100
S2(f) West of Broad Street Green Road			34	33	33											100
															Total	**#REF!**

Table 5.1 South Maldon Garden Suburb: Indicative Infrastructure Phasing Plan

Infrastructure Phasing																	**Notes**
Project																	
Highways																	
South Maldon relief road (A414/Wycke Hill)																	ECC recommendation. Development in line with the phasing of sites S2(a) and S2(b)
A414 / Spital Rd roundabout																	ECC recommendation
A414 / B1018 Limebrook Way																	Junction is already over capacity. ECC required works to be undertaken as soon as development starts
A414 Oak Corner Junction																	ECC recommendation
Eves Corner Junction, Danbury																	Given existing problems, ECC would require this to be delivered as soon as possible - subject to the availability of funding
Passenger Transport																	
Passenger Transport improvements for South Maldon																	Improvements will be provided alongside new development.
Education - Early Years and Childcare																	
Stand alone 56-place EY&C facility in South Maldon																	ECC recommendations. IDP notes there is limited existing capacity. New facilities required early in the development
56-place EY&C facility in South Maldon within new primary school																	
Education - Primary																	
1.5 form entry primary school in South Maldon																	Little existing capacity in Maldon primary schools. ECC note that construction can be split, 1FE open first, then further 0.5FE later.
One class base expansion of existing primary school in Maldon																	IDP notes limited capacity at existing primary schools. Capacity available at temporary classbases during construction, providing more flexibility on delivery.
Education - Secondary																	
Expansion of Plume School - Lower																	IDP notes Plume will be at capacity by 2016/17. ECC therefore require works to provide additional capacity by 2018/10.
Expansion of Plume School - Upper / Sixth Form																	Plume School has advised that Lower school should be developed first. ECC recommends completion by around 2019/20
Youth and children's facilities																	
Teen shelters, skateboard facilities and access to shared community facilities in South Maldon																	Indicative MDC estimate.
NEAPs and LEAPs in South Maldon																	Indicative MDC estimate.
Green Infrastructure																	
Sports facilities in South Maldon																	MDC estimate
Allotments in South Maldon																	
Health																	
Facility in South Maldon																	Existing facilities in Maldon at capacity. improvements subject to discussion with the NHS
Sewerage / Electricity / Gas / Communications**																	
S2(a) South of Limbrook Way																	Essential utilities provision required early
S2(b) Wycke Hill (North)																	
S2(c) Wycke Hill (South)																	

Key

Indicative phasing of infrastructure

Appendix 26

5.3 Implementation, Delivery and Monitoring

Implementation

5.3.1 The development of the SMGS will depend on the continued partnership working of MDC, landowners and developers and other key stakeholders to secure delivery of a high quality and sustainable Garden Suburb and supporting infrastructure in a timely way.

Delivery

5.3.2 MDC will continue to work with landowners, developers, stakeholders and the community to:

- Manage and secure a coordinated approach to strategic infrastructure delivery
- Secure delivery of a high quality and sustainable development in accordance with the principles set out in the Strategic Masterplan Framework
- Secure agreement and delivery of long term management and governance arrangements (including management of green spaces, community facilities and sports pitches)
- Monitor progress with delivery of the Garden Suburb and review the Strategic Masterplan Framework as necessary

Monitoring

5.3.3 Development of SMGS and the extent to which the vision and objectives set out in the SMF will be monitored by the Council. A monitoring framework which sets out key targets and indicators to be monitored will be developed to ensure the delivery of a high quality, sustainable Garden Suburb.

5.4 Housing Mix, Phasing and Community Development

Housing Mix

5.4.1 Housing mix including affordable housing will be subject to adopted Submission LDP policies. The provision of affordable housing will be required in all development proposals taking into account development viability and infrastructure requirements.

Phasing

5.4.2 Policy S2 of the submission LDP identifies a build-out period of 15 years or more to deliver the SMGS. Assumptions regarding the phasing of development and infrastructure delivery are summarised in Table 5.1. The rate of housing delivery will be subject to on-going review. Essex County Council and Maldon District Council in conjunction with promoters/developers and other stakeholders will review the impact of planned housing growth on the key functional areas of education and highways and transportation, following any changes in housing delivery and once detailed housing mix is known.

5.4.3 The indicative phasing of development and delivery has been structured to provide flexibility over where and when development takes place but ensures that necessary infrastructure is provided to deliver a sustainable and integrated development.

Community Development

5.4.4 Establishing the new community and ensuring it is well integrated and connected with surrounding neighbourhoods will be a key objective in taking forward development of the SMGS. MDC will seek to work with promoters and developers of the Garden Suburb to develop a Community Development Strategy which reflects Garden Suburb principles. This may include the establishment of a Community Trust type organisation to engage residents in the future management of the Garden Suburb.

5.4.5 The provision of new and enhanced community facilities will take into account the future role and potential of West Maldon Community Centre in serving the new and existing communities. This will be explored in further detail at the planning application stage in consultation with the relevant organisations and stakeholders.

5.5 Requirements for Planning Applications

5.5.1 SMGS will be planned and delivered over a number of years, and the proposals will require outline planning applications, reserved matters applications and potentially full planning applications at different stages. The SMF will be a material consideration in the determination of all planning applications within the SMGS.

5.5.2 Each stage will be accompanied by supporting information and documentation, and will give rise to planning conditions which in themselves will require the preparation of further details and strategies to govern the design, construction and management of garden suburb.

5.5.3 Planning permission will be secured by separate planning applications submitted by individual landowners/ promoters. These must be consistent with the provisions of the SMF and must make provision for the delivery of the strategic infrastructure requirements for the Garden Suburb as a whole.

5.5.4 MDC wishes to avoid submission of any planning applications for development of the SMGS which may prejudice its quality or sustainability or the provision of the infrastructure necessary to support it. Therefore the Council may require the following material to be submitted with any planning applications, as appropriate.

- A detailed masterplan for the area to which the application relates that is in accordance with the Strategic Masterplan Framework
- An Infrastructure Delivery Statement which demonstrates how comprehensive infrastructure will be delivered to be prepared in conjunction with all landowners
- A Transport Assessment which takes into account the transport requirements, traffic impacts and associated appropriate mitigation measures for the development as a whole
- Design codes

5.5.5 Development proposals must be accompanied by an appropriate site wide drainage strategy to be agreed with the Environment Agency, a site waste strategy and a comprehensive and detailed ecological survey. Prior to any development a comprehensive and detailed archaeological survey should be undertaken. Development proposals for Site 2(a) South of Limebrook Way will be required to include proposals for protection and enhancement of the Maldon Wick Local Wildlife Site.

5.5.6 The Council will place the utmost importance on securing a high quality of design and sustainable development throughout the SMGS. Applicants will be expected to demonstrate how they have incorporated high standards of design throughout the design evolution process and how these will be carried through to completions and subsequent maintenance. The Design Codes/Design Briefs will enable a high quality of design and the design principles set out in the SMF to be controlled through subsequent Reserved Matter applications. In addition to the use of design codes, the Council may establish design review panels to review planning applications as these come forward. Reference should be made to best practice and guidance on sustainable design and construction in preparation of planning applications.

5.5.7 Any necessary mitigation measures identified through the assessments undertaken at the planning application stage will be secured through appropriate conditions or legal agreement.

Appendix 26

The Cheese & Pie Man
Traditional Award Winning
Pies & Pastries
Choose from
£3 each
or
2 for £5
Royal Game
Pork Pie
Chicken & Ham
Bacon Brie & Cranberry
Duck & Orange
Vegetarian or
Traditional Pasty

Appendices
Appendix 1, 2 & 3

Appendix 1 - Policy List

Relevant policies in Maldon District Local Development Plan (as submitted for examination April 2014)

Policy S1 Sustainable Development
Policy S2 Strategic Growth
Policy S3 Place Shaping
Policy S4 Maldon and Heybridge Strategic Growth

Policy D1 Design Quality and Built Environment
Policy D2 Climate Change and Environmental Impact of New Development
Policy D3 Conservation and Heritage Assets
Policy D4 Renewable and Low Carbon Energy Generation
Policy D5 Flood Risk and Coastal Management

Policy E1 Employment
Policy E3 Community Services and Facilities
Policy E6 Skills, Training and Education

Policy H1 Affordable Housing
Policy H2 Housing Mix
Policy H3 Accommodation for 'Specialist' Needs

Policy N1 Green Infrastructure Network
Policy N2 Natural Environment and Biodiversity
Policy N3 Open Space, Sport and Leisure

Policy T1 Sustainable Transport
Policy T2 Accessibility

Appendix 2 - Plans Produced by Groups at Stakeholders Workshop

Group 1 Movement & Access

- Higher density residential
- Medium density residential
- Lower density residential
- Local centre
- Employment
- Allotments
- Open space
- Sports pitches
- Water feature
- Vehicle route
- Main pedestrian / cycle route
- Bridge / tunnel
- Vehicle access point
- Pedestrian crossing

Group 2 Environment & Landscape

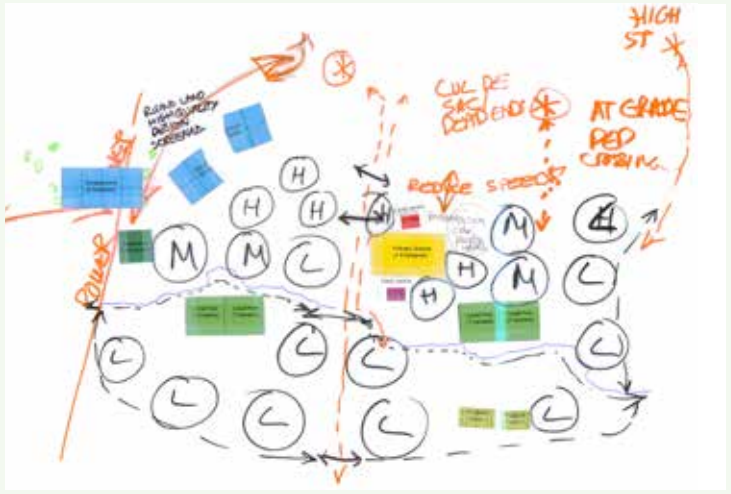
- Higher density residential
- Medium density residential
- Lower density residential
- Local centre
- Employment
- Allotments
- Open space
- Sports pitches
- Water feature
- Vehicle route
- Main pedestrian / cycle route
- Bridge / tunnel
- Vehicle access point
- Pedestrian crossing

Appendix 26

Group 3 Townscape & Design

- Higher density residential
- Medium density residential
- Lower density residential
- Local centre
- Employment
- Allotments
- Open space
- Sports pitches
- Water feature
- Vehicle route
- Main pedestrian / cycle route
- Bridge / tunnel
- Vehicle access point
- Pedestrian crossing

Group 4 Community & Infrastructure



- Higher density residential
- Medium density residential
- Lower density residential
- Local centre
- Employment
- Allotments
- Open space
- Sports pitches
- Water feature
- Vehicle route
- Main pedestrian / cycle route
- Bridge / tunnel
- Vehicle access point
- Pedestrian crossing

Appendix 3 -Glossary of Terms

Active Frontage
Street frontages that bring interest, life and vitality to the public realm.

Amenity
Relates to the immediate environment around new development. Safeguarding residential amenity means that existing levels of privacy; degree of overlooking, and quality of environment are not compromised by adjacent or surrounding development.

Boundary Treatment
Refers to various methods of defining boundaries (e.g. front and back gardens, open spaces, car parks and service areas). Boundary treatments can include walls, railings, hedges and fences, tree and shrub planting. Of particular relevance to urban design is the use of robust boundary treatments defining the boundary between public and private space.

Community Infrastructure Levy (CIL)
A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Community Trust
Trust set up by the developer/local authority to hold grants or Section 106 agreement contributions. These trusts can act as the mechanism through which the community owns and manages assets within the community.

Density
A measure of the average number of persons, households or units of accommodation per area of land.

Design Code
A document providing detailed guidance on aspects of design which developers of individual parts of the site will be expected to adhere. Guidance is usually provided on highway design, open space, public realm and landscape design, and the layout of new housing/employment development. Guidance on architectural detailing and materials is sometimes also provided. It typically includes details of dimensions and street cross-sections.

Desire Line
The ideal route for movement, usually the most direct route between two destinations. Usually referring to pedestrian movement, desire lines often do not relate to existing streets.

Enclosure
The use of buildings to create a sense of defined space. Enclosure is achieved where the buildings form a strong continuous edge and where the ratio of the width of the space or street to the height of the buildings enclosing it is sufficient for the observer to feel that they are in an enclosed rather than an open space

Formal Open Space
Usually refers to areas of open space which are permanently laid out or enclosed for certain sports activities (e.g. sports pitches, courts, greens).

Frontage
That part of a building/group of buildings which significantly contributes to the character of an area and defines the street.

Garden City
'A Garden City is a town designed for industry and healthy living; of a size that makes possible a full measure of social life, but not larger; surrounded by a permanent belt of rural land; the whole of the land being in public ownership or held in trust for the community.' Formal definition adopted by the Garden Cities and Town Planning Association in 1919.

Appendix 26

Gateway
Refers to a point on a key route which creates a sense of arrival, often through the enclosure of existing buildings, or through techniques such as changes in surfacing or tree planting.

Green Infrastructure
A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Heritage Assets
A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Home Zones
A street or group of streets where pedestrians, cyclists and vehicles share the space on equal terms, with cars travelling at little more than walking pace.

Informal Open Space
Usually refers to areas of open space which are laid out for informal activity (e.g. parkland, village greens, lakeside areas, 'kickabout' areas).

Landscaping
Refers to the use of materials for landscaping purposes. Usually incorporates the use of paving, street furniture, public art, trees, shrubs, and water features.

Legibility
The degree to which a place (its structure, form and function) can be easily understood and communicated.

Master Plan
A plan or illustration which sets out the overall structure or layout of new development. Often used to convey a development concept or image of the development rather than specify elements of detailed design.

Mixed Use Development
Development which encompasses a variety of different land uses within close proximity. Can refer to adjacent buildings which accommodate different land uses, or different land uses which are accommodated within a single building or group of buildings.

On-Plot
Refers to activities located within the curtilage of a building, usually in private ownership (e.g. on-plot parking, on-plot landscaping).

On-Street
Refers to activities located within the public highway, usually in public ownership (e.g. on-street parking).

Permeability
The degree to which an area has a variety of pleasant, convenient and safe routes through it.

Primary Street
A street which by its design can be identified as the most important and connected route through an area. Often accommodating public transport, street planting and higher levels of public activity, primary streets can define and contribute greatly to the character of an area.

Public Realm
Streets and spaces available for use by everyone without charge - shaped by buildings, landscaping, structures and activities alongside or within them.

Secondary Street
A street which by its design can be identified as a lower key route than the primary street (see above), whilst still providing important connections through the development.

Section 106 Agreement
The legal document which sometimes forms part of a planning consent, and which specifies the obligations which a developer must enter into or satisfy as part of the development permitted.

Shared Surface
These are streets within which a single surface treatment is employed. Vehicular movement, parking and pedestrian areas are integrated with no segregation of movement/space.

Sustainable Development
The UK Sustainable Development Strategy Securing the Future set out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Sustainable Drainage Systems (SuDS)
An approach to managing rainfall and run off in developments, with a view to replicating natural drainage. SuDS also aim to control pollution, recharge ground water, control flooding, and often provide landscape and environmental enhancement.

Tertiary Street
A street which by its design can be identified as a lower key route than the primary street and secondary(see above), whilst still providing important connections through the development.

Town and Country Planning Association (TCPA)
Founded in 1899, the TCPA is the UK’s oldest independent charity focused on planning and sustainable development.

Topography
The arrangement of the natural and artificial physical features of an area.

Transport assessment
A comprehensive process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Travel plan
A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Walkable Neighbourhood
The area defined by a 400m or 5 minute walk from a local or neighbourhood centre. Walkable neighbourhoods have an interconnected and safe walkable street network, where shops, schools, public transport, community facilities and other buildings front the street alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Appendix 26

SOUTH MALDON

Designed and Produced By

BroadwayMalyan BM

MALDON DISTRICT COUNCIL

Appendix 27

MALDON DISTRICT COUNCIL

North Heybridge Garden Suburb

Consultation Draft

Strategic Masterplan Framework

Hampstead Garden Suburb by William Ratcliffe c1914

Contents

1. Introduction 4
1.1 Background 4
1.2 Status of this document 5
1.3 What is a Garden Suburb? 6
1.4 How has the Strategic Masterplan Framework been prepared? 7
1.5 What is the purpose of the Strategic Masterplan Framework? 8
1.6 Contents of the Document 8

2. Planning Policy Context 10
2.1 National Planning Policy Framework 10
2.2 Maldon District Local Development Plan 10

3. Site and Surrounding Context 16
3.1 Heybridge in Context 16
3.2 Parish Boundaries and Land Parcels 17
3.3 Flood Risk 18
3.4 Heybridge Wood 19
3.5 Trees and Hedgerows 19
3.6 Ditches 19
3.7 Archaeology and Heritage 20
3.8 Public Rights of Way, Farm Rides and The Rail Trail 20
3.9 Topography 22
3.10 Overhead Pylons 22
3.11 Key Site Features 23

4. Vision, Objectives and Consultation 24
4.1 Garden Suburbs and North Heybridge 24
4.2 Developing Shared Vision and Objectives 26
4.3 Maldon and Heybridge Visioning Workshop 27
4.4 Stakeholders Workshop 28
4.5 Public Consultation Event 32
4.6 Establishing the Vision and Objectives for North Heybridge 34

5. Developing the Masterplan Framework 36
5.1 Strategic Flood Alleviation 36
5.2 On-Site Surface Water Management 36
5.3 Link Road from Langford Road to Broad Street Green Road 40
5.4 Public Transport 42
5.5 Vehicular Links across land ownership/land control boundaries 43
5.6 Walking and Cycling within the new Garden Suburb 44
5.7 Walking and Cycling between the new Garden Suburb and Heybridge 44
5.8 The Local Centre 46
5.9 Education 46
5.10 Health 46
5.11 Green and Blue Corridors 48
5.12 Heybridge Wood and other areas of ecologocal value 48
5.11 Open Space and Recreation 50
5.14 The Composite Masterplan Framework 52
5.15 Land Use Framework Plan 54
5.16 Access and Movement Framework Plan 55
5.17 Green Infrastructure Framework Plan 56

6. Design Guidelines 58
6.1 Purpose of the Design Guidelines 58
6.2 Existing Design Guidance 58
6.3 Design Principles 58
6.4 Character Areas 60
6.5 Gateways 63
6.6 Design for Movement 65
6.7 Design Examples 66

7. Infrastructure and Delivery Plan 68
7.1 Infrastructure Requirements 68
7.2 Strategic Flood Alleviation 69
7.3 Infrastructure Delivery 71
7.4 Phasing 73
7.5 Housing Mix 73
7.6 Community Development 73
7.7 Requirements for Planning Applications 74
7.8 Implementation, Delivery and Monitoring 75

Appendix 1 Relevant Policies in Maldon District Local Development Plan (As Submitted for Examination April 2014) 76

1.1 Background

1.1.1. The emerging Maldon District Local Development Plan (LDP) sets out how the District's housing needs will be accommodated in the period up to 2029 and includes proposals for the development of two new Garden Suburbs at North Heybridge and South Maldon. Policy S4 sets out the key infrastructure elements to be incorporated in each of the proposed Garden Suburbs and the broad development principles which the Council will expect to be applied. The LDP was submitted to the Secretary of State for examination in April 2014 and an Examination in Public (EiP) is expected to be held later in the year.

In summary, the LDP states that the North Heybridge Garden Suburb is expected to accommodate the following key elements:

- 1,235 dwellings (including affordable housing and dwellings which meet the housing needs for an older population)
- a community hub/local centre
- supporting infrastructure including:
  - a new 1 form entry primary school;
  - two new 56 place early year and childcare facilities;
  - necessary contributions towards the sufficient expansion of the Plume School;
  - provision for youth and children's facilities;
  - a new outer relief road between Langford Road and Broad Street Green Road;
  - A Country Park focused to the west of Maypole Road;
  - a strategic flood alleviation scheme;
  - new and/or enhanced public transport routes
  - new and/or enhanced walking and cycling routes within the Garden Suburb and externally connected to the wider area especially the Maldon and Heybridge Central Area;
  - adequate provision for enhanced medical provision in cooperation with the relevant health bodies;
  - a community hub and local centre;
  - increased and enhanced green infrastructure; and
  - appropriate drainage & sewerage infrastructure including sustainable urban drainage schemes (SUDs).
- other necessary supporting infrastructure improvements and mitigation measures that may arise from further highways work undertaken by Essex County Council.

1.1.2. Policy S3 of the LDP states that Masterplans for each of the Garden Suburbs at Maldon and Heybridge will be prepared in conjunction with relevant stakeholders. The policy clarification provided at paragraph 2.45 states that planning consents for development within the Garden Suburbs will only be granted by the Council if the proposals are in accordance with the respective masterplans which are endorsed by the Council and that where appropriate, the Council will adopt the masterplans as SPD. Given the significant pressure for development in the District and the requirement to demonstrate a 5 Year housing land supply, the Council has taken the decision to commence work on the Masterplans for the proposed Garden Suburbs in advance of adoption of the LDP. This will enable key strategic issues such as infrastructure provision, strategic flood attenuation and environmental protection and management to be considered in a coordinated manner.

1.2. Status of this document

1.2.1 This document sets out the Draft Strategic Masterplan Framework for the proposed North Heybridge Garden Suburb and provides further supplementary guidance on the site allocations and policies contained in the LDP. The area to which the masterplan relates is defined on the LDP proposals map and is illustrated in Figure 1. The Strategic Masterplan Framework will be reviewed and amended to reflect any changes to the relevant LDP policies following the Examination in Public and adoption of the LDP. Where appropriate, the Strategic Masterplan Framework will be adopted as a Supplementary Planning Document (SPD) following adoption of the LDP. The Strategic Masterplan Framework will be a material consideration in the determination of future planning applications.

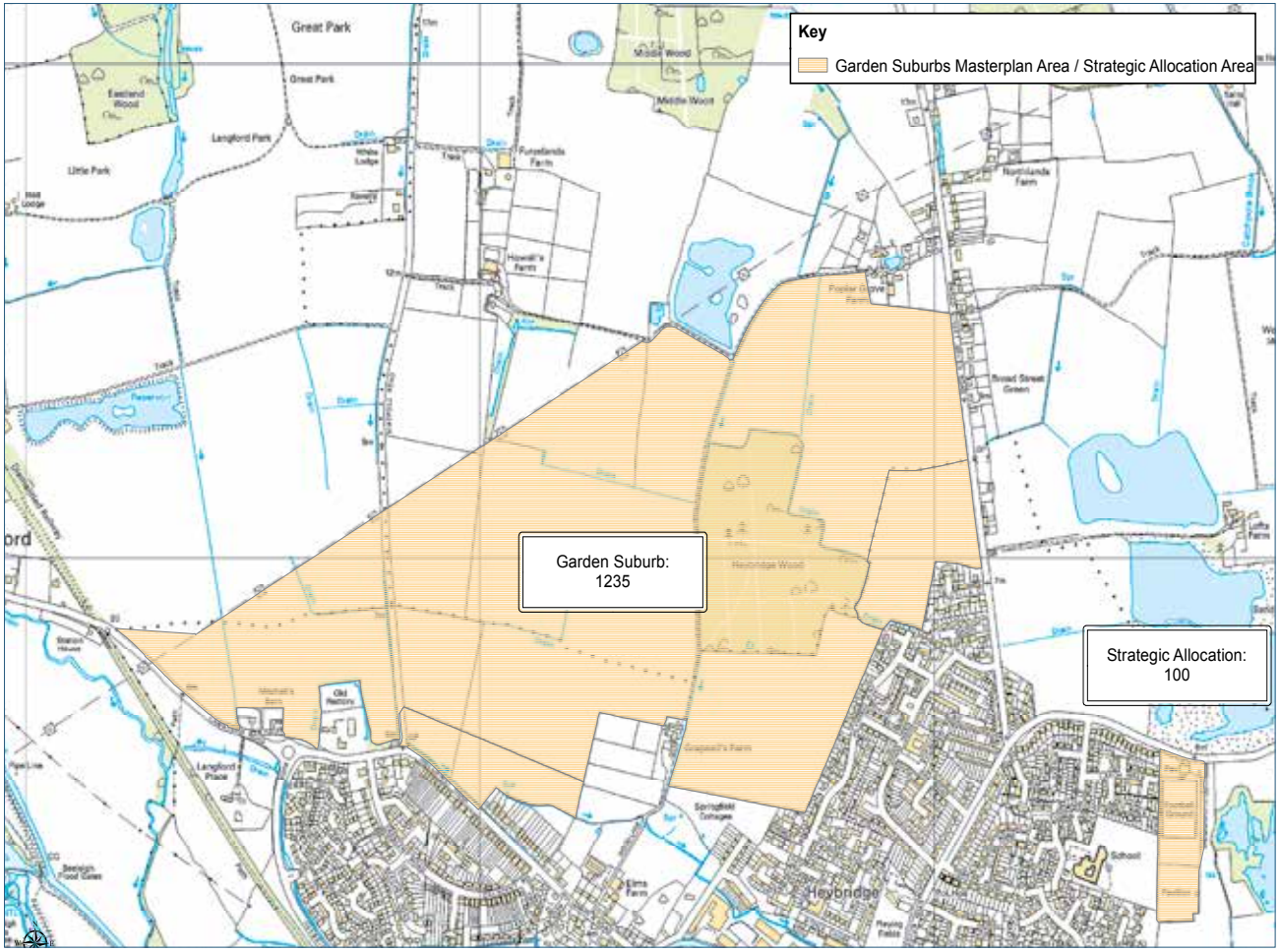


Figure 1 –North Heybridge Garden Suburb and Strategic Allocation- Extract from Local Development Plan (submitted for Examination April 2014)

1.3 What is a Garden Suburb?

1.3.1 The overall aspiration is to create a high quality Garden Suburb that reflects its context on the edge of Heybridge. In accordance with the spatial vision and policies set out in the LDP, the North Heybridge Garden Suburb is being planned as a high quality, vibrant and distinctive new neighbourhood which is well linked to and integrated with surrounding communities. It will make a significant contribution to meeting the requirement for new homes in the District and development proposals will be required to incorporate the following principles:

- A comprehensive and well planned approach that provides homes, and community facilities;
- Places where people will want to live and interact through active citizenship and civic amenity;
- A strong landscaped character that incorporates well managed open space, tree lined streets and natural areas for amenity and wildlife;
- Integrated and easily accessible transport systems, incorporating public transport, walking and cycling;
- A clear and harmonious relationship between town and country;
- High quality and detailed architecture that is characterful, innovative and adaptable;
- A local centre which will act as the community focus with a mix of businesses and community uses that are well served by public transport and connected to the town centre by safe walking and cycling routes;
- A network of safe and usable paths and streets for pedestrians, cyclists and vehicles which prioritises accessibility to open spaces, education and health facilities
- Fully integrated with the surrounding communities through shared community uses and a variety of transport modes including walking, cycling and public transport;
- Provide for the requirements of site service and communication infrastructure;
- Provide dwellings that meet the District's housing needs for an older population.

1.3.2 The development of the North Heybridge Garden Suburb will be required to incorporate and deliver new infrastructure to meet the needs arising from the development, as set out in Policies S4 and I1 of the LDP. It is proposed in the LDP that Green infrastructure will play a significant part in creating the character of the Garden Suburb.

1.4 How has the Strategic Masterplan Framework been prepared?

1.4.1 The Draft Strategic Masterplan Framework has been developed in partnership between Maldon District Council, developers/ landowners, relevant stakeholders and the local community with advice being provided by ATLAS (Advisory Team for Large Applications – part of the Home & Communities Agency). A Strategic Masterplan Framework Brief was approved by the Planning & Licensing Committee on 14 November 2013 and has subsequently been updated to reflect LDP changes. The revised brief was endorsed by Planning & Licensing Committee on 12 June. The Brief promotes a collaborative approach between the Council and relevant landowners/ developers and a project management structure was established in December 2013 to ensure effective joint working.

1.4.2 A masterplanning working group has been established with landowners/ developers and key infrastructure providers including Essex County Council and the Environment Agency to progress preparation of the masterplan. A Members Briefing Group has also been established to receive regular updates on progress with development of the masterplans for the two Garden Suburbs and to act as a sounding board for emerging ideas around the masterplan concepts. Meetings have taken place with Heybridge Parish Council and Langford & Ulting Parish Council to keep them up to date with progress on the masterplanning process. An Executive Partnership Group has been established comprising Maldon District Council, Essex County Council, the Environment Agency, Essex Waterways and the developers/ landowners to secure the design, implementation and management of an appropriate strategic flood mitigation scheme that satisfies the requirements of Policy S4.

1.4.3 Consultation on key issues and options has been undertaken with stakeholders and the local community and this has informed the development of the Draft Strategic Masterplan Framework.

Stakeholder Consultation Event 7th March 2014

Public Exhibition 21st June 2014

1.5 What is the purpose of the Strategic Masterplan Framework?

1.5.1 Preparation of the Strategic Masterplan Framework will help to ensure that development of the North Heybridge Garden Suburb takes place in a coordinated way in accordance with the policies in the LDP, with the timely delivery of new housing and necessary infrastructure such as roads, drainage and schools and environmental protection measures and the creation of a high quality living environment well integrated with the wider urban area. The Strategic Masterplan Framework aims to:

- Expand on the key development principles set out in Policies S3 and S4 to enable a co-ordinated approach to delivering the proposed level of growth in a garden suburb context;
- Provide guidance to inform detailed masterplans/layouts at the planning application stage;
- Provide guidance on how the policies may be implemented.

1.6 Contents of the Document

1.6.1 The Strategic Masterplan Framework provides guidance on how the North Heybridge Garden Suburb can be delivered in accordance with the policies set out in the LDP. It addresses the spatial form of development and provides guidance on development, design and infrastructure delivery. It is arranged in two parts: -

Part 1: Planning and Design (Sections 2-6)

Part 2: Infrastructure and Delivery (Section 7)

Sections 2 - 6 provide an assessment of the site and surrounding context and sets out a Vision and set of Objectives for the North Heybridge Garden Suburb. It establishes a comprehensive approach and a set of principles which underpin the Strategic Masterplan Framework and provide guidance for future development.

- Section 2 sets out the planning policy context;
- Section 3 provides an assessment of the site and the key opportunities and constraints which have been identified in the technical studies and assessment work which has been undertaken.
- Section 4 presents the overarching vision for the creation of a high quality garden suburb and how the vision and objectives have been evolved through collaborative working and stakeholder and community engagement. It also provides a summary of the responses received as a result of public consultation on the proposals and the manner in which the Draft Strategic Masterplan Framework seeks to address the issues raised.
- Section 5 sets out the Draft Strategic Development Framework. This will provide the framework for the development of the North Heybridge Garden Suburb.
- Section 6 provides further suggested design guidelines, to assist in the preparation of detailed design proposals in due course.

- Section 7 sets out how the vision and objectives for North Heybridge Garden Suburb will be secured in accordance with the policies set out in the LDP including the delivery of necessary infrastructure, such as improvements to the highway network, strategic flood alleviation works, education facilities and public transport. It also considers future arrangements for management and community involvement and the possible content of future planning applications.

Figure 2 –Plan Showing Maldon and Heybridge in context

2.1 National Planning Policy Framework

2.1.1 The National Planning Policy Framework (NPPF) (March 2012) sets out the key national policy guidance for development. A key focus of the NPPF is to create high quality and sustainable new developments that are deliverable.

2.1.2 The NPPF also recognises the value of garden city principles for large scale developments such as the North Heybridge Garden Suburb. This policy reference is supplemented by recent guidance on the subject produced by the Town and Country Planning Association which provides a useful set of principles and helpful design guidance that can inform the delivery of a sustainable Garden Suburb. This guidance has informed the preparation of this Strategic Masterplan Framework.

2.1.3 Paragraph 153 of the NPPF explains that Supplementary Planning Documents should be used where they can help applicants make successful applications, and fundamentally the purpose of this document is to assist future applicants, by:

- Setting out in advance the Council's aspirations for the development – where applicants come forward with planning applications that respond positively to the contents of this document, they can have comfort that the scheme is likely to be one that the Council would wish to approve;
- Providing a Framework through which the broad strategic principles and layout of the Garden Suburb can be subject to stakeholder and public consultation in advance of the submission of any application, thereby minimising the risk for applicants that follow the broad principles set out in this document; and
- Bringing together the key technical, contextual and design issues that are likely to be pertinent to the Council's consideration of applications, with suggestions as to how these can be addressed.

2.2 Maldon District Local Development Plan (LDP)

2.2.1 Maldon District Council submitted the Maldon District Local Development Plan (LDP) to the Secretary of State for examination in April 2014. The LDP sets out how the Council proposes to meet its objectively assessed needs for housing and other development in the period up to 2029 and includes the allocation of land to the north of Heybridge for the development of a new Garden Suburb.

2.2.2 The policies set out in this document are as currently set out in the LDP which has been submitted for examination. It will be necessary to review the Strategic Masterplan Framework and to make any necessary modifications to reflect policy changes following examination and adoption of the plan and prior to the adoption of this document as a Supplementary Planning Document (SPD).

2.2.3 Key policies of particular relevance to the proposed North Heybridge Garden Suburb are summarised below.

2.2.4 Policy S2: Strategic Growth
Policy S2 states that:

"Strategic growth will be focused in the District's main settlements as they constitute the most suitable and accessible locations in the District.
To meet the objectively assessed housing need for the District, the Council will plan for a minimum of 4,410 dwellings between 2014 and 2029 (294 per annum) including provision for market housing, affordable housing,
housing for an aging population and other

	Total	Year 0-5	Year 6-10	Year 11-15
North Heybridge Garden Suburb	1,235	350	440	445
S2(d) North of Heybridge	1,035	150	440	445
S2(e) Land to the north of Holloway Road	100	100	N/A	N/A
S2(f) West of Broad Street Green Road	100	100	N/A	N/A

Table 2.1- Extract from Policy S2- Residential Phasing

types of housing for specialist needs. The majority of new strategic growth will be delivered through sustainable extensions to Maldon, Heybridge and Burnham-on-Crouch in the form of Garden Suburbs and Strategic allocations. The scale, type, uses and form of development will reflect their role as employment, retail and service centres, their level of accessibility and environmental and infrastructure constraints. Residential supply to meet the minimum requirements and the projected phasing of the developments between 2014 and 2029 are as follows:" (in respect of North Heybridge Garden Suburb)

2.2.5 Policy S3: Place Shaping

Policy S3 requires that:

"The Garden Suburbs and Strategic Allocations at Maldon, Heybridge and Burnham-on-Crouch will be planned as high quality, vibrant and distinctive neighbourhoods that will complement and enhance the character of the District and protect and enhance the environmental qualities of the surrounding area. Development proposals for the Garden Suburbs and Strategic Allocations must incorporate the following principles:

1. *A comprehensive and well planned approach that provides homes, jobs, and community facilities;*
2. *Places where people want to live and interact through active citizenship, civic amenity and a vibrant urban life;*
3. *A strong landscaped character that incorporates well managed open space, tree-lined streets and other landscaping and natural areas for amenity and wildlife habitat and to address the effects of climate change;*
4. *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;*
5. *There will be a clear and harmonious relationship between town and country;*
6. *High quality and detailed architecture that is characterful, innovative and adaptable;*
7. *The local centres will act as the community focus within the Garden Suburbs, with a mix of businesses and community uses that are well served by public transport and connected to the town centre by safe walking and cycling routes;*
8. *There will be a network of safe and usable paths and streets for pedestrians, cyclists and vehicles. This network should prioritise accessibility to open spaces, education facilities and health facilities;*

9. *Fully integrated with the surrounding communities through shared community uses, and a variety of transport modes including walking, cycling and public transport;*
10. *Provide for the requirements of site service and communication infrastructure, in particular high speed broadband, with minimal disruption and need for reconstruction and allow for future growth in service infrastruc ture; and*
11. *Provide dwellings which meet the District's housing needs for an older population, as identified and required by the Council.*

A masterplan for the 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".

2.2.6 Policy S4: Maldon and Heybridge Strategic Growth

Policy S4 states that:

"Strategic developments in the North Heybridge Garden Suburb will incorporate the following key infrastructure elements;

- *A new 1 form entry primary school;*
- *Two new 56-place early year and childcare facilities;*
- *Necessary contributions toward the sufficient expansion of the Plume School;*
- *Provision for youth and children's facilities;*
- *A country park focussed to the west of Maypole Road;*
- *A new outer relief road to the north of Heybridge between Langford Road and Broad Street Green Road;*
- *A strategic flood alleviation scheme.*

Garden Suburbs and Strategic Allocations within the Maldon and Heybridge area will be comprehensively planned with the quantum of development as set out in Policy S2 and E1. Permission will be given for development at the Garden Suburbs / Strategic Allocations provided that they are in compliance with the broad development principles set out in policy S3, and that:

- *New and / or enhanced public transport provision is incorporated within the new Garden Suburbs / Strategic Allocations;*
- *New and / or enhanced walking and cycling 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;*
- *Development can be accommodated within the capacity of the Maldon and Heybridge road network and junctions, and wider network following appropriate mitigation measures and junction improvements;*
- *Pupil demand from the development can be accommodated within existing and / or proposed new primary, secondary and early years and childcare facilities, as well as adult community learning;*
- *Adequate provision is made for*

enhanced medical provision in cooperation with the relevant health bodies;

- *Community hubs and local centres of appropriate form and scale are ntegrated into the design and layout of development proposals;*
- *Flood risk management and surface water mitigation 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;*
- *Adequate provision is made for enhanced and comprehensive sewerage infrastructure;*
- *Adequate provision is made for increased and enhanced green infrastructure including provision for youth and children's facilities;*
- *Adequate provision is made for affordable housing;*
- *A significant proportion of the proposed dwellings for Maldon and Heybridge are of a form, tenure and dwelling mix that is appropriate for meeting the housing needs of an older population including the provision of bungalows, sheltered housing, extra care housing, private retirement homes and lifetime homes etc.;*
- *Development proposals must be accompanied by a comprehensive and detailed ecological survey; and*
- *development proposals must be accompanied by a comprehensive and detailed archaeological assessment.*

Further details on infrastructure requirements,delivery and funding mechanisms are included in the infrastructure delivery plan. Development proposals within both the South Maldon Garden Suburb and the North Heybridge Garden suburb must be in accordance with the masterplan endorsed by the council for the respective areas.

The following masterplanning principles should 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 boundary to Heybridge and reduce the potential for further coalescence with neighbouring villages:

- *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, flood alleviation and / or landscaping measures.*

Further detailed layouts of the different land use components within the Garden Suburbs will be defined through masterplans produced in partnership with the Council, relevant delivery partners and stakeholders, including developers, landowners, and parish / town councils".

2.2.7 Policy I1 Infrastructure and Services

Policy I1 states:

"The Council will work with relevant partners and infrastructure providers to maintain and improve infrastructure provision in the District by:

1) Ensuring that existing infrastructure and services are protected and/or improved to meet the existing and future needs of the District;
2) Ensuring that an appropriate level and type of infrastructure is provided for new developments where required to meet community and infrastructure needs;
3) Maximising opportunities for reconfiguration, expansion and co-location of facilities to improve the infrastructure capacity, accessibility and viability;
4) Providing information on known infrastructure requirements in the District and the most appropriate methods of delivery; and
5) Requiring planning applications to take account of relevant business plans and programs produced by infrastructure providers to ensure development is appropriately phased and does not prejudice the planned delivery of infrastructure improvements.

In assessing infrastructure and service requirements, the Council will have regard to the cumulative impact of developments in the locality and across the District. Where appropriate, necessary infrastructure will be required to be delivered in advance of development taking place to ensure that community and environmental benefits are realised at the start of development. On a strategic level, the Council may require certain developments to be phased in order to optimise infrastructure delivery.

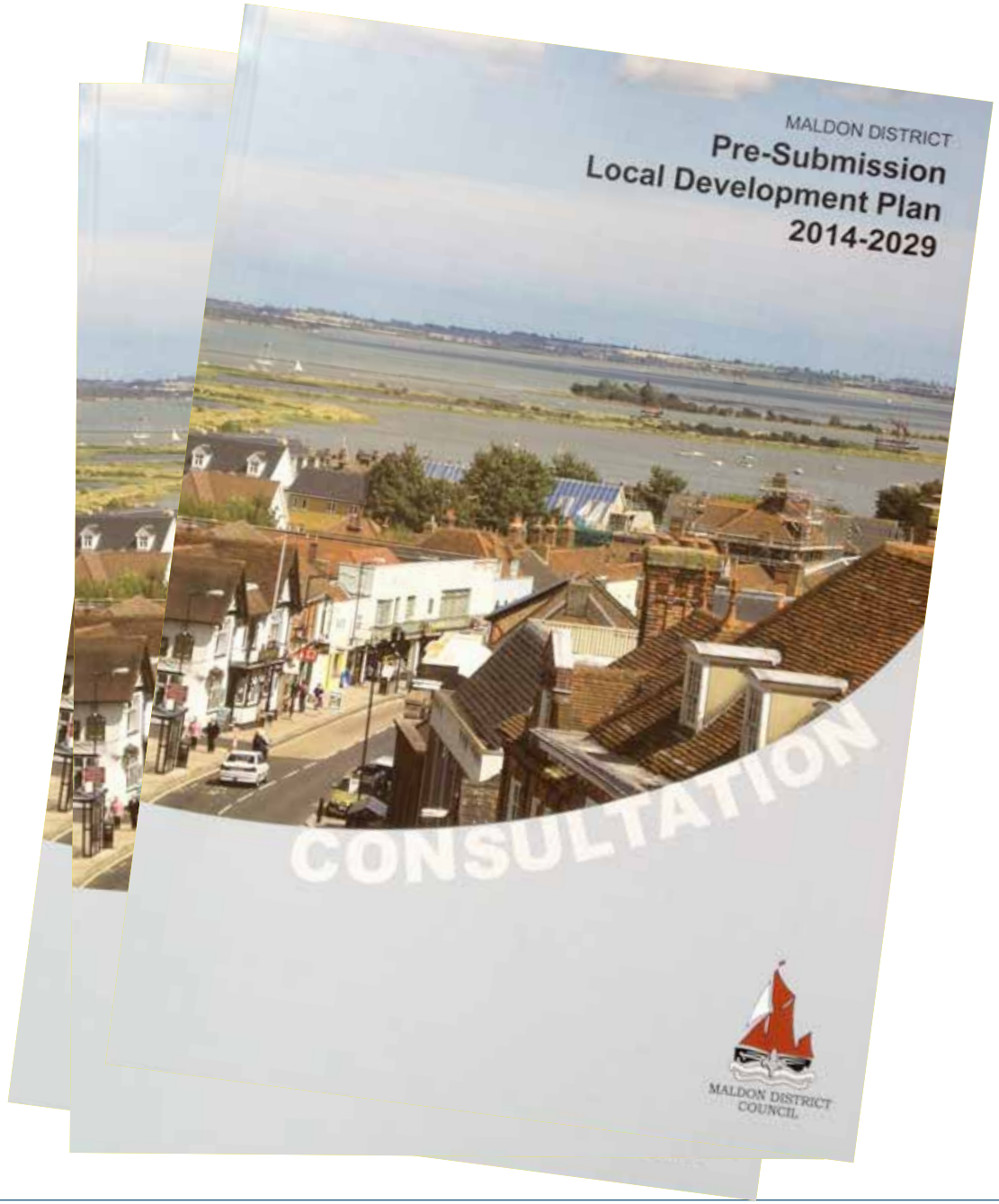
Developer Contributions

Developers will be required to contribute towards local and strategic infrastructure and services necessary to support the proposed development. Where the development may impact upon the local area, a Section 106 contribution may be agreed between the Council and the developer to mitigate those impacts. Where the impact may be on the public highway network, then an agreement may be made under Section 278 of the Highways Act 1980 between the developer and the Highways Authority for the developer to undertake or pay for works.

In addition, development proposals within each of the strategic growth areas (including all sites within the Garden Suburbs and Strategic Allocations as identified in policy S2) will be expected to contribute collectively and proportionally towards delivering the necessary infrastructure requirements which are related to the respective strategic growth areas.

The Council will introduce a Community Infrastructure Levy (CIL) to further enable contributions to be made towards strategic infrastructure and service provision form new developments. Where necessary, the Council will review developer contributions for Garden Suburbs and Strategic Allocations alongside the production and implementation of CIL".

2.2.8 Other policies of relevance to the development of the North Heybridge Garden Suburb are listed in Appendix 1.


MALDON DISTRICT
Pre-Submission
Local Development Plan
2014-2029
CONSULTATION
MALDON DISTRICT
COUNCIL

Appendix 27

3.1 Heybridge in Context

3.1.1 The proposed Garden Suburb lies immediately north of the existing built-up area of Heybridge, around 1km north of The Causeway and around 2km north of Maldon Town Centre. The land lies principally between the 'arms' of Langford Road to the west, and Broad Street Green Road to the east. To the north, the land rises towards the wooded hills upon which the villages of Wickham Bishops and Great Totham stand.

3.1.2 The existing settlement of Heybridge comprises a number of different character areas:

• The historic core of the village, lying along The Street, includes the Church of St Andrew and a mix of residential, retail, and commercial uses, stretching between The Causeway and the canal bridge. Immediately east of the canal lies the Bentalls shopping centre;

• The route south to Maldon, along The Causeway, comprises a busy industrial area;

• Two existing residential quarters – to the north-east of the village, residential suburbs were created either side of Colchester Road, predominantly in the 1950s. To the north-west, the area between Holloway Road and Heybridge Approach has been developed as a second residential suburb, predominantly in the 1990s.

3.1.3 The new Garden Suburb will form a third neighbourhood, lying between and welll integrated with the other two. It will provide new housing, a new Local Centre, community uses and open space.

3.1.4 The proposed new Garden Suburb therefore forms an integral part of the continuing organic growth of Heybridge. The village has expanded in the past to provide new residential quarters, and the new North Heybridge Garden Suburb will be part of that process of evolution, designed to complement the existing character areas of Heybridge, not to compete with them.

1881

1924

1979

3.2 Parish Boundaries and Land Parcels

3.2.1 The site lies within three different parishes: Heybridge, Great Totham and Langford and Ulting. Although located immediately north of the settlement of Heybridge, only that part of the site lying to the south of Heybridge Wood actually falls within Heybridge Parish. Nevertheless, the new Garden Suburb will provide linkages to the existing settlement, and will have impacts upon Heybridge, and therefore the relationship with Heybridge itself is of course extremely important.

3.2.2 As set out in Table 2.1 in Section 2, Policy S2 of the Local Development Plan splits the allocation of housing at North Heybridge between three land parcels, referred to as sites S2(d) (North Heybridge), Site S2(e) (land to the north of Holloway Road) and site S2(f) (west of Broad Street Green Road). The accompanying plan shows the locations of the three land parcels.

Figure 3 – Plan Showing Parish Boundaries and Land Parcels

Appendix 27

3.3 Flood Risk

3.3.1 Heybridge is affected by localised flooding in the central area and in the broad area south of Holloway Road. The emerging Local Development Plan seeks to implement strategic flood alleviation infrastructure that can address this. It is also necessary to address the possible effects of the new development on the existing drainage system and the potential for increased flooding.

3.3.2 Heybridge occupies a low-lying position at the confluence of the rivers Blackwater and Chelmer. To the north the essentially agricultural landscape forms a wide 'catchment area' upon which rain falls and is drained via a network of ditches and waterbodies into the Blackwater and Chelmer.

3.3.3 During severe weather, these ditches can carry a high volume of water which then has to flow through a complicated series of culverts and open channels with small bridges for driveway access. Flooding has occurred in the wider Heybridge area on a number of occasions. In the vicinity of the application site, on Holloway Road, flooding occurred in 2000, 2001, 2003, 2009, 2011, 2012 and 2013.

3.3.4 It is the volume of water that currently flows from the north into Heybridge through this series of ditches into the constrained Heybridge system that is the cause of the localised flooding.

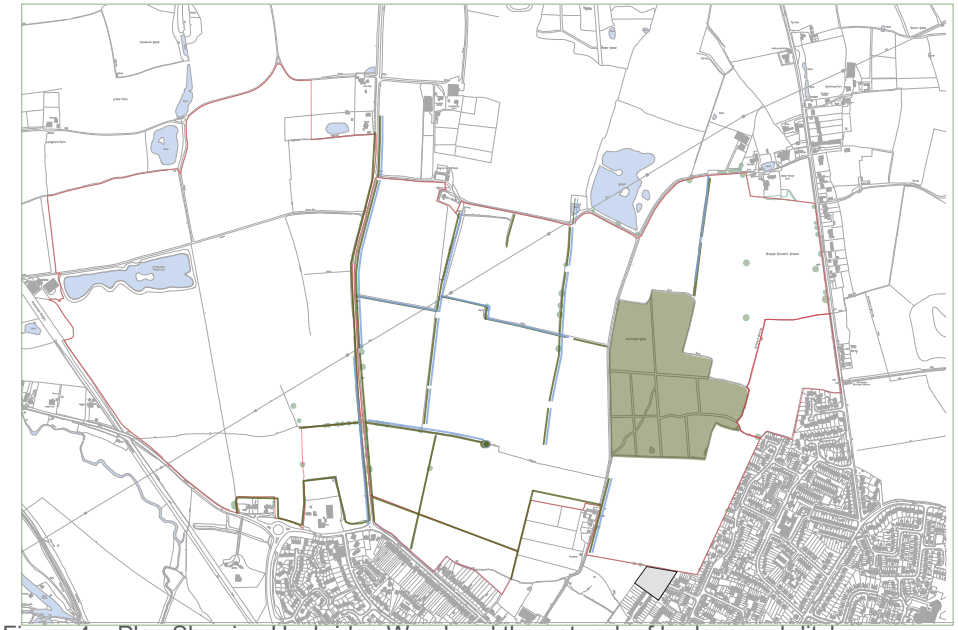
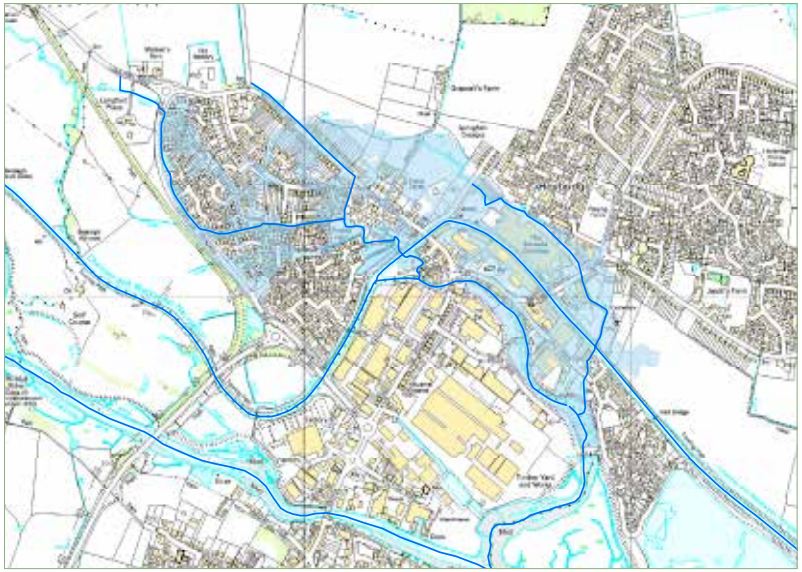


Figure 4 – Plan Showing Heybridge Wood and the network of hedges and ditches



Plan extract showing existing areas of significant risk of flooding from watercourses (Flooding event with 1 in 75 chance of occurring annually) Source: Environment Agency

3.4 Heybridge Wood

3.4.1 Heybridge Wood, a Local Wildlife Site and area of remnant Ancient Woodland, lies within the boundary of the site. The ecological value of Heybridge Wood has been affected by historical land clearance and removal of much of the original tree cover, but it retains a rim of remnant Ancient Semi-Natural Woodland that is of higher ecological value. The main part of the wood itself is a plantation on an Ancient Semi-Natural Woodland site, and a variety of Ancient Woodland vascular plants are still present despite the clearance of the original tree cover.

3.4.2 The wood is, however, of ecological importance. Initial ecological surveys have found that habitats in the immediate vicinity of the wood support populations of toad, common lizard, various farmland birds, foraging and commuting bats, and two badger setts. These habitats and interconnecting green routes for foraging will, as discussed further in Section 5, form an important component of the green infrastructure network in the Strategic Masterplan Framework.

3.5 Trees and Hedgerows

3.5.1 The land immediately north of the existing settlement of Heybridge comprises predominantly flat arable land with a large open field pattern, dissected by managed hedgerows. With few exceptions, all trees are located on field and road boundaries.

3.5.2 The tree population is very low (excluding Heybridge Wood), comprising predominantly oak, ash and field maple, with occasional willow, elm and horse chestnut. It is expected that existing trees will generally be accommodated within the development, within wider landscaped areas. The existing hedgerows run either north-south or east-west, dividing the new Garden Suburb into a series of rough squares and rectangles, and which can form the basis of a network of green routes within the new development.

3.6 Ditches

3.6.1 Lying alongside the network of hedges is a network of drainage ditches, which currently act to convey water across the site, to the south where the water reaches Holloway Road Ditch and Heybridge Hall Ditch and then eastwards through Heybridge.

3.6.2 This network of ditches is proposed to be retained, and will continue to have a function in carrying surface water across the site and also in supporting ecology. Additional surface water storage space will be incorporated within the development as part of a sustainable urban drainage system.

3.6.3 As described in Section 5, a sustainable drainage system is incorporated as part of the masterplan principles.

Appendix 27

3.7 Archaeology and Heritage

3.7.1 Archaeological assessment work shows that the area contains no designated (protected) sites and no securely dated archaeological sites.

3.7.2 Aerial photographs and previous archaeological studies reveal the presence of archaeological remains dating from the Neolithic through to the medieval period.

3.7.3 Archaeological investigations to the south and north of the area have also revealed levels of multi-period archaeological remains. The assessment work demonstrates that there is potential for archaeological remains within the site, in particular those of Iron Age and Roman date. Remains from the Neolithic and Bronze Age periods have also been recovered from the area, but the potential for remains from these periods is lower than for later periods.

3.7.4 The majority of the area has been subject to little modern disturbance, and as such, archaeological deposits are likely to be in a good state of preservation.

3.7.5 A programme of comprehensive and detailedarchaeological investigations will be required across the whole of the area prior to any development. Dependent upon the results, a detailed mitigation strategy will be required comprising further intrusive works and excavation followed by recording, or preservation in situ where feasible and where the importance of such deposits warrants such a strategy.

3.7.6 In terms of above ground heritage assets, there are Conservation Areas at Langford and along the Chelmer and Blackwater Navigation. In the more immediate vicinity of the proposed development, however, are groups of Listed Buildings to the south west of the site (Old Rectory and and Mitchells Farm), and to the north-east of the site, at Poplar Grove Farm.

3.8 Public Rights of Way, Farm Rides, and The Rail Trail

3.8.1 There are two principal north-south public rights of way that cross the site. Footpath 17 runs northwards from Holloway Road up Wood Lane, merging into Footpath 19 past Heybridge Wood. At Poplar Grove Farm, Footpath 19 runs east-west to join Maypole Road.

3.8.2 Footpath 30 runs alongside Langford Road, and joins Footpath 3 which heads northwards towards Langford Park.

3.8.3 Joining footpaths 3 and 19 is a bridleway, which helps complete a wider circuit around and through the new Garden Suburb.

3.8.4 To the south-east of the new Garden Suburb, Footpath 16 will provide an important point of connection between the new Garden Suburb and existing properties.

3.8.5 Supplementing these public rights of way is a network of farm rides, which help to increase east-west connectivity to the north of the area.

3.8.6 In addition, the new Garden Suburb lies close to the Blackwater Rail Trail and Elms Farm Park. The Rail Trail itself follows the route of Footpaths 30 and 3, providing access to the old railway line north of Langford, and also, via Footpath 13, leads in to the Elms Farm Park itself.

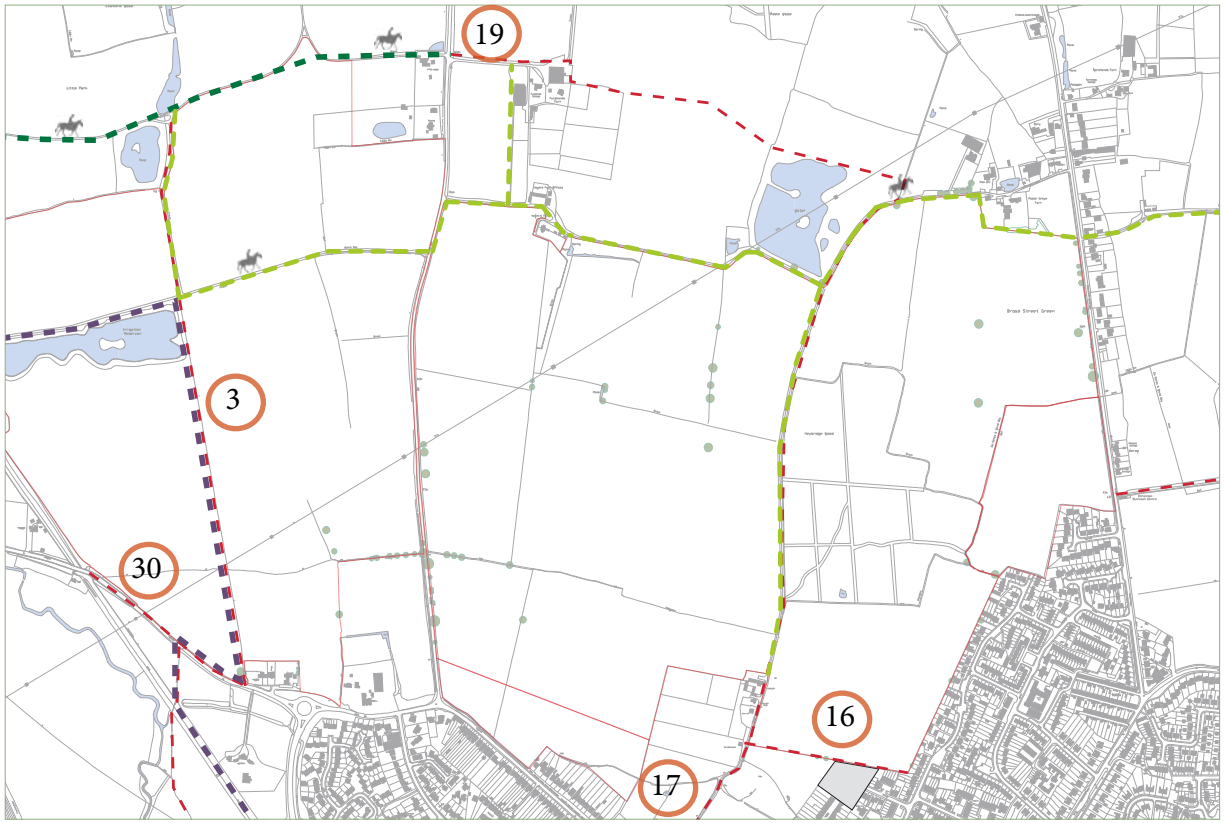


Figure 5 – Plan Showing Public Rights of Way (numbered), Farm Rides and the Rail Trail

3.9 Topography

3.9.1 The site for the North Heybridge Garden Suburb presents a gently sloping character which can assist the drainage of the area.

3.9.2 There is a change in levels across the site, with land on the northern side generally being higher than land on the southern side, closer to Heybridge itself. There is also a general fall in levels from east to west. At the northern part of the site, the land sits as roughly +15m AOD, whereas the south-eastern corner, in the vicinity of Langford Road, is around +6m AOD.

3.10 Overhead Pylons

3.10.1 The high voltage pylon lines that crosses the area from south-west to north-east is a strong feature in the landscape.

3.10.2 The recommended guidance (Stakeholder Advisory Group on ELF EMFs (SAGE) 'Power lines and Property, Wiring in Homes, and Electrical Equipment in Homes', 2007) is for all living accommodation to be sited a minimum of 30m from the outer edge of the pylons.

3.11 Key Site Features

3.11.1 The site appraisal undertaken has identified key site features as shown on Figure 6. These key features have informed and guided the preparation of the Draft Strategic Masterplan Framework.

Key to Figure 6

- Heybridge Wood
- Existing Hedges and Ditches
- Contour Lines
- Bridleways and Farm Rides
- Public Footpaths
- Blackwater Rail Trail
- Listed Buildings
- Pylon Line

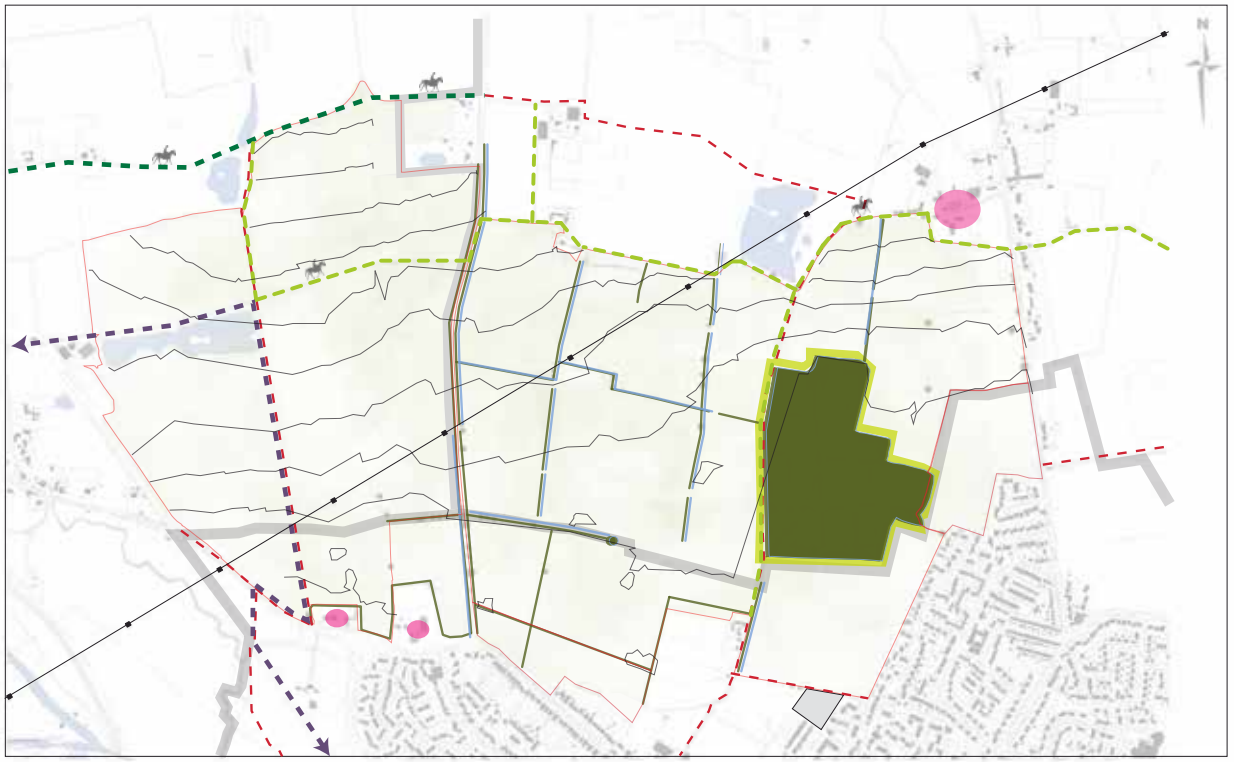


Figure 6 – Combined site features plan showing existing walking routes, topography, pylon line, Heybridge Wood and location of nearby listed buildings (pink dots)

Appendix 27

4.1 Garden Suburbs and North Heybridge

In March 2012, The Government published the National Planning Policy Framework (NPPF) which states that

"The supply of new homes can sometimes be best achieved through the planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities."

4.1.1 The Town and Country Planning Association's (TCPA) 2013 publication "Creating Garden Cities and Suburbs Today" provides a guide for Councils. It includes a number of Garden City principles which are endorsed within the Submission LDP. They provide a good starting point for the vision and objectives for the North Heybridge Garden Suburb.

4.1.2 Key principles of a successful Garden Suburb (as outlined within the TCPA's publication) include:

- A strong vision, leadership and community engagement;
- Capture land value for the benefit of the community;
- Community ownership of land and long-term stewardship of assets;
- Mixed-tenure homes that are affordable for ordinary people;
- High-quality design, combining the very best of town and country living to create healthy homes in vibrant communities;
- Generous green space linked to the wider natural environment, including a mix of public and private networks of well-managed, high quality gardens, tree lined streets and open spaces;
- Opportunities for residents to grow their own food, including generous allotments;
- Access to strong local cultural, recreational and shopping facilities in walkable neighbourhoods;
- Integrated and accessible transport systems – with a series of settlements linked by rapid transport providing sustainable access to destinations.

4.1.3 Having regard to these principles, and applying them to the specific context of a Garden Suburb at North Heybridge, the Council has identified the following key objectives:

- A characterful mix of quality homes including affordable homes and housing suitable for families, first time buyers and the elderly;
- A vibrant and active local centre with shops and community facilities;
- A new, easily accessible primary school and early years childcare facilities;
- A network of connected green spaces, including a country park west of Maypole Road, sports pitches, play areas, and allotments;
- Enhanced ecology and natural environment with habitat opportunities, and the protection of Heybridge Wood;
- Excellent access and movement with investment into public transport, public rights of way and new pedestrian/cycle routes;
- A new relief road for North Heybridge between Langford Road and Broad Street Green Road;
- New recreational and play facilities at walkable distances, encouraging a more healthy lifestyle.

4.1.4 The above key objectives have provided a strong and robust foundation in developing the Vision and Objectives for the North Heybridge Garden Suburb, which are set out on the following pages.

4.2 Developing Shared Vision and Objectives

4.2.1 The Vision and Objectives for the North Heybridge Garden Suburb have evolved and been refined through previous consultation.

4.2.2 The starting point for developing the Vision and Objectives is the Local Development Plan, and in particular Policies S2, S3, S4, and I1, which set out the requirements for the new development. The process of consultation and refinement of the Vision and Objectives has been as follows:

- Stage 1: North Heybridge Visioning Workshop - to identify and inform the key vision and objectives for South Maldon and North Heybridge
- Stage 2: North Heybridge Masterplan Working Group - initial consideration and drafting of a vision and series of objectives, drawn from the Local Development Plan Policies;
- Stage 3: Stakeholders Workshop (7th March 2014) – to consider and comment on the draft vision and objectives;
- Stage 4: North Heybridge Masterplan Working Group – refinement of the vision and objectives in the light of the Stakeholders Workshop;
- Stage 5: Public Exhibition (21st June 2014) – an exhibition setting out the background and overall draft Masterplan proposals for the site, with a view to collecting wider feedback on the proposed development;
- Stage 6: North Heybridge Masterplan Working Group – finalisation of the vision and objectives for incorporation in the Draft Strategic Masterplan Framework.

4.2.3 In addition to the above events, there has been on-going consultation between the Council, key stakeholders, and the principal statutory parties who will have a key role to play in the successful implementation of the Garden Suburb. Parties who have contributed their expertise include (but are not limited to) the following:

- Environment Agency (on flood risk and drainage);
- Essex County Council (on flood risk and drainage, since the County Council will become the adopting authority for sustainable urban drainage systems from October of this year;
- Essex Waterways (on drainage and the operation of the Chelmer and Blackwater Navigation);
- Essex County Council (as highway authority, both on the operation of the existing highway network and the design of the proposed new link road and other highway works);
- Anglian Water (as the body responsible for foul drainage infrastructure);
- Essex County Council (as the Education Authority, responsible for ensuring sufficient school places exist);
- NHS (as the body responsible for over seeing the delivery of health services);
- Representatives of the local GP practices;
- Essex Wildlife Trust;
- Representatives for the main landowners.

4.2.4 The following sections describe in more detail the outcomes of the Visioning Workshop on 7th May 2013, the Stakeholder Workshop of 7th March and the Public Consultation event on 21st June, and how the findings from these events have helped shaped the Draft Strategic Masterplan Framework.

4.3 Maldon and Heybridge Visioning Workshop

4.3.1 Maldon District Council members and officers, key stakeholders and ATLAS conducted a vision and objectives workshop to identify and inform the key vision for South Maldon and North Heybridge.

4.3.2 The workshop was held on 7th May 2013 to explore and understand the impacts and opportunities presented by potential growth in Maldon and Heybridge in the context of creating a larger urban area.

4.3.3 Participants were grouped into four themed groups and were asked to identify an overarching vision to guide the future aspirations for Maldon and Heybridge. A summary of the outputs from each group is set out below:

Social Infrastructure and Employment

- Enhance existing and provide new medical facilities to meet the needs of a growing population;
- Enhance existing schools and provide new facilities to meet demand;
- Provide diverse and flexible employment space to meet the needs of new and growing businesses and create training opportunities;
- Ensure facilities are provided in the 'heart' of the new communities to meet day to day needs. This can include local shops and community facilities.

Built Environment and Housing

- Provide contemporary architecture not a pastiche;
- Provide homes for a range of age-groups and other housing needs;
- Create community space by delivering 'heart' to new developments;
- Ensure new developments link physically and visually to Maldon, Heybridge and neighbouring developments (through signage, public art etc);
- Create new green and leafy streets with space for parking.

Transport

- Improve links and signage between the town centre, Promenade Park and other attractions;
- Ensure local facilities and jobs are accessible by foot, cycle and bus;
- Encourage more sustainable methods of out-commuting, for example by providing a bus to Witham Station;
- Resolve junction capacity in Heybridge
- Create walkable neighbourhoods;
- Create opportunities to link to countryside and neighbouring villages by foot, cycle and bridleway.

Environment and Green Infrastructure

- Improve the quality and accessibility to facilities at Drapers Farm;
- Enhance and expand the country park (Elms Farm);
- Create green and safe streets;
- Integrate sustainable drainage into new development;
- Integrate Local Wildlife Sites into new development.

4.3.4 The following Draft Vision statement for Maldon and Heybridge was developed at the Visioning Workshop:

''Maldon and Heybridge will be vibrant places for all ages to live, work and play; with a strong sense of community. They will be compact and accessible places offering a great quality of life for residents. Maldon and Heybridge will be places people aspire to live and work in, building on the best qualities of the town. There will be improved connections within and between Maldon and Heybridge and to the outside world''.

4.3.5 The relevant Heybridge key objectives and principles together with the draft vision were discussed and refined at the early North Heybridge masterplan Working Group meetings. It was agreed that the emerging draft vision and objectives should be tested with stakeholders and the community through a number of workshops and events

4.4 Stakeholders Workshop

4.4.1 A "Stakeholder Workshop" was held on 7th March 2014 in a local venue. Local organisations and representatives of the District and Parish Council were invited and the event was facilitated by ATLAS, on behalf of Maldon District Council. The purpose of the event was threefold:

(1) To update and consult key stakeholders in advance of wider public engagement through the publication of this document;
(2) To identify opportunities, issues and concerns under a series of topic headings to inform and refine the draft Vision and set of strategic Objectives for the development; and
(3) To gather and test ideas for the conceptual spatial layout of the North Heybridge Garden Suburb, to guide the preparation of this document.

4.4.2 The event produced lively discussion and a range of opinions about the key issues to be addressed. There were a number of topics around which a general sense of consensus was reached:

- The nature of the new relief road – it was generally considered that this should be set within a 'green' setting, with crossing points;
- That there should be the creation of a network of 'green infrastructure' and links;
- That the location of the 'hub' (Local Centre) should be accessible to new residents and existing communities to the south and east;
- The need to have good transport links and access to existing communities;
- New and existing housing should be integrated through good links rather than separated;
- General acceptance that the design should follow garden suburb principles;
- The need to protect Heybridge Wood, and the need for compatible edge treatment and integration with a network of green spaces.

4.4.3 For the second part of the exercise, participants were organised into four groups and asked to consider the principal components of the Strategic Masterplan Framework (as defined by the LDP) and arrange them on a blank plan of the area. The photographs overleaf show the four outcomes from the four groups. In terms of key elements of the Strategic Masterplan Framework, there were further elements of common thinking that emerged from this exercise, as follows:

- All groups recognised the desirability of protecting Heybridge Wood;
- Three out of the four groups placed the local centre in the middle of the larger part of the site, between Heybridge Wood and Maypole Road. One group placed it south of Heybridge Wood, but accepted that it might be better placed slightly further west than that;
- There was a general consensus that the local centre should be the focus for the non-residential uses
- The existing network of hedgerows and ditches provided a green framework for the new development;
- Generally lower residential densities were seen as appropriate for the outer edges of the Garden Suburb, and higher densities around the local centre.

4.4.4 Despite the level of consensus, some key areas of difference emerged from the debate. The key issues and how these have been addressed in further development of the Draft Strategic Masterplan Framework are summarised in the following table.

Issue	Draft Strategic Masterplan Framework Response
The location and nature of the country park - views were mixed both as to what the country park should be, and where it should be.	Policy S4 states that the Country Park should be west of Maypole Road, and the Strategic Masterplan Framework needs to be in accordance with the Policy. There appears to be a general consensus that the "Country Park" should not be a 'destination' designed to attract visitors, with built facilities and parking, but should be a resource for local residents. The Strategic Masterplan Framework also provides for the retention of Heybridge Wood, and the co-location of areas of other open space and playing pitches close to the Wood has created a second large area of informal open space within the development area itself, with links to the surrounding area.
How the setting of the existing ancient woodland should be addressed, including the size of any transitional space.	The Strategic Masterplan Framework allows for a buffer of green space to be created around the woodland, which provides an opportunity to retain habitat elements on the woodland fringe, provide new habitats, and provide 'breathing space' for the Wood in accordance with Natural England guidelines. Additionally, the Masterplan Framework contains guidance for development in the 'Woodland Edge' Character Area.
The location of playing fields and pitches, and relationship to existing facilities at Drapers Farm.	As discussed above, the Strategic Masterplan Framework seeks to provide new playing fields centrally and in locations along a central green route that includes the Wood, as part of a series of linked open space. The form and function of playing fields is a matter that can be considered further through the planning application stages.
The point of connection of the relief road to Langford Road.	There was consensus regarding the need and the general alignment of a new link road between Broad Street Green Road and Langford Road, north of the Wood. There was however discussion as to whether the junction with Langford Road should be west of Heybridge with a new roundabout, or connecting to the existing Heybridge Approach Roundabout. However, there are known land ownership constraints with make delivery uncertain, whilst it is considered that the most effective route for the link road in terms of minimising traffic in Heybridge is to connect west of the existing settlement.

Table 1: key issues raised at Stakeholders Workshop and draft Strategic Masterplan Framework response

Appendix 27

4.4.5 A number of other points were raised at the Stakeholders Workshop and these have been addressed in further work on the Strategic Masterplan Framework, including:

- A desire for a secondary school in Heybridge to serve future needs – the Plume School has indicated that it will be able to provide additional capacity to accommodate secondary education requirements, and the Education Authority has no plans to provide a new secondary school;
- The importance attached to provision of new health facilities – this is recognised, and the proposals include provision for a new health facility, as discussed in the next Section;
- The importance of securing delivery and phasing of new roads and other infrastructure – this is recognised, and is discussed further in Section 6;
- The need for more detailed information about the proposed strategic flood alleviation scheme – this is discussed further in Section 5.

Stakeholder Workshop - 7th March 2014

Stakeholder Workshop - 7th March 2014

Photographs of the four concept plans produced by the four Workshop Groups on 7th March 2014

4.5 Public Consultation Event

4.5.1 A public consultation event on the evolving Masterplan and Flood Alleviation proposals for the North Heybridge Garden Suburb was held on Saturday 21st June 2014. A preview for local Councillors and Community Representatives was held between 10am and Midday. This was followed by the public session, which ran from Midday until 6pm.

4.5.2 3,702 leaflets were distributed to residents around the site, in Heybridge and beyond, advising them of the exhibition. Additionally a number of community representatives (District and Parish Councillors, local MP and Community Groups) were invited and the exhibition was covered in the local newspaper. 196 local residents and community stakeholders attended the exhibition. 43 visitors left feedback at the exhibition, and the exhibition material was also available to view on the web site established by the project team after the exhibition at www.heybridgenorth.co.uk.

4.5.3 A summary of the key issues raised by respondents, and the manner in which the further development of the Draft Strategic Masterplan Framework has sought to address these is set out in the table on the adjacent page.

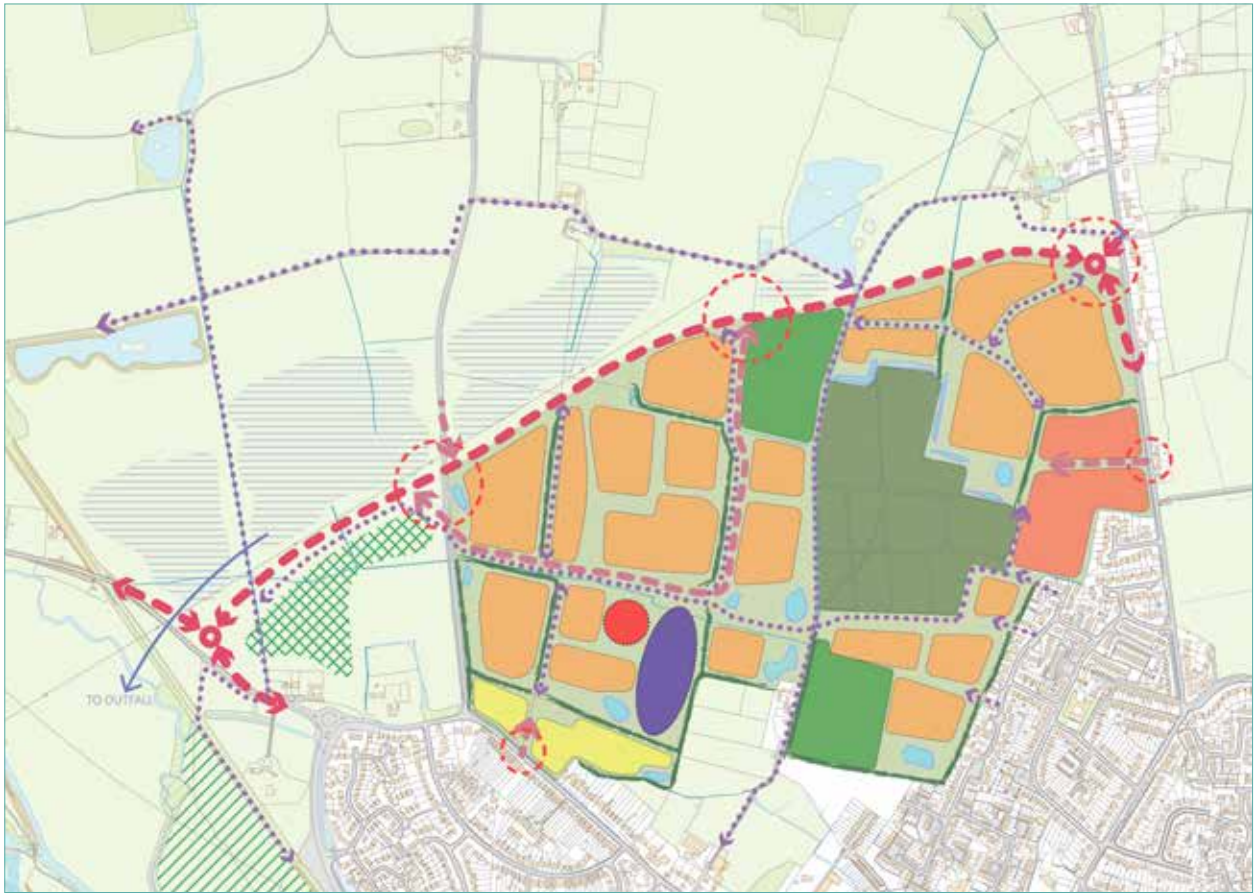


Figure 7 -Concept masterplan shown at Public Exhibition - 21st June 2014

Feedback Form Question	Issue	Response
Question One: ***The Garden Suburb will include an extensive network of open spaces and landscaped areas. How would you like to see the green spaces used?***	The protection of Heybridge Wood was by far the greatest concern. The enhancing of natural areas and landscaped meadows-style areas was also raised, followed by new walking and cycle routes as being design features local residents wanted to see.	The protection of Heybridge Wood is identified as one of the key factors influencing the Strategic Masterplan Framework. The Framework also provides for new formal and informal open space, and incorporates routes for cycling and walking, as part of a green infrastructure network. See section 5 for further details.
Question Two: ***The Garden Suburb will provide a range of housing to meet local needs. What type of housing would you like to see delivered?***	Starter homes and family homes were the most popular, with the inclusion of bungalows for the elderly or disabled mentioned specifically by some. Residents did express support for affordable homes, but this issue was the least commented aspect of the feedback received.	The Local Development Plan sets out the requirements for affordable housing and a mix of homes. The policies in the Local Development Plan are however reinforced in the Key Objectives section of this document at Section 4.1, and in the Vision and Objectives set out at Section 4.5.
Question Three: ***A new local centre will be provided to serve the needs of new and existing residents. What facilities would you like to be included in the local centre?***	Health facilities were by far the most important facility flagged up by respondents, with existing problems being mentioned by several in the additional comments section later on. Second on the list was a need for school facilities as well as community spaces.	The Framework includes locations for a new primary school, early years and childcare, and new health facilities, co-located together in the local centre.
Question Four: ***A package of sustainable transport improvements is proposed. What do you think the priorities are?***	Respondents felt a new relief road was the most crucial, with enhanced bus services coming second in exhibition feedback responses. The rolling out of pedestrian routes figured in the responses too, just as it had with the first question.	The Framework shows how the new relief road and public transport services can be provided, along with separate walking and cycle routes. See in particular the proposed Access and Movement Framework Plan.
Question Five: ***A flood alleviation scheme is being proposed in North Heybridge. Have you experienced any negative effects as a result of flooding in the area in the past year?***	More information was requested about the form and delivery of an appropriate strategic flood mitigation scheme. More than half of those providing feedback had been negatively affected by flooding.	The Masterplan Framework recognises that flood risk is a significant concern. The Local Development Plan requires a new strategic flood alleviation scheme and on-site attenuation. Section 5 explains how these are to be incorporated in the scheme.
Question Six: ***What are your views on the proposed flood alleviation scheme for North Heybridge?***	There were several individual anecdotal experiences of recent flooding events featuring in the feedback received. Of those who made specific comments relating to the exhibited flood alleviation scheme most of those responding were content that it 'looked good'. Other comments were specific to the timing of the delivery, with some residents indicating their preference for the scheme to be delivered before the new homes and other infrastructure.	Part 2 (Section 7) of this document sets out the proposed timing for the delivery of the flood alleviation works, and shows that these are programmed to be provided early on in the development.
Further comments	***Transport:*** Residents commented that they thought local traffic could be worse even with the proposed new relief road. No specific junctions or other hot spots were identified, however. ***Facilities:*** there were further comments relating to the need for medical facilities. ***Environment:*** Woodland corridors again featured, but there was largely no further commentary from respondents.	The Highway Authority has modelled the highway network with and without the development, and has identified a range of improvements that will be required, both in the immediate vicinity of the site, and in the wider area. Section 7 contains further details on infrastructure delivery. See above for comments in respect of medical facilities and green infrastructure.

4.6 Establishing the Vision and Objectives for North Heybridge

4.6.1 The previous rounds of consultation, and the input from stakeholders and the local community, has assisted in clarifying the key issues that will be important both in terms of ensuring a successful Garden Suburb, and in terms of addressing the concerns of residents. Key issues raised include the timely delivery of infrastructure, the importance attached to the early implementation of a strategic flood alleviation scheme, and the need to respect and integrate development with the environment and the existing community. The Vision and Objectives reflect these key issues and the inputs of stakeholders and the local community.

Stakeholder Workshop - 7th March 2014

4.6.2 The Vision and Objectives for the North Heybridge Garden Suburb are defined as follows:

The Vision

The overall Vision for the North Heybridge Garden Suburb is as follows:

'To provide a high quality, vibrant and distinctive new neighbourhood that:

(a) delivers the new homes, infrastructure and facilities set out in Policies S2 and S4 of the Local Development Plan;

(b) complements and enhances the character of the District; and

(c) protects and enhances the environmental qualities of the area.'

The Objectives

4.6.3 The objectives for the North Heybridge Garden Suburb may be defined as follows:

Environmental –

- Multi-functional linked green spaces will be created to provide a green framework for the development;
- A clear hierarchy of green spaces will be created with existing trees, hedgerows and other natural features of value retained and incorporated;
- Green spaces will be easily accessible both to new residents of the garden suburb and to existing residents of Heybridge;
- The new country park will form part of the green infrastructure of the new garden suburb, comprising semi-natural green space. It will be locally accessible rather than a car-focussed destination;
- Existing pedestrian and cycle links to the garden suburb will be retained and enhanced where possible to ensure wider access to the network of green spaces;
- Flood alleviation measures will

address and mitigate existing strategic flooding issues, and will reflect environmental design influences, rather than have a heavily engineered appearance;
- A comprehensive sustainable drainage system will be designed and implemented that reflects the site contours and ground conditions;
- Heybridge Wood and other existing habitats of value, will be protected and integrated with the wider green infrastructure network;opportunities to enhance biodiversity should be explored;
- The importance of heritage assets (below ground and above ground) should be recognised within the development.

Community-

- The local centre will form a heart to the new garden suburb, comprising a mix of uses and co-located with the primary school which will be co-located with early years and childcare facilities;
- The primary school and local centre will be accessible to all parts of the garden suburb by safe & direct pedestrian and cycle routes;
- An appropriate mix of commercial/ community uses will be co-located in the local centre to secure its long term vitality, viability and sustainability, but not threaten existing commercial uses in the centre of Heybridge;
- The design of buildings in the local centre will be sufficiently flexible to accommodate a range of uses over time;
- Opportunities for community ownership within the garden suburb will be explored.

Built Environment and Housing-

- A mix of housing types and tenures will be provided;
- Garden Suburb principles and influences will be used to shape the structure and design of the North Heybridge Garden Suburb, particularly the interface between the built and green environments;
- Some of the local characteristics of the Maldon and Heybridge area will be reflected in the design of the garden suburb e.g. design of chases and pedestrian links;
- 'Gateways' will announce the entrances to the Garden Suburb.

Movement and integration-

- Existing rights of way and other routes into the development will be retained and improved to ensure easy access to the garden suburb;
- A safe, attractive and direct network of pedestrian and cycle routes will be created linking key parts of the garden suburb with each other and with the existing settlement of Heybridge beyond;
- Opportunities for creating new links between the development and Heybridge will be identified and explored;
- Opportunities to use the southern section of Maypole Road as a sustainable travel link for buses, cycles and pedestrians will be explored;
- The need and benefits of a direct bus route through the development will be explored and tested; and street design will take account of the need to accommodate bus movements appropriately;
- An internal hierarchy of streets will be created, designed to avoid 'rat-running'.

Appendix 27

This section of the Masterplan Framework examines the principal component parts of the Masterplan, on a topic by topic basis. The culmination of the analysis of each of the topics results in the North Heybridge Masterplan Framework shown in this section.

5.1 Strategic Flood Alleviation

5.1.1 The delivery of a strategic flood alleviation scheme in connection with the new Garden Suburb is a key requirement of Policies S2 and S4 of the Local Development Plan. Heybridge is affected by localised flooding in the central area and in the broad area south of Holloway Road. The emerging Local Development Plan seeks to implement strategic flood alleviation infrastructure that can address this. It is also necessary to address the possible effects of the new development on the existing drainage system and the potential for increased flooding. This section considers these important issues.

5.1.2 The strategic flood alleviation works proposed as part of this development respond to the Local Plan Policies S2 and S4 and are intended to properly manage water flows from the land to the north of the Garden Suburb (rather than from the development itself, which is covered separately in Section 5.2 below). New infrastructure is required to deal with this. However, there is a clear distinction between (i) surface water from the development being discharged into the existing ditch network; and (ii) development that enables the delivery of strategic flood alleviation measures, as explained below.

Surface Water Conveyed Through the Existing Ditch Network

5.1.3 At its simplest level, surface water coming from the development itself and from overland flows to the north could be held back and stored on the site of the new Garden Suburb, and then released at a controlled rate into the existing ditch network, through Heybridge. Whilst such an approach would fulfil the function of a 'sustainable drainage system' for the new Garden Suburb, it would not put in place flood alleviation infrastructure to benefit the wider Heybridge area, including those residents in the vicinity of Holloway Road.

5.1.4 The alternative system is one of capturing and holding water as above, but then also diverting surface water flows from the north towards an alternative outfall that avoids the existing Heybridge system. This means conveying surface water flows from the north and redirecting them westwards towards the Chelmer and Blackwater system to the south-west. During discussions with key stakeholders (including Maldon District Council, the Environment Agency, and Essex County Council), the clear preference has been for this 'capture, hold and divert' system, and it is therefore this system that is reflected in this Strategic Masterplan Framework.

Flood Alleviation: Principles and Options

1) Capturing the water

5.1.5 The process of 'capturing' the existing surface water flows would start to the north of the new Garden Suburb, by implementing a chain of interconnected water-holding areas. These would connect with the existing ditch network and intercept ('capture') water flows. These water-holding areas will not be permanently wet, but in larger rainfall events would be charged with water – water that would otherwise flow through Heybridge. For ecological reasons, it will still be beneficial for some water to drain into the existing ditch network, but the rate and volume of water that could pass southwards through the Garden Suburb would be restricted. Excess water can then be carried away from Heybridge to the west.

2) Holding the water

5.1.6 Calculations have been undertaken of the amount of water that would need to be stored in extreme conditions to ensure that excess water does not flow through Heybridge. The exact area of land take required to store the significant volumes of water involved will depend upon the area and

depth of each of the individual holding areas, and will be the subject of further detailed design in due course. The accompanying diagram shows, in illustrative form, the area of land that the Strategic Masterplan Framework proposes setting aside for the strategic flood alleviation scheme.

3) Diverting and discharging the water

5.1.7 The intended outflow at the western end of the area shown would be by pipe and/ or culvert to the main river system west of Heybridge, in the vicinity of Beeleigh Weir. There are alternative routes and outfall positions, which have been discussed in detail with the Environment Agency, Essex County Council, and Essex Waterways, but the principle of an outfall direct to the River Blackwater is supported by all of these parties. The parties will continue to have an input in to the detailed scheme design, and will also have a role to play in the future management of the system once installed.

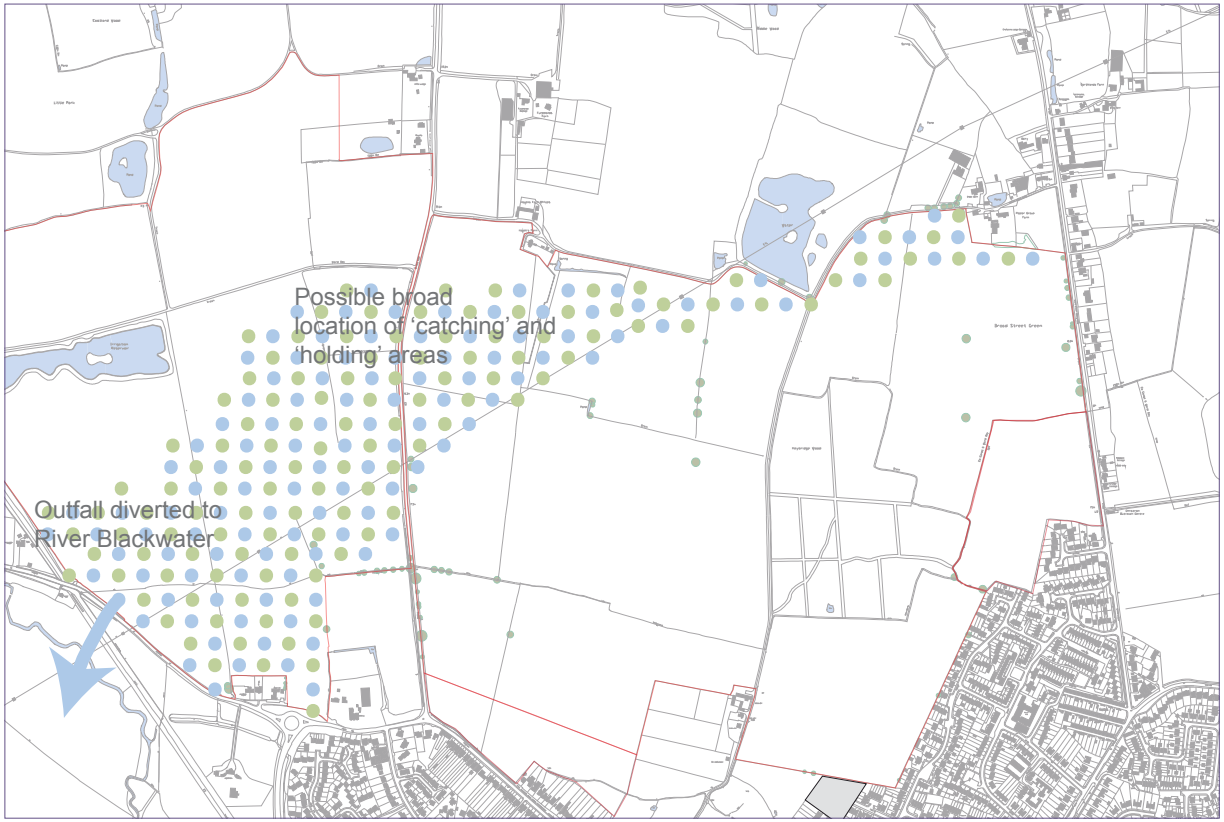


Figure 8– Plan showing potential broad location of strategic flood alleviation measures

Appendix 27

5.1.8 It is not the purpose of this document to determine the detail of the surface water system, but it is important to establish the principles, because these have implications for the Strategic Masterplan Framework as a whole, including in respect of the location of development relative to the location of surface water systems. The potential to capture existing overland flows, hold them in the area shown on the diagram, and then release the water at a slower controlled rate to the west, will significantly reduce the future risk of flooding in Heybridge.

5.2 On-Site Surface Water Management

5.2.1 The Strategic Masterplan Framework supports the incorporation of a sustainable drainage system into the overall design of the Garden Suburb.

5.2.2 The exact size and location of water storage areas will be refined through the detailed design process. Standard practices are used to calculate the likely extent of hardsurfacing to be created, and from that the volume of water to be stored, taking in to account climate change.

5.2.3 The accompanying diagram shows the indicative locations for the surface water storage areas necessary to regulate the rate of surface water run-off from the site. The standard practice for calculating the amount of water storage required is to calculate the amount of new impermeable surfaces created (roads, houses, garages, pavements etc), and provide sufficient attenuation to make sure that the run off from the site is no greater than it would be without the development, known as the 'greenfield' run off. In this case, however, and following discussions with the Environment Agency, it has been decided to provide attenuation for both the proposed developed areas of the site and the undeveloped areas of the site i.e. effectively providing attenuation for permeable surfaces as well as impermeable surfaces. The standard of attenuation is therefore much higher than would normally be the case for a greenfield site.

5.2.4 As with the strategic attenuation measures, the storage features could take the form of either permanently wet (i.e. ponds), semi-wet, or dry storage areas, depending upon detailed design requirements. Water may also be stored in enlarged ditches or swales, incorporated as part of the Garden Suburb design principles, particularly within green links and hedgerow corridors.

Sustainable drainage systems involve the storage of water above ground, use shallow slopes and depths for health and safety (and wildlife), and often integrate the water storage in to the street network. One of the benefits of managing water in this way is that it provides a more effective mechanism than the existing situation. The outflow from these storage areas would be to the existing ditches and drains through Heybridge, but at a controlled rate. It is important to maintain a flow of water through the existing ditch network for ecological reasons.

Example of a permanently wet pond

Example of a swale

Figure 9 – Plan showing indicative locations for water storage within the development (potentially these may be permanently wet or areas that are mostly dry except in severe weather)

5.3 Link Road Between Langford Road and Broad Street Green Road

5.3.1 The LDP Policies require the construction of a new link road between Broad Street Green Road and Langford Road, north of the new Garden Suburb and south of the pylon line. This link road provides a means by which existing through-traffic can be re-directed away from existing routes. It can also provide a means of access to the new Garden Suburb.

5.3.2 Consideration has been given to the use of the existing Langford Road/Heybridge Approach roundabout in the alternative, but this requires 3rd party land, and therefore there can be no certainty that a connection here would be deliverable whilst the location is also constrained by the adjoining listed buildings.

5.3.3 The Link Road will be designed to the standards of the Highway Authority in relation to the confirmed speed of the road, but within those parameters curves have been introduced to present an 'organic' and less engineered alignment, consistent with the planned setting. The Link Road will in due course need to be subject to a road safety audit, which will help inform the detailed layout of key junctions, including Maypole Road/Link Road junction.

5.3.4 The proposed new link road is shown indicatively on the accompanying diagram and has the following features:

- Rather than follow a geometric curve or straight line, the route is shown to meander through the landscape, whilst still according with appropriate design standards;
- In order to provide more interest and character, the design of the three entrances to the development itself are treated differently. At Maypole Road, the opportunity is taken to retain access to Maypole Road, but via a staggered junction, not a roundabout, and creates the potential for the creation of a village green on the entrance to the site. At Heybridge Wood, the entrance in to the development takes the form of a T junction with a priority right turn. At Broad Street Green, the entrance will be taken directly from the roundabout. Each entrance offers the opportunity for a different landscape treatment;
- The road is set within a 'green corridor', that allows scope for a variety of different landscape treatments, including tree and hedgerow borders, alongside the ditches, swales and ponds/surface water attenuation facilities.

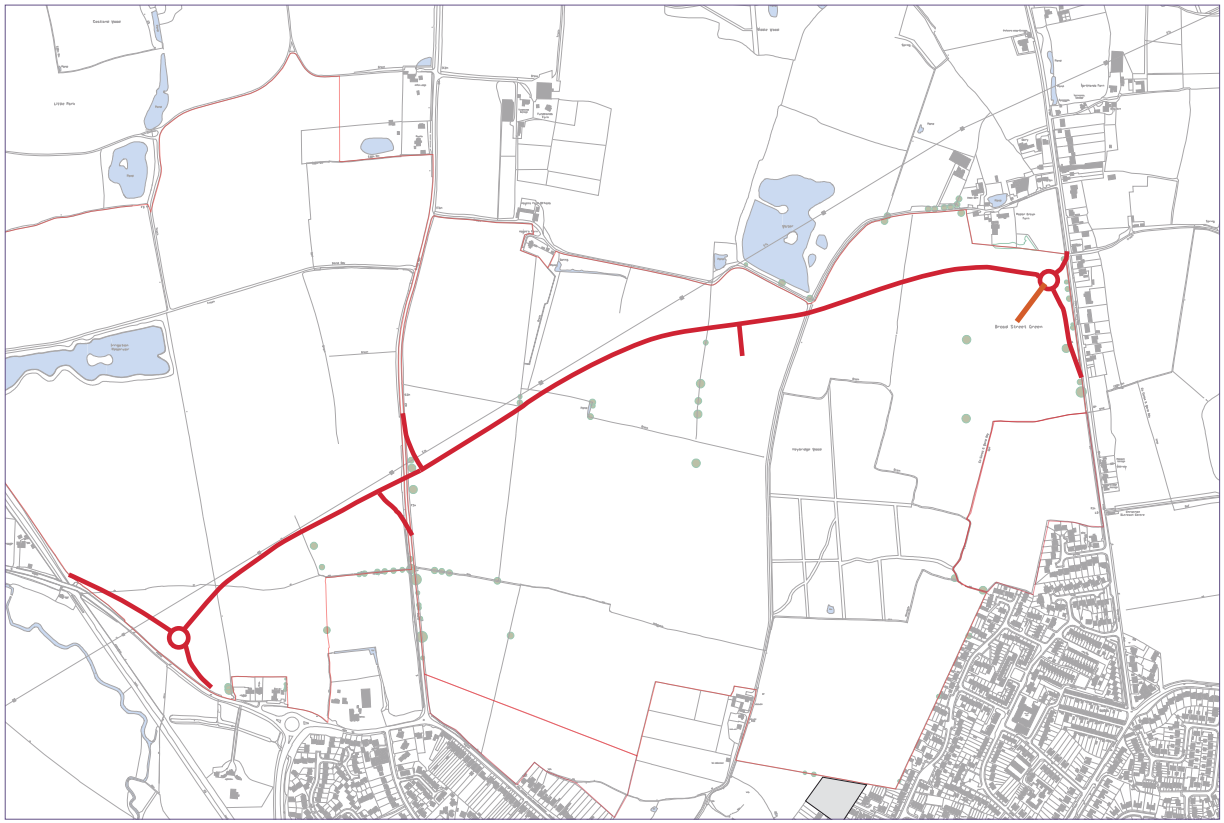


Figure 10 – Plan showing proposed link road with principle access points

Appendix 27

5.4 Public Transport

5.4.1 There are a number of existing bus routes in the locality, including services on Broad Street Green Road and Holloway Road, which run alongside the western and southern borders of the new Garden Suburb, and which can be utilised by residents of the new Garden Suburb in those locations.

5.4.2 In parallel with the production of this Masterplan, a detailed bus strategy has been developed and has the following service objectives:

- There would be a frequent peak period service to the key destinations within Maldon and Heybridge;
- There would be a regular service connecting to the Great Eastern Mainline;
- Procurement of the services should take in to account potential extension to the South Maldon Garden Suburb as required.

5.4.3 The final details of the Bus Services to meet these objectives will be the subject of agreement between the Council, County Council, developers, and bus operators, and will be procured through the S106 Agreement for the development.

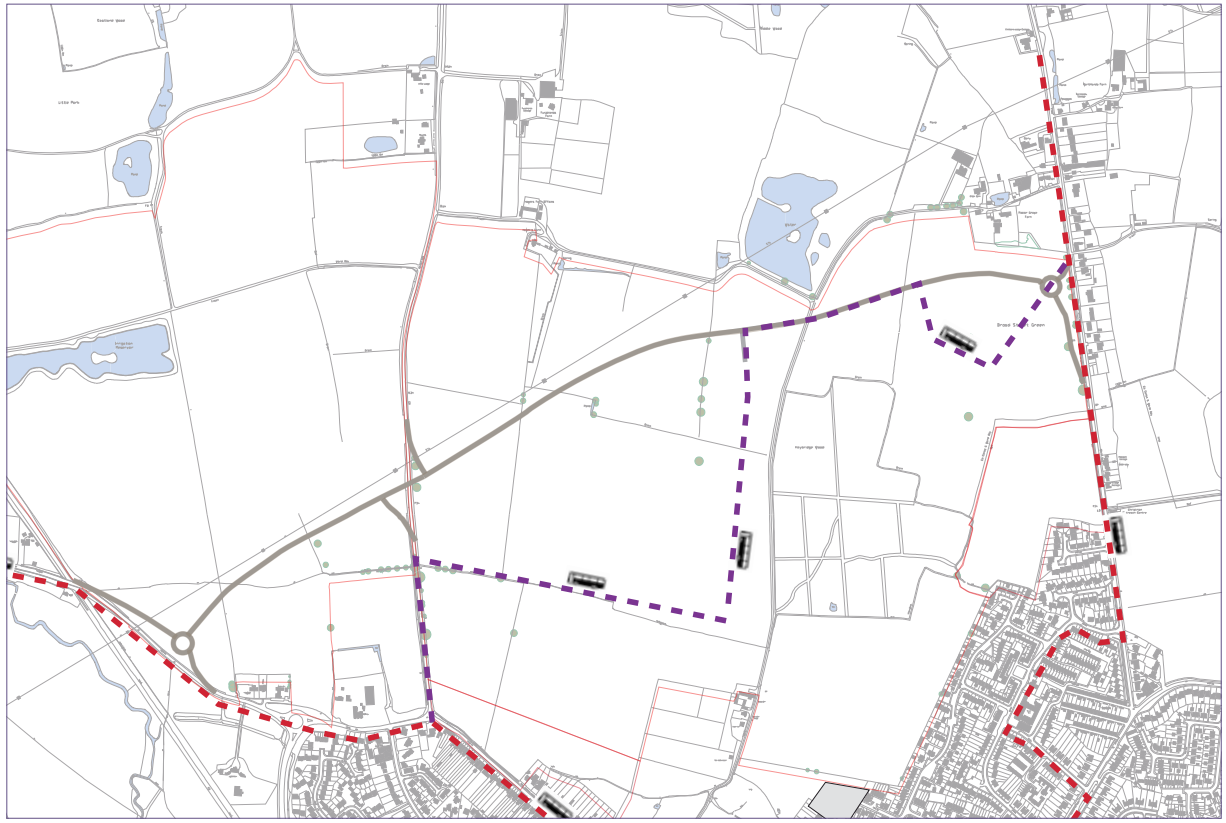


Figure 11 – Plan showing new link road, existing bus routes (red dashed line) and proposed bus route through the development (purple dashed line).

5.5 Vehicular Links Across Land Ownership/Land Control Boundaries

5.5.1 This Strategic Masterplan Framework seeks to integrate the implementation of the Garden Suburb across three parcels identified as Sites S2(d), S2(e) and S2(f) in the Local Development Plan. Although the majority of the new Garden Suburb will have vehicular access from the north via the new relief road, this Framework allows for the two parcels S2(e) (land north of Holloway Road) and S2(f) (land west of Broad Street Green Road) to have separate vehicular access, as shown on the accompanying diagram.

5.5.2 In order to avoid 'rat running', it is not proposed that there should be any vehicular links between these land parcels.

5.5.3 In order to facilitate connectivity, the design of all parcels of land should provide for the creation of pedestrian and cycle access to the boundary of the site. Broad locations are shown on the accompanying diagram, which at the detailed design stage can be set in matching positions on either side of the land control boundary, and which can be offered to the highway authority for adoption to the boundary of the site.

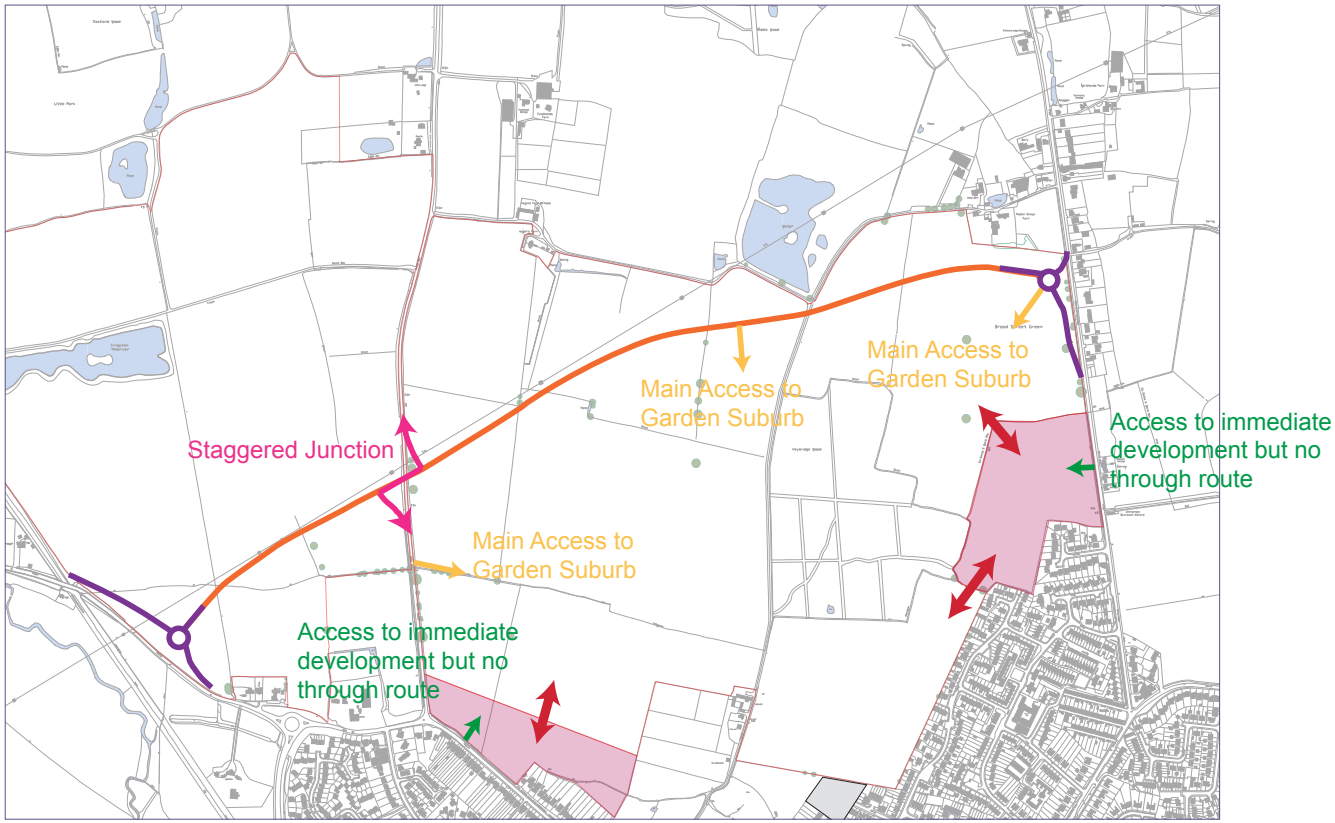


Figure 12 – Plan showing proposed locations for pedestrian and cycle links across land control boundaries (shown in Red) and main vehicular access points

5.6 Walking and Cycling within the new Garden Suburb

5.6.1 It is proposed as part of the new Garden Suburb to create a network of 'safe routes' within the development, to facilitate travel without the car.

5.6.1 It is proposed as part of the new Garden Suburb to create a network of 'safe routes' within the development, to facilitate travel without the car.

5.6.2 Key destinations within the development would include the local centre and school, Heybridge Wood, and the new areas of public open space. The diagram shows indicatively the internal route network.

5.6.3 The diagram also shows how the links between the different land parcels described previously would connect in to the internal network.

5.7 Walking and Cycling between the new Garden Suburb and Heybridge

5.7.1 One of the objectives for the development is to seek to ensure integration between the residents of the new development, and existing residents. One way of encouraging this is to create linkages between the new and existing communities, and to ensure that existing residents can access the local centre and school on the new development, and new residents can access existing facilities in Heybridge.

5.7.2 The main external destinations for residents from within the Garden Suburb would be the open countryside to the north, the Blackwater Rail Trail to the west, Maldon town centre and The Causeway to the south, the centre of Heybridge to the south-east, and Heybridge Primary School to the east.

5.7.3 The accompanying diagram shows these external links. There are a number of existing routes connecting the new Garden Suburb to Heybridge and the surrounding countryside, which are shown to be retained. The diagram also shows possible new links, which are to be subject to further investigation to assess whether or not it is feasible to create additional pedestrian routes

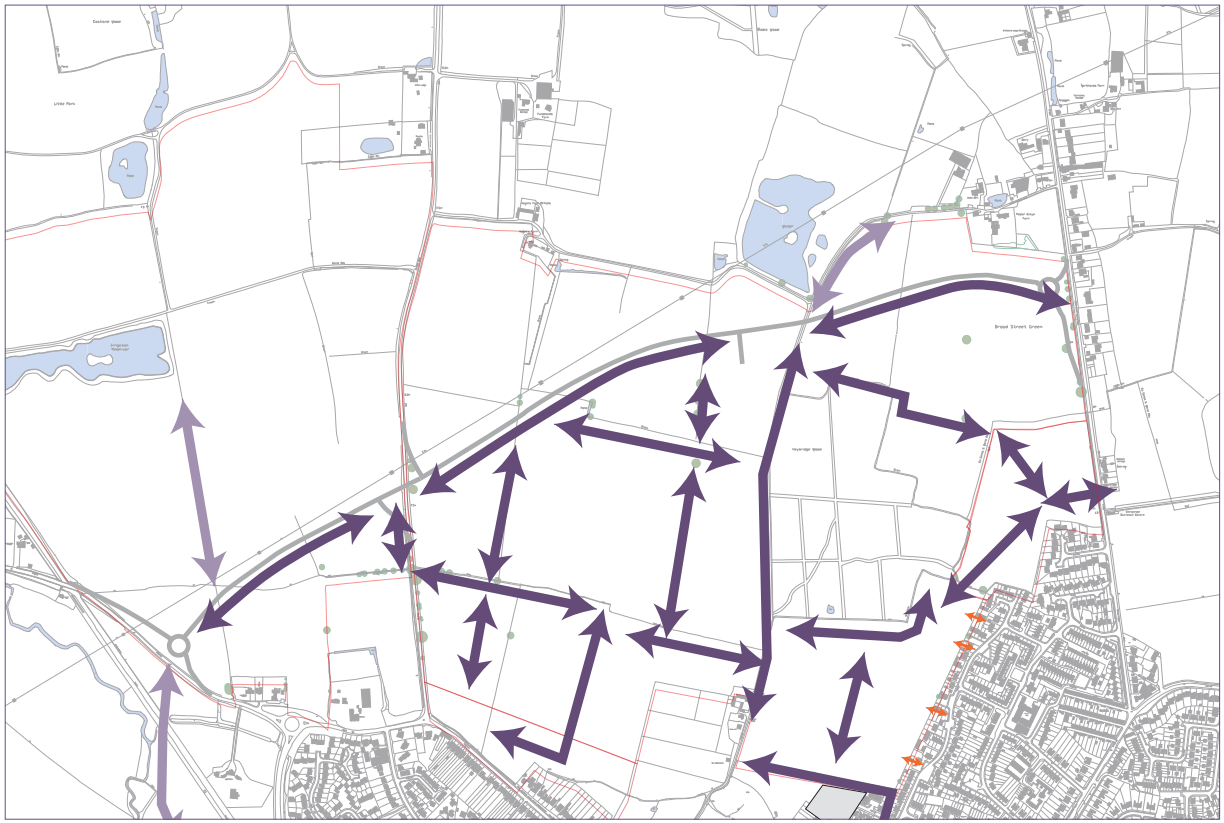


Figure 13 – Plan showing potential network of links

Appendix 27

5.8 The Local Centre

5.8.1 Policy S4 of the LDP requires the new Garden Suburbs to have a "community hub" or "local centre" of an appropriate form and scale integrated into the design. The local centre will act as a focus for community activity, and contain a range of non-residential uses, which could include uses such as a local shop, health facility, community building, restaurant, or other small-scale commercial uses.

5.8.2 There was clear feedback from the Stakeholder Workshop that non-residential (i.e. community and commercial uses) should be co-located, to ensure that the development has a vibrant heart to it. There was also a high degree of agreement that the local centre should be located centrally within the main area for development, west of Heybridge Wood. Located centrally within the main area for development, west of Heybridge Wood and east of Maypole Road a 'heart' can emerge, close to the majority of new residents and accessible for nearby existing residents.

5.8.3 The new local centre will be well served by pedestrian and cycle links, so that access to it by both new and existing residents can be on foot or by bike, as well as by car and public transport.

5.9 Education

5.9.1 Essex County Council advise that the North Heybridge Garden Suburb should provide land for a 1 form-entry primary school.

5.9.2 It is proposed that the primary school should be located adjacent to the local centre in a location well connected by footpaths and cycle routes.

5.9.3 The education requirement includes two early years facilities – it is proposed that at least one of the early years/childcare facilities would be accommodated at the local centre, one as part of the primary school site. The co-location is designed to encourage activity at the local centre. The other facility may be provided at the local centre, or it may be located closer to the initial phases of the development, to facilitate early delivery, subject to further detailed consideration of the phasing of the development at the planning application stage.

5.9.4 In terms of secondary education, the Local Development Plan sets out a requirement for financial contributions towards the expansion of Plume school (see Section 6).

5.10 Health

5.10.1 It is understood that the NHS would like to consolidate and expand GP services in the Heybridge area as a result of the new development. It is also understood that the existing GP practices could occupy space within this facility.

5.10.2 A new medical facility could be located within the new Garden Suburb Local Centre as part of the concentration of services in that location.

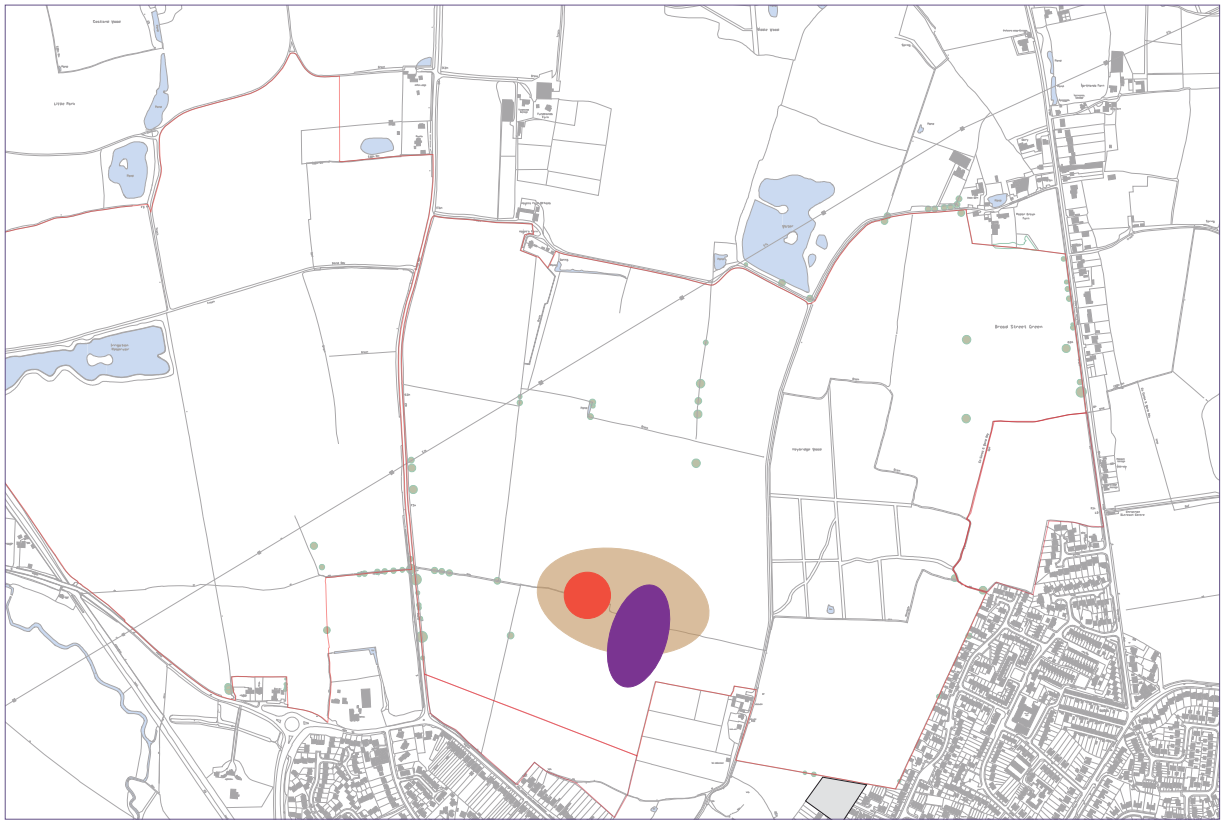


Figure 14 – Conceptual plan showing the potential location of the Local Centre, with Health facility location shown in orange and school location shown in purple.

Appendix 27

5.11 Green and Blue Corridors

5.11.1 Based on the network of existing hedgerows (Green) and ditches (Blue) described in Section 3, and the potential for the new link road to run in a "green corridor", the Strategic Masterplan Framework establishes a series of linked green and blue routes through the development area, which will contribute greatly to the character of the area, creating habitat and attractive routes for people and wildlife.

5.11.2 In order to encourage use by wildlife, any lighting associated with these routes will need to be carefully considered. Provision should also be made for foraging routes to be maintained for wildlife in the design of the new relief road.

5.12 Heybridge Wood and Other Areas of Ecological Value

5.12.1 Consideration of habitats and vegetation, and the potential to create a comprehensive network of 'green infrastructure' around existing and proposed features, has been central to the evolution of the Strategic Masterplan Framework. As described previously, the existing green infrastructure of the Garden Suburb derives principally from Heybridge Wood together with the network of hedgerows and ditches. Significant new planting and habitat creation will be incorporated within the Garden Suburb together with the extensive area of green infrastructure associated with strategic flood alleviation. The creation of additional water bodies, swales and ditches has the potential to increase the range of habitats found within the site, which is otherwise of relatively low ecological value due to the extensive arable use.

5.12.2 Heybridge Wood provides an important amenity and ecological resource and is to be retained and protected. Applications for planning permission should set out a proposed Management Plan for Heybridge Wood, to explain how proposals for public access are to be balanced against the maintenance and enhancement of the ecological value of the woodland. Through sympathetic management and the reinstatement of low-key traditional management practices, the ecological value of the woodland can be enhanced and gradually restored, whilst allowing access for the public to enjoy the wood as well.

5.12.3 The co-location of other areas of open space around Heybridge Wood could create a large, central area of diverse character that would have benefits in terms of recreation and wildlife and habitat protection. A network of green spaces is proposed linking Heybridge Wood to the existing community and land west of Maypole Road. In order to ensure that Heybridge Wood is not subject to excessive disturbance, and in order to protect its ecological value, a buffer zone of a minimum of 15m is proposed to be provided around the entire circumference of the wood, in accordance with advice from Natural England (Standing Advice for Ancient Woodland and Veteran Trees 2014).

Appendix 27

5.13 Open Space and Recreation

5.13.1 Open space is required alongside the new residential uses, in order to provide places for outdoor recreation and play. The main types of open space that the new Garden Suburb will provide will include the following:

- A 'country park';
- Playing fields;
- "Green" (i.e. landscape/vegetation routes) and "Blue" (i.e. drainage) corridors for movement of people, water and wildlife;
- Neighbourhood play area;
- Allotments;
- Local play areas;
- Children's play areas;
- Incidental open space to provide a setting for the development.

5.13.2 This Strategic Masterplan Framework considers the first five items above, which are the larger components in terms of their physical size, and their strategic importance.

5.13.3 Local play areas, children's play space, and incidental open space will be considered at the detailed design stage, and should be provided within each development parcel in accordance with Maldon District Council's standards applicable at the time of consideration.

Country Park

5.13.4 Policy S4 of the LDP requires the provision of a Country Park focussed to the west of Maypole Road, and more generally to this area being a location for green infra-structure, open space and/or flood alleviation measures.

5.13.5 It is not intended that the Country Park should be designed to attract visitors from far afield, and it is not intended to provide visitor facilities or car parking accordingly. Rather, the function of the Country Park would be to provide access for local residents, and to form a link between the proposed development to the east, and the Blackwater Rail Trail to the west. The proposed Country Park to the west of Maypole Road will act as a link between the Garden Suburb and rest of Heybridge and the existing Country Park at Elms Farm.

5.13.6 The boundary of the Country Park will be determined at the planning application stage.

Playing Fields

5.13.6 The provision of new playing fields and opportunities for sport will be an important component of the new Garden Suburb.

5.13.7 The locations shown on the diagram on the following page takes account of the following factors:

- The locations should be accessible to residents of the new Garden Suburb, and existing residents;
- Two locations have been proposed, one on the northern side of the Wood, for residents on the northern half of the development, and one to the south of the Wood, for residents on the southern half;
- Co-locating open space uses adjacent to the Wood helps to create a large central area of open space and amenity, which acts as focus for recreation, but which also helps to provide additional 'breathing space' for the Wood, and additional space for wildlife.

Neighbourhood Play Area

5.13.8 The Local Centre is considered to be an appropriate location for a neighbourhood equipped play area (NEAP). The rationale for locating this facility at the local centre is to ensure that it is relatively central to the development, helps to create additional activity in the centre, and provides the

benefit of co-location with the primary school and early years facilities.

Allotments

5.13.9 The accompanying open space and recreation plan shows two potential locations for allotments, sited to be accessible to new and existing residents, and in locations where they can add to the overall network of linked green spaces.

Figure 15 – Plan showing open space networks and green links

5.14 The Composite Masterplan Framework

5.1.1 The Strategic Masterplan Framework shown opposite is the culmination of the consideration of all of the preceding analysis. It takes account of the feedback received at the different stages of consultation, and the input from the technical work and input from key stakeholders. It shows an indicative overall layout for the development that will deliver the development required by the Local Development Plan, in accordance with the Vision and Objectives for the North Heybridge Garden Suburb.

Figure 16 – Masterplan Framework

Appendix 27

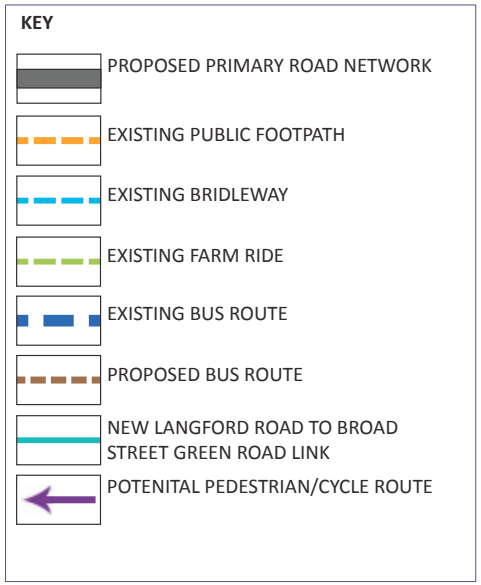
5.15 Landuse Framework Plan

5.15.1 Based upon the overall Masterplan Framework, the accompanying plan shows the potential location of the principle land uses within the Garden Suburb. The purpose of this Plan is not to “allocate” the land shown for specific uses, it is only to highlight that the Masterplan Framework is able to deliver the land uses required by the Local Development Plan.

Figure 17 – Land Use Framework Plan

5.16 Access and Movement Framework Plan

5.16.1 Based upon the overall Masterplan Framework, the accompanying plan highlights the principal strategy for vehicular and non-vehicular access to the Garden Suburb, and for providing connections both within the development, and to the existing settlements of Heybridge and Maldon.



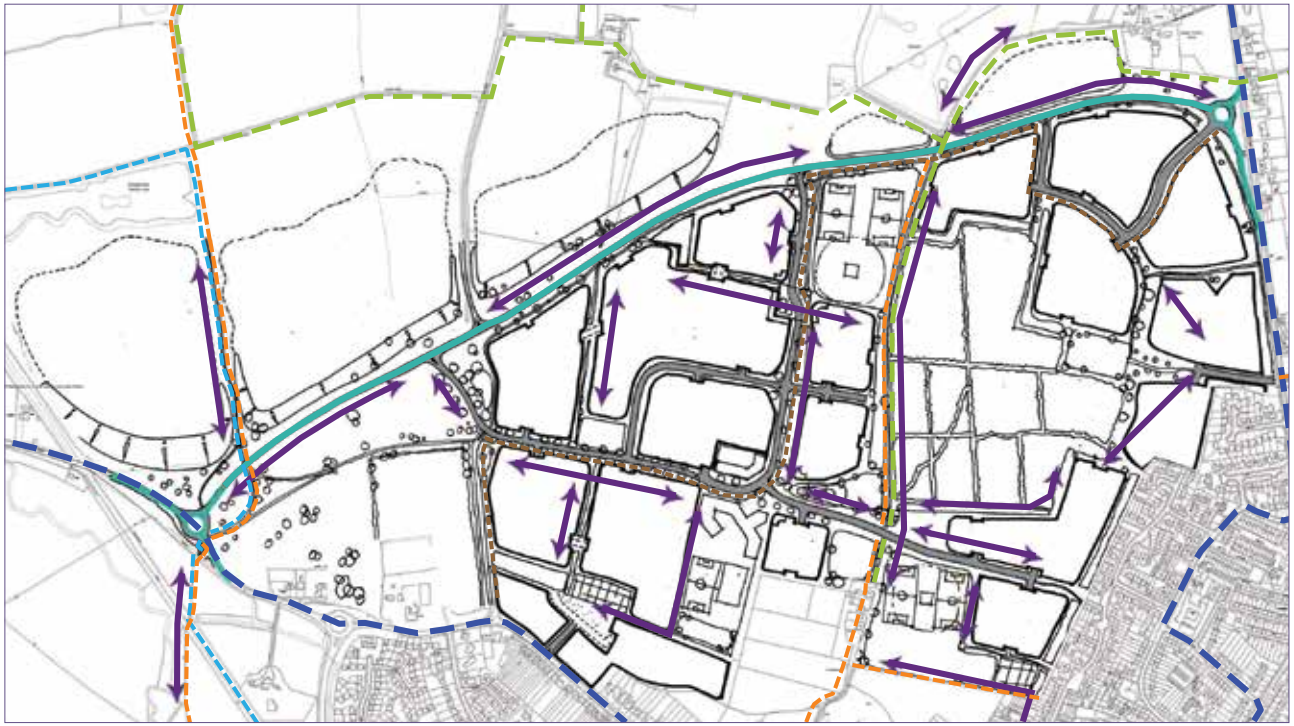


Figure 18 – Access and Movement Framework Plan

Appendix 27

5.17 Green Infrastructure Framework Plan

5.16.1 Based upon the overall Masterplan Framework, the Green Infrastructure Framework Plan highlights the network of green spaces and corridors throughout the Garden Suburb that together combine to provide a cohesive and comprehensive structure for:

- Informal and formal recreation;
- Drainage;
- Amenity;
- Ecology; and
- Movement.

Figure 19 – Green Infrastructure Framework Plan

6.1 Purpose of the Design Guidelines

6.1.1 The following pages summarise the key design aspirations for the Heybridge North Garden Suburb, and highlight some important design considerations to consider in taking forward the detailed design of the Garden Suburb in accordance with this Strategic Masterplan Framework.

6.1.2 It is important that designers are able to demonstrate their analysis and understanding of the work carried out to date as well as a more detailed appreciation of the characteristics of the site and the local area. These characteristics include landscape and townscape character as well as architecture, details and materials.

6.1.3 It is not the purpose of this document to set out detailed design requirements, or to specify design solutions. This section is intended to assist the production of designs that reflect the Vision and Objectives of this Framework and the policies set out in the LDP. It demonstrates how the vision and objectives could deliver a high quality development that reflects and responds to the local context and the specific opportunities presented by the site.

6.1.4 The objective of the design guidance is to ensure that consideration is given at each level of design and development to the achievement of a Garden Suburb character whilst maximising opportunities for local distinctiveness.

6.2 Existing Design Guidance

6.2.1 Essex County Council have published a wealth of design guidance which provides an important resource. It will also be important that reference is made to the emerging Maldon District Council Design Guide and any other relevant guidance which may be produced by Maldon District Council during the development of the North Heybridge Garden Suburb.

6.3 Design Principles

6.3.1 The list of design aspirations set out below has been derived from the analysis of the site and its surroundings, and provides a checklist which should be fully considered during the design process. The design aspirations for The Heybridge North Garden Suburb may be summarised as follows:

- a ‘village’ character and lower density at the edges;
- an integrated part of Heybridge;
- urban forms that are reflective of the character of Maldon and Heybridge;
- extensive landscaping which incorporates existing features;
- a relief road designed to fit in with its landscape setting;
- new areas of informal open space/ parks which are accessible to the new and existing communities;
- footpath and cycle paths connecting to the existing settlement;
- strategic and local flood alleviation and drainage solutions;
- creation of a ‘heart’ to the community;
- a new primary school;
- modest commercial facilities;
- a network of playing fields and amenity spaces;
- management of Heybridge Wood and other woodland and areas of ecological value;
- retention and augmentation of the characteristic field boundaries, hedges and ditches;
- characterful architecture;
- a range of dwellings to address local needs including affordable housing and housing for older people.

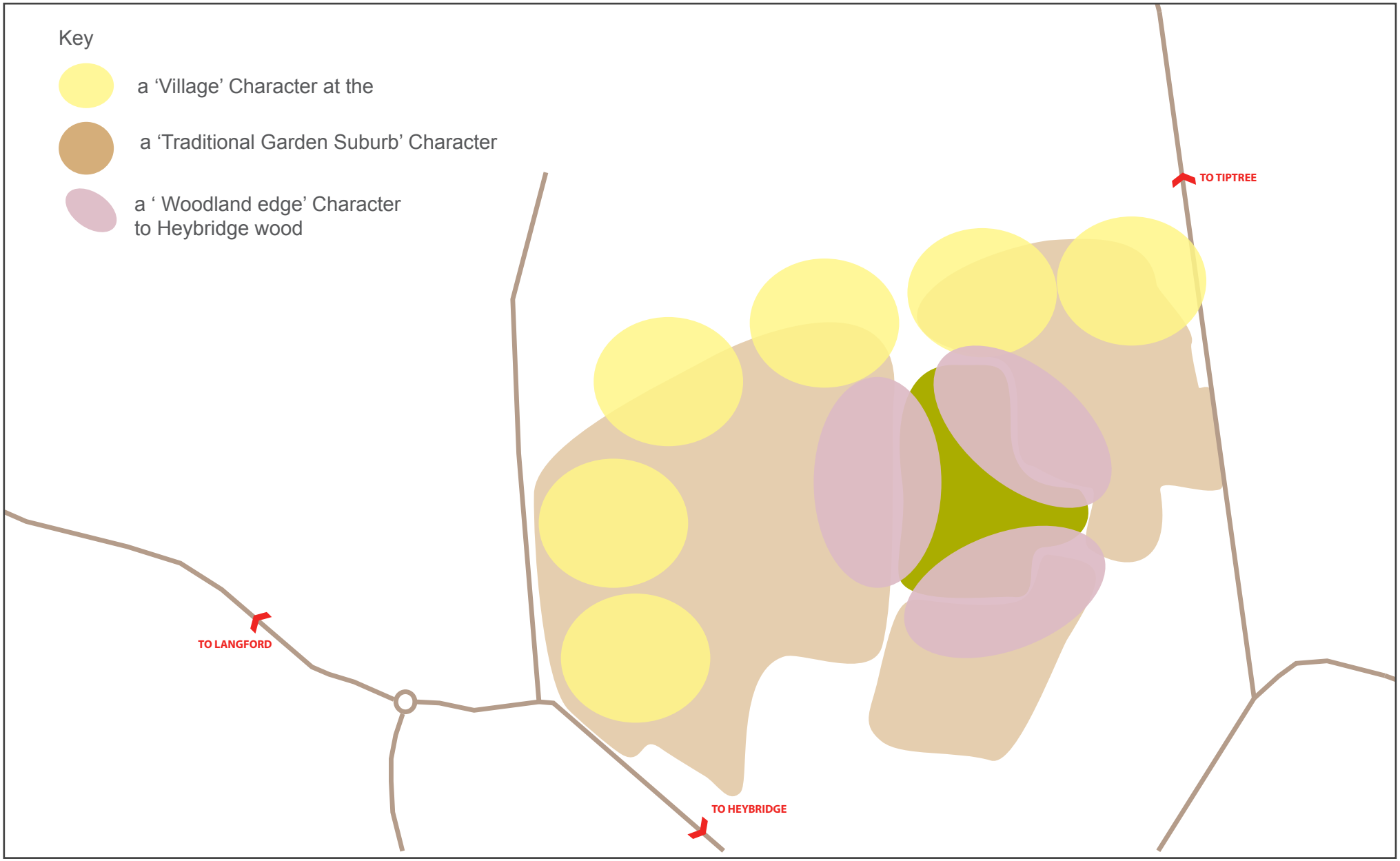


Figure 20 – Conceptual plan showing the locations of the three broad Character Areas

6.4 Character Areas

Existing Character Types in the Local Area

6.4.1 The existing towns and villages in Maldon District have been assessed with reference to Maldon District Characterisation Assessment in order to establish local character types that may appropriately be referred to in the design of the new Garden Suburb. The images adjacent illustrate some development forms which reflect local places:

1. Rural village adjacent to existing water course as seen at Langford.

2. Tight Knit Street as seen at The Street, Heybridge.

3. Arcadian as seen at Wickham Bishops.

4. Village Green as seen at Great Totham.

These images show types of development form that could be appropriate in different parts of the new Garden Suburb. They are not specific to any one charcter area but examples could exist in more than one Character Area.

Water course

Tight-knit Street

Arcadian

Village green

Character of Local Villages

6.4.2 Historically most of the villages in the District have developed around focal points, such as churches, cross-roads, market squares and inns. The interface with the open countryside is characterised by a sense of leaving one settlement along a historic route and entering another.

6.4.3 There may be a village green, most certainly a village core and a main street and there may also be farms and fields associated with the village or a manor house on the outskirts of the village. Most towns and villages have seen Victorian and modern extensions and resulting variety and uniformity in urban form and visual quality.

Character of Traditional Garden Suburbs

6.4.4 Unlike a traditional town or village, a garden suburb is pre-planned and the layout is designed to meet the requirements of the people of all ages who will live there in a well designed neighbourhood.

6.4.5 Streets are often straight and traditionally tree-lined. There are parks and open spaces, focal and landmark buildings and a clear hierarchy of roads ranging from grand and formal roads to tight knit and intimate streets and lanes

6.4.6 The Garden Suburb plan is designed to be efficient and the 'softness' and character of the place comes from the planting, boundary treatment and characterful architecture in both public and private spaces.

Proposed Character Areas

6.4.7 In terms of providing a variety of development form and neighbourhoods across the Garden Suburb, which respond to the site and wider context, three broad Character Areas are suggested and are shown overleaf.

Illustration of a traditional village

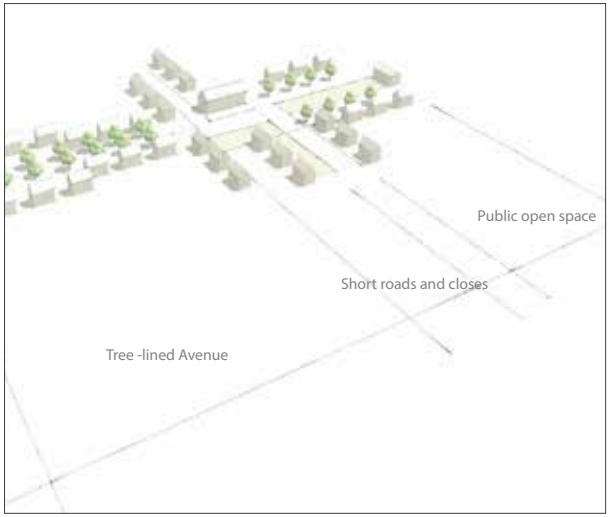


Illustration of a planned Garden Suburb

- Village Edge - Where the development adjoins open countryside it would be appropriate to create a looser-grained urban edge with similar densities to those found in the nearby local villages comprising a range of dwelling types and sizes arranged around informal and irregular shaped green spaces, as can be found at villages such as Little and Great Totham, Tolleshunt Darcy and Little and Great Braxted;

- Traditional Garden Suburb – Towards the centre of the site, the opportunity exists to create a more formal, planned layout that reflects the character of the traditional pre-planned Garden Suburb. Buildings may be arranged in regular, formal street patterns with key buildings to mark the ends of vistas or junctions. This area could be characterised by tree lined avenues and formally laid out open spaces. The density of dwellings may be higher in the centre of the development near the community heart- the local centre and the primary school;

- Woodland Edge – Heybridge Wood is a key feature of the Garden Suburb, and is to be protected and managed to ensure it continues to flourish. It will be surrounded by a protective green buffer and form part of an extensive network of green infrastructure, offering opportunities for habitat retention and the creation of new habitats, amenity space and walking and cycling routes. The opportunity exists to provide new development that faces towards the woodland rather than turn its back onto it and to create attractive intervening green spaces. Dwellings in this area could have either front or side elevations facing the edge of the woodland and overlooking the ecological buffer. The road surfaces in this area could be designed as lanes or permeable shared surface arrangements to create a ‘soft’ edge and create a sense of space between the built area and the woodland.

6.5 Gateways

6.5.1 The accompanying plan identifies a number of key gateways in to the Garden Suburb, which create the potential for different design treatments. The suggested approaches are as follows:

- The Gateway from Maypole Road would lead into a new traditional looking village green and could be designed to have the feel of entering a large country estate by creating an entrance between two 'gate houses' with brick wall boundaries to the front of properties.

- The Gateway from the link road could be designed to give a traditional rural feel with post and rail fencing and white painted five bar gates either side of the road as is commonly seen in the surrounding villages such as Goldhanger and Purleigh.

- The Gateway from the new Broad Street Green Road roundabout should be designed to complement and complete the village green at Broad Street Green but should be different to the Maypole Road gateway. This can be achieved, for example, by using hedges as boundaries and would be in keeping with the village entrances to Little Totham and Wickham Bishops.

- The Gateways from Broad Street Green Road and Holloway Road to the separate parcels referred to in the LDP as West of Broad Street Green Road and North Holloway Road will need to strike a balance between marking the entrances to these parcels whilst at the same time avoiding the appearance of offering through vehicular routes to the remainder of the development. Solutions could include the use of a tighter urban form or other measures that mark these entrances out as 'lesser' routes.

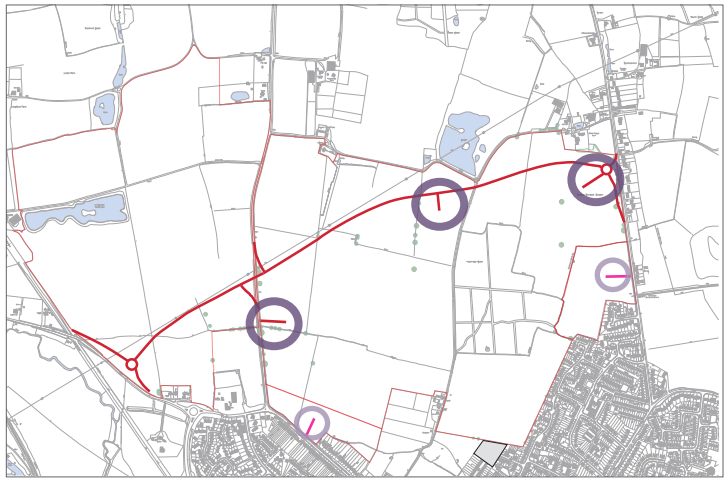


Figure 21 – Plan showing the different gateways into the Garden Suburb

Example of a Gateway at Broad Street Green

Examples of road types showing potentially different scales and treatments depending on function and location.

Although these sections are not dimensioned they are relative to each other in scale

6.6 Designing for Movement

6.6.1 The main function of the highway network is to allow movement of people and vehicular traffic. However, other functions could be incorporated into these networks and an integrated design approach will bring together the views of architects, urban designers and highway engineers. For example:

• Within built areas, the streets can be used to create places, provide for movement, access, parking, drainage and services;

• Streets could be designed to create interesting spaces that can accommodate turning movements and vehicle tracking, not be dictated by them;

• As part of the integrated process, places and movement should be considered together to achieve the correct balance for a particular location;

• Inactive spaces must be avoided and natural surveillance from adjacent properties must be maximised to increase the sense of security;

• Consultation with the planning, highways and refuse disposal authorities should be carried out at an early stage.

Streets as Social Places

6.6.2 The designers of streets should start by asking 'what will happen on this street?' The Manual for Streets advises that adherence to rigid road layout and geometry produces bland, uniform developments. In order to avoid this, the designers of streets should give priority to local context and people and the street should be designed to suit a range of appropriate activities in addition to its primary function, the passage of all modes of traffic.

The Walkable Neighbourhood

6.6.3 People are more likely to walk in a safe, attractive and well cared for public realm. The key considerations for designers are listed below:

• The design speed of roads should reflect the residential nature of the area.

• Pedestrian routes should be seen by residents and drivers so that people feel safe using them.

• Segregated footpaths should be overlooked and well connected. They should follow desire lines rather than road geometry.

• Well designed, shared surfaces avoid conflicts of movement and enable other activities to take place.

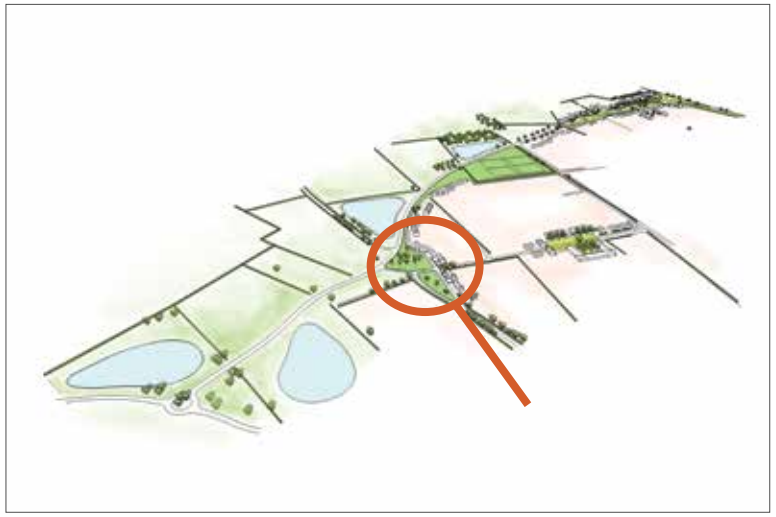
Appendix 27

The design examples given here show indicative design concepts for how development in the “Village Edge” and “Traditional Garden Suburb” Character Areas might look.

6.7 Design Examples

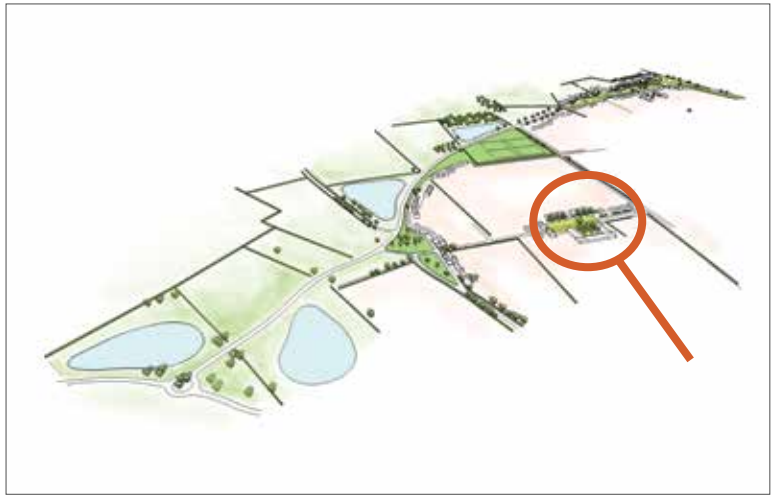
Design Example 1:Village Green Design on the edges

This shows a new village green where the new relief road crosses Maypole Road. Generally 2 storeys in height with potential for some buildings up to 2.5 storeys in height in appropriate locations.



Design Example 2: Traditional Garden Suburb

This shows how the pre-planned Garden Suburb of wide tree lined avenues and formal green spaces would be suitable in the centre. Buildings generally 2 storeys with potential for up to 3 storeys in height in appropriate locations.



Appendix 27

7.1 Infrastructure Requirements

7.1.1 The Council is committed to working with relevant partners and infrastructure providers to maintain and improve infrastructure provision in the District and to help sustain a good quality of life for all residents. Policy I1 states that the Council will ensure that development meets the needs of new and existing residents and does not have an unreasonable detrimental impact on existing local residents and the surrounding area by seeking to ensure the provision of the necessary infrastructure, services and community facilities alongside new development. Policy I1 states that this will be achieved by:

- "Ensuring that existing infrastructure and services are protected and/or improved to meet the existing and future needs of the District;
- Ensuring that an appropriate level and type of infrastructure is provided for new developments where required to meet community and infrastructure needs;
- Maximising opportunities for reconfiguration, expansion and co-location of facilities to improve the infrastructure capacity, accessibility and viability;
- Providing information on known infrastructure requirements in the District and the most appropriate methods of delivery; and
- Requiring planning applications to take account of relevant business plans and programs produced by infrastructure providers to ensure development is appropriately phased and does not prejudice the planned delivery of infrastructure improvements."

7.1.2 The impact of growth will be monitored to ensure the timely provision of infrastructure to meet the future needs of the District. Policy I1 states that:

"Where appropriate, necessary infrastructure will be delivered in advance of development taking place to ensure that community and environmental benefits are realised from the start of development."

7.1.3 Development will be phased to optimise housing and infrastructure delivery taking into account viability, and the Council will work with applicants to ensure that any planning permission issued contains clear and deliverable requirements for the phasing of infrastructure provision.

7.1.4 The Council has produced an Infrastructure Delivery Plan which provides details of the critical infrastructure required to support strategic growth in the District and where known, presents an assessment of infrastructure costs, potential phasing, funding sources and responsibilities for delivery. This will be regularly monitored and updated in partnership with infrastructure providers and other key stakeholders.

7.1.5 The Strategic Masterplan Framework provides further guidance and sets out how infrastructure will be delivered alongside housing in a comprehensive and timely way in the interests of sustainability and integration. Infrastructure encompasses a wide range of social, green and physical services and facilities that will be required alongside the development of the North Heybridge Garden Suburb. This includes the following:

- Social infrastructure- affordable housing, education, health facilities, leisure and community facilities;
- Green infrastructure- parks, children's play areas, sports pitches, allotments and local wildlife sites;
- Physical infrastructure- highways, footpaths, cycle routes, drainage, utilities and waste collection, disposal and recycling.

7.1.6 Policy S4 requires the development of the North Heybridge Garden Suburb to incorporate the following key infrastructure elements:

- a new 1 form entry primary school;
- two new 56 place early year and child care facilities;
- necessary contributions towards the sufficient expansion of the Plume School
- provision for youth and children's facilities;
- a country park focused to the west of Maypole Road;
- a new outer relief road between Langford Road and Broad Street Green;
- enhanced walking, and cycling routes;
- enhanced public transport provision;
- enhanced medical provision;
- increased and enhanced green infrastructure;
- a strategic flood alleviation scheme;
- appropriate drainage & sewerage infrastructure including sustainable drainage schemes.

7.1.7 The infrastructure requirements may be subject to review to reflect any changes to relevant LDP policies following examination and adoption.

7.2 Strategic Flood Alleviation

7.2.1 In accordance with Policy S4, development of the North Heybridge Garden Suburb will be required to incorporate a strategic flood alleviation scheme which will address the existing surface water flooding in north Heybridge and development will not be permitted unless an acceptable flood alleviation scheme can be delivered. An Executive Partnership Group has been established comprising Maldon District Council, Essex County Council, The Environment Agency, Essex Waterways and the developers/ landowners and is working together to secure the design, implementation and management of an appropriate scheme that achieves the requirements of Policy S4.

7.2.3 A description of the proposed strategic flood alleviation works is set out at Section 5.1.

Financial Year	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	Notes
Site S2(d) (North of Heybridge)			25	50	75	88	88	88	88	88	89	89	89	89	89	1035	
Site S2(e) (North Holloway Road)		25	25	25	25											100	
Site S2(f) West Broad Street Green Road)		25	25	25	25											100	
Total Dwelling Completions		50	75	100	125	88	88	88	88	88	89	89	89	89	89	1235	
Highways																	
North Heybridge relief road		Road to be developed in line with phasing on site S2(d)															ECC require the road to be delivered as close to the start of development as possible. Junctions in Heybridge are already at capacity.
B1018 Langford Rd / Heybridge Approach											X						ECC recommendation
B1018 / Heybridge Approach / A414 roundabout								X									ECC recommendation
A414 / Spital Rd roundabout					X												ECC recommendation
A414 / B1018 Limebrook Way	X																Junction is already over capacity. ECC required works to be undertaken as soon as development starts
A414 Oak Corner Junction					X												ECC recommendation
Eves Corner Junction, Danbury			X														Given existing problems, ECC would require this to be delivered as soon as possible - subject to the availability of CIL funding
Passenger Transport																	
Passenger Transport improvements for North Heybridge			Improvements provided alongside new development														
Education - Early Years and Childcare																	
Stand alone 56-place EY&C facility in North Heybridge			X														
56-place EY&C facility in North Heybridge within new primary school						X											
Education - Primary																	
1 form entry primary school in North Heybridge						X											ECC recommendation
Education - Secondary																	
Expansion of Plume School - Lower			X														IDP no/tes that Plume will be at capacity by 2016/17, ECC therefore require works early
Expansion of Plume School - Upper / Sixth Form				X													Plume School has advised that the Lower school should be developed first.
Youth and children's facilities																	
Teen shelters, skateboard facilities and access to shared community facilities in North Heybridge			X														
NEAPs and LEAPs in North Heybridge			X														
Green Infrastructure																	
Sports facilities in North Heybridge			X														
Country park in North Heybridge			X														
Health																	
Facility in North Heybridge					X												
Flood Alleviation																	
Heybridge Strategic Flood Alleviation																	Flood alleviation to be developed in line with phasing on site S2(d) and the development of the relief road
Sewerage / Electricity / Gas / Communications																	
Upgrades to serve North Heybridge Garden Suburb		X	X														

Table 7.1 – Infrastructure Delivery and Phasing

7.3 Infrastructure Delivery

7.3.1 Infrastructure provision will be phased to ensure that the requirements arising from the development of the North Heybridge Garden Suburb will be secured in a timely fashion alongside development. The Council has produced an Infrastructure Delivery Plan (IDP) which presents an indicative framework for the phased delivery of infrastructure and the relevant extracts for North Heybridge Garden Suburb are set out in Table 7.1 opposite. The IDP phasing provisions reflect the advice of Essex County Council and other infrastructure providers. However, flexibility is required to ensure delivery takes account of unforeseen circumstances including, for example, changes in policy following the examination and adoption of the LDP, and other circumstances relating to infrastructure capacity and viability.

7.3.2 Delivery of infrastructure will take place in the context of planning applications and the Strategic Masterplan Framework will be a material planning consideration in the determination of any future planning applications. Should planning permission be granted, the District Council will seek to control and regulate the implementation of development and infrastructure provision through the use of planning conditions and planning obligations.

7.3.4 The LDP establishes that the infrastructure necessary for the delivery of the North Heybridge Garden Suburb will be delivered through a mixture of site-specific planning obligations (s106 agreements), pooled planning obligations (i.e. financial contributions via s106 agreements), and through the Community Infrastructure Levy (CIL).

7.3.5 The infrastructure for the new Garden Suburb will be delivered in stages alongside the construction of new homes, and Table 7.1 therefore also sets out the Council's current trajectory for the delivery of the proposed residential development.

7.3.6 Planning conditions will be used in relation to the provision of necessary on-site infrastructure such as green space. Planning conditions may also be used to prevent development above certain thresholds in advance of off-site highway infrastructure works, which will be secured through s278 agreements with the Highway Authority. Planning obligations will be applied under Section 106 of the Town and Country Planning Act 1990 to secure funding and delivery of key elements of infrastructure such as off-site highway and transport improvements, education contributions, and youth and children's facilities.

7.3.7 The broad approach to the pooling of infrastructure costs is summarised in Policy I1 of the LDP, with the relevant details relating to the North Heybridge Garden Suburb summarised in the table (Table 7.2) overleaf. This table will be reviewed following the LDP Examination-in-Public and adoption. MDC has commenced work on CIL rates which will introduce charges on development to fund infrastructure projects and CIL payments from other developments could also contribute to the delivery of some strategic infrastructure in North Heybridge Garden Suburb.

	Site S2(d) North Heybridge	Site S2(e) North of Holloway Road	Site S2(f) West of Broad Street Green	Site S2(a) South of Limebrook Way	Site S2(b) Wycke Hill North	Site S2(c) Wycke Hill South
Transport						
North Heybridge Relief Road	Y	Y	Y	N	N	N
Maldon and Heybridge other highway improvements	Y	Y	N	Y	Y	Y
Flood Alleviation						
Heybridge Strategic Flood Alleviation	Y	Y	Y	N	N	N
Education						
Two new 56 place Early Years & Childcare facilities to serve Heybridge	Y	Y	Y	N	N	N
New 1 FE primary school	Y	Y	Y	N	N	N
Expansion of The Plume School	Y	Y	N	Y	Y	Y
Youth and Children's facilities						
Teen shelters, skateboard facilities and access to shared community facilities to serve Heybridge	Y	Y	Y	N	N	N
Neighbourhood Equipped Areas of Play (NEAPS) and Locally Equipped Areas of Play (LEAPS) to serve Heybridge	Y	Y	Y	N	N	N

Table 7.2 Extract from Maldon District LDP Table 1: Developer Contribution Pooling Arrangements for North Heybridge Garden Suburb

7.4 Phasing

7.4.1 Policy S2 of LDP identifies a build-out period of 15 years or more to deliver the North Heybridge Garden Suburb. Assumptions regarding the phasing of development and infrastructure delivery are summarised in the accompanying table and reflect the LDP. The rate of housing delivery will be subject to on-going review.

7.4.2 The indicative phasing of development and delivery has been structured to provide flexibility over where and when development takes place but ensures that necessary infrastructure is provided to deliver a sustainable and integrated development.

7.5 Housing Mix

7.5.1 Housing mix including affordable housing will be subject to adopted LDP policies. The provision of affordable housing will be required in all development proposals taking into account development viability and infrastructure requirements.

7.6 Community Development

7.6.1 Establishing the new community and ensuring it is well integrated and connected with surrounding neighbourhoods will be a key objective in taking forward development of the North Heybridge Garden Suburb. Maldon District Council will seek to work with promoters and developers of the Garden Suburb to develop a Community Development Strategy which reflects garden suburb principles. This may potentially include the establishment of a Community Trust type organisation to engage residents in the future management of the Garden Suburb.

7.7 Requirements for Planning Applications

7.7.1 North Heybridge Garden Suburb will be planned and delivered over a number of years and will require necessary planning approvals. Planning permission is likely to be secured by separate planning applications submitted by individual landowners/ promoters. Planning applications should be in accordance with the Strategic Masterplan Framework and the requirements for infrastructure delivery, since it will be a material consideration in the determination of planning applications once adopted by the Council.

7.7.2 Maldon District Council wishes to avoid the submission of any planning applications for development of the North Heybridge Garden Suburb which may prejudice its quality or sustainability or the provision of the infrastructure necessary to support it. Therefore in order to provide the Council with the necessary information to address such concerns, applicants will be expected to provide the following material with any planning applications:

- A detailed masterplan for the area to which the application relates that is in accordance with the Strategic Masterplan Framework;
- An Infrastructure Delivery Plan which demonstrates how the proposal contributes to providing the necessary infrastructure for the Garden Suburb as a whole, in accordance with the LDP requirements;
- A Transport Assessment which takes into account the transport requirements, traffic impacts and associated appropriate mitigation measures for the development as a whole;
- Design codes, or such other material as may be appropriate to demonstrate that the proposed development is compatible with delivering the high quality of design required by the LDP.

7.7.3 Development proposals will be required to be accompanied by a site wide drainage strategy, and applicants will be expected to ensure that this is agreed with the Environment Agency and Essex County Council, as appropriate, prior to submission. An appropriate comprehensive and detailed ecological survey for the application site will be required in accordance with the LDP. Prior to any development a comprehensive and detailed archaeological survey should also be undertaken. Development proposals for Site 2(d) North of Heybridge will be expected to include proposals for the protection, enhancement and future management of Heybridge Wood.

7.7.4 The Council will at all times place the utmost importance on securing a high quality of design and sustainable development throughout the North Heybridge Garden Suburb and the timely delivery of necessary infrastructure. Applicants will be expected to demonstrate how they have incorporated high standards of design throughout the design evolution process and how these will be carried through to completion and subsequent maintenance. The Council may establish design review panels to review and advise on planning applications as these come forward.

7.8 Implementation, Delivery and Monitoring

7.8.1 The development of the North Heybridge Garden Suburb will depend on the continued partnership working of Maldon District Council, landowners and developers and other key stakeholders to secure delivery of a high quality and sustainable Garden Suburb and strategic and supporting infrastructure in a timely way.

7.8.2 Maldon District Council will continue to work with landowners, developers, stakeholders and the community to:

- Manage and secure a coordinated approach to strategic infrastructure delivery;
- Secure delivery of a high quality and sustainable development in accordance with the principles set out in the LDP and as expanded upon in this Strategic Masterplan Framework;
- Secure agreement and delivery of long term management and governance arrangements (including management of flood alleviation works and green spaces);
- Monitor progress with delivery of the Garden Suburb and review the Strategic Masterplan Framework as necessary.

7.8.3 Development of North Heybridge Garden Suburb and the extent to which the vision and objectives set out in the Strategic Masterplan Framework will be monitored by the Council. A monitoring framework which sets out key targets and indicators to be monitored will be developed to ensure the delivery of a high quality, sustainable Garden Suburb.

A. Appendix 1

A1.1 RELEVANT POLICIES IN MALDON DISTRICT LOCAL DEVELOPMENT PLAN (AS SUBMITTED FOR EXAMINATION APRIL 2014)

Policy S1 Sustainable Development

Policy S2 Strategic Growth

Policy S3 Place Shaping

Policy S4 Maldon and Heybridge Strategic Growth

Policy D1 Design Quality and Built Environment

Policy D2 Climate Change and Environmental Impact of New Development

Policy D3 Conservation and Heritage Assets

Policy D4 Renewable and Low Carbon Energy Generation

Policy D5 Flood Risk and Coastal Management

Policy E3 Community Services and Facilities

Policy E6 Skills, Training and Education

Policy H1 Affordable Housing

Policy H2 Housing Mix

Policy H3 Accommodation for 'Specialist' Needs

Policy N1 Green Infrastructure Network

Policy N2 Natural Environment and Biodiversity

Policy N3 Open Space, Sport and Leisure

Policy T1 Sustainable Transport

Policy T2 Accessibility

Appendix 27

This document was designed and published by Bluepencil Designs and Phase 2 Planning and Development

APPENDIX 2

North Heybridge Garden Suburb- Strategic Masterplan Framework

Schedule of Proposed Modifications

This schedule outlines the proposed modifications to the Draft Strategic Masterplan Framework following public consultation which took place between 14 August and 30 September 2014.
For each proposed change, the schedule includes the following information:
Ref No: change identification number
Paragraph Number: The specific paragraph number to which the proposed change applies
Proposed change: Where text is to be deleted it will have a strike through
Where additional text is proposed it will be underlined
Reason for Change: The reason why any changes are proposed

Ref No.	Paragraph/ Page Number	Proposed Change (Deletions/ Additional Text)	Reason for Change
01	1.1.1	In summary, the submission LDP states that the North Heybridge Garden Suburb (NHGS), as shown on Figure 1.1, ~~is expected to~~ will accommodate the following key elements:	For clarification and consistency with wording of Policy S4
02	1.1.2	Amend first sentence: Policy S3 of the LDP states that masterplans for each of the Garden Suburbs at Maldon and Heybridge will be prepared in ~~conjunction with relevant stakeholders~~ partnership between the Council, relevant stakeholders, infrastructure providers and developers/ landowners for illustrative purposes and as a guide for developers. The policy clarification provided at paragraph 2.45 states that ~~planning consents for development will only be granted within the Garden Suburbs if the proposals are in accordance with the respective masterplans which are endorsed by the Council~~ the principles set out in the masterplans will be in accordance with Policies S3 and S4 and other policies in the LDP.	Updated to reflect additional proposed minor modification to the submission LDP (August 2014)
03	1.3.1	Add to end of paragraph: These principles are set out in Policies S3 and S4 of the submitted LDP.	For clarification
04	1.5.1	Amend first bullet point: • Expand on the key development principles set out in Policies S3 and S4 to ~~enable~~ facilitate a co-ordinated approach to delivering the proposed level of growth in a garden suburb context;	For clarification

APPENDIX 2

Ref No.	Paragraph/ Page Number	Proposed Change (Deletions/ Additional Text)	Reason for Change
05	2.1.3	Add as 2.2 **Essex Minerals Local Plan** Add new paragraph as 2.2.1. The Essex Minerals Local Plan (MLP) was formally adopted by the County Council in July 2014. Policy S8 - Safeguarding Mineral Resources and Mineral Reserves seeks to safeguard mineral resources of national and local importance from surface development that would sterilise a significant economic resource or prejudice the effective working of a permitted mineral reserve. This policy states that any non-mineral proposal located within a Mineral Safeguarding Area (MSA) that is 5ha or more (for sand and gravel) in size will need to be supported by a minerals resource assessment to establish the existence, or otherwise, of a mineral resource capable of having economic importance. This will ascertain whether there is an opportunity for the prior extraction of that mineral to avoid the sterilisation of the resource as required by the National Planning Policy Framework (paragraphs 143 and 144). The majority of the North Heybridge Garden Suburb area is located within an MSA and there will be a requirement to undertake a minerals resource assessment in accordance with Policy S8. Renumber following Section and paragraphs in Section 2	Updated to reflect Essex Minerals Local Plan which was adopted in July 2014
06	2.2.1	Amend numbering Amend first sentence: Maldon District Council submitted the Maldon District Local Development Plan (LDP) to the Secretary of State for examination in April 2014.The policies set out in this document are as currently set out in the submission LDP (including the additional proposed minor modifications to the submission LDP as submitted in August 2014).	For Clarification
07	2.2.2	Delete first sentence: ~~The policies set out in this document are as currently set out in the LDP which has been submitted for examination.~~	To remove duplication
08	2.2.5	Amend last paragraph: A masterplan for the 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.	Updated to reflect additional proposed minor modification to the submission LDP (August 2014)

APPENDIX 2

Ref No.	Paragraph/ Page Number	Proposed Change (Deletions/ Additional Text)	Reason for Change
09	2.2.6	Add new bullet point to end of list following 2nd paragraph: • Identified infrastructure requirements will be delivered in line with the requirements set out in Policy I1 and the Infrastructure Delivery Plan	Updated to reflect additional proposed minor modification to the submission LDP (August 2014)
10	2.2.6	Amend 3rd paragraph, 2nd sentence: ~~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.~~ 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.	Updated to reflect additional proposed minor modification to the submission LDP (August 2014)
11	2.1.14	Amend 3rd paragraph: Developers will be required to contribute towards local and strategic infrastructure and services necessary to support the proposed development. Where the development may impact upon the local area, a Section 106 contribution ~~may~~ will be agreed between the Council and the developer to mitigate those impacts.	For clarification and to be consistent with Policy I1
12	3.3.6	Amend: In terms of above ground heritage assets, there are Conservation Areas at Langford and along the Chelmer and Blackwater Navigation. In the more immediate vicinity of the proposed development, however, are groups of Listed Buildings to the south west of the site (Old Rectory and ~~and~~ Mitchells Farm), and to the north-east of the site, at Poplar Grove Farm. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be paid to the desirability of conserving listed buildings which includes protection from harm resulting from development within their setting	Response to English Heritage and Essex CC comments
13	3.7.1	Add to end of paragraph 3.7.1 However, extensive undesignated archaeological remains are known to present.	Response to Essex CC comments
14	3.7.2	Aerial photographs and previous archaeological studies reveal the presence of extensive archaeological remains dating from the Neolithic through to the medieval period.	Response to Essex CC comments
15	3.7.3	Archaeological investigations to the south and north of the area have also revealed extensive levels of multi-period archaeological remains. The assessment work demonstrates that there is potential for further as yet unidentified archaeological remains to be present within the site dating	Response to Essex CC comments

APPENDIX 2

Ref No.	Paragraph/ Page Number	Proposed Change (Deletions/ Additional Text)	Reason for Change
		from the Neolithic to Medieval periods. ~~, in particular those of Iron Age and Roman date.~~ Remains from the Neolithic and Bronze Age periods have also been recovered from the area, but the potential for remains from these periods is lower than for later periods.	
16	3.7.5	A structured programme of comprehensive and detailed archaeological ~~investigations~~ evaluation will be required across the whole of the area prior to any development. Dependent upon the results, a detailed mitigation strategy will be required comprising further intrusive works and excavation followed by ~~recording~~ publication, or preservation in situ where feasible and where the importance of such deposits warrants such a strategy.	Response to Essex CC comments
17	3.8.5	Add to end of paragraph: The farm rides are not public rights of way and are permissive only.	Response to Essex Bridleways Association comments and for clarification
18	3.8.6	Add to end of paragraph: The site is also relatively close to two existing bridleways.	Response to Essex Bridleways Association comments and for clarification
19	4.1.3	Add additional bullet point • Protection of setting of heritage assets	Response to English Heritage comments
20	4.2.3	Amend 2nd bullet point • Essex County Council (on flood risk and drainage) ~~, since the County Council will become the adopting authority for sustainable urban drainage systems from October of this year~~;	No definitive timetable has been confirmed by Defra. It is most likely that this will now be implemented during 2015.
21	4.3.3	Built Environment and Housing Amend 1st bullet point • Provide homes for a range of age groups and other housing needs including housing suitable for older people	For clarification

APPENDIX 2

Ref No.	Paragraph/ Page Number	Proposed Change (Deletions/ Additional Text)	Reason for Change
22	4.6.3	Community Add first bullet point: • The development will be well integrated with the wider Heybridge area; Amend 2nd bullet point: • The local centre will ~~form a heart to~~ provide a focus for the new Garden Suburb and be accessible to the wider community, comprising a mix of uses and co-located with the primary school which will be co-located with early years and childcare facilities; Add additional bullet point: • Physical activity and healthy lifestyles will be encouraged through provision for sport, promotion of walking and cycling and provision of allotments.	Response to comments which stressed the importance attached to integration of the Garden Suburb with the wider community and not to be a separate development
23	5.5.2	Add new sentence to end of paragraph The flood alleviation measures will be designed to minimise impact on the landscape and to reflect best practice in environmental design.	To reflect objectives set out in paragraph 4.6.3.
24	5.1.7	Add new sentence to end of paragraph: There will be a requirement to consult with all necessary statutory bodies regarding any potential impact of water discharge on the Blackwater Estuary which is designated as Ramsar, Special Protection Area (SPA), Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI).	Response to Natural England comments.
25	5.2.4	Add new paragraph as 5.2.5 ECC has published the SuDs Design and Adoption Guide, December 2012, which outlines the requirements for sustainable surface water drainage in Essex. It provides a steer to what is expected, and complements national requirements whilst prioritising local needs.	Response to Essex CC comments
26	p.40	Change Section Heading p. 40 from Movement and Access to Access and Movement	Response to comments
27	5.3.1	Add new paragraph The LDP sets out the principles for movement and access in the Garden Suburbs. Policy S3 states that development proposals for the Garden Suburbs must incorporate a network of safe and usable paths and streets for pedestrian, cyclists and vehicles. Policy S4 states that permission will be given for development provided that development proposals can be	For clarification

APPENDIX 2

Ref No.	Paragraph/ Page Number	Proposed Change (Deletions/ Additional Text)	Reason for Change
		accommodated within the capacity of the Maldon and Heybridge road network and junctions and wider network following appropriate mitigation measures and junction improvements. Renumber paragraphs 5.3.1- 5.3.3 as 5.3.2- 5.3.5.	
28	5.3.1	Renumber as 5.3.2 Amend as follows. The LDP Policies require the construction of a new ~~link~~ outer relief road to the north of Heybridge between Broad Street Green Road and Langford Road. 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. ~~, north of the new Garden Suburb and south of the pylon line.~~ It ~~can also~~ will provide ~~a~~ the principal means of vehicular access to the new Garden Suburb.	For clarification and consistency with Policy S4 in submitted LDP.
29	5.3.3	Renumber as 5.3.4 Amend as follows: The Link Road will be designed to the standards of the Highway Authority in relation to the confirmed speed of the road and will need to function as a Primary Route 1 (PR1) within the Essex road hierarchy. The Essex Traffic Management Strategy (ETMS) states such routes should seek to maintain the free flow of traffic to enable them to perform their function. An appropriate speed strategy to accord with the Essex Speed Management Strategy (ESMS) will need to be considered in order to prioritise the Relief Road against the congested junctions within Heybridge. Essex County Council considers that an appropriate speed limit be signed as 50 mph to be consistent with recent changes around Maldon, and the rural nature of the road being set within a `green corridor' with a looser grained urban edge. This should inform the future design of the Link Road and Figure 10 shows an indicative alignment which has been developed within those parameters ~~curves have been introduced~~ to present an 'organic' and less engineered alignment, consistent with the planned setting. The Link Road will in due course need to be subject to a road safety audit, which will help inform the detailed layout of key junctions, including Maypole Road/Link Road junction.	To reflect comments from Essex CC

APPENDIX 2

Ref No.	Paragraph/ Page Number	Proposed Change (Deletions/ Additional Text)	Reason for Change
30	5.3.4	Renumber as 5.3.5 Amend 3rd bullet point: • The road is set within a 'green corridor', that allows scope for a variety of different landscape treatments, including tree and hedgerow borders, alongside the ditches, swales and ponds/surface water attenuation facilities; provision for wildlife foraging routes and safe access for pedestrians, cyclists, horseriders and other vulnerable road users. Add new bullet points: • The number of access points on the new link road should be kept to a minimum and new access points should be designed and constructed in accordance with the current standards and be subject to a road safety audit; • Consideration should be given in the design of the link road to the location of potential access points to existing and new walking and cycling routes and bridleways to the north of the Garden Suburb. Essex County Council will be consulted with regards to the need for and location of potential crossing points on the new link road.	Response to comments and for clarification
31	5.5.1	Add new sentence to end of paragraph. This principle has been agreed with Essex County Council and will allow for sites S2(e) and S2(f) to be brought forward in the early phases of development with separate access from the relevant road.	For clarification
32	5.5.2	Amend paragraph 5.5.2 as follows: In order to avoid 'rat running', it is not proposed that there should be any vehicular links between Sites S2(e) and S2(f) and the wider development. However, there will be a requirement for appropriate pedestrian and cycle routes to be provided between these land parcels and the wider development.	For clarification and in response to Essex CC comments
33	Figure 12 (page 43)	Add additional pedestrian/cycle link between Sites S2(e) and S2(d)	In responses to Essex CC comments
34	5.6.1	Delete as paragraph 5.6.1 duplicated	Correction
35	5.6.4	Add new paragraph Wherever possible, consideration should be given to the creation of multi-user tracks to enable use by walkers, cyclists, horseriders and other vulnerable road users.	Response to Essex Bridleways Association

APPENDIX 2

Ref No.	Paragraph/ Page Number	Proposed Change (Deletions/ Additional Text)	Reason for Change
36	5.7	Amend title to 'Walking, Cycling and Bridleway links between the new Garden Suburb, Heybridge and the Countryside'	Response to comments and to reflect objectives
37	5.7.4	Add new paragraph Consideration should also be given to the potential for connections to the bridleways network.	Response to Essex Bridleways Association
38	5.8.2	Amend 1st sentence: There was clear feedback from the Stakeholder Workshop that non-residential (i.e. community and commercial uses) should be co-located, to ensure that the development has a vibrant heart to it which is well integrated with the rest of Heybridge and accessible to new and existing residents.	For clarification
39	5.8.3	Amend paragraph 5.8.3 as follows; The new local centre will be well ~~served~~ connected by pedestrian and cycle links to all parts of the Garden Suburb and the wider area, so that facilities are accessible to ~~access to it by~~ both new and existing residents can be on foot or by bike, ~~as well as~~ or where appropriate by car and public transport.	For clarification and in response to comments that integration of the Garden Suburb with wider Heybridge area should be highlighted.
40	5.9.1	Add to end of paragraph 5.9.1 The pupils generated by the early phases of development are likely to be accommodated at Heybridge Primary School beyond the Garden Suburb boundary. Consideration should be given to identifying safe and direct routes to Heybridge Primary School early in the development.	Response to Essex CC comments
41	5.9.2	Add to end of paragraph: Essex County Council will be fully consulted on the detailed design and access arrangements for the local centre and primary school/ early years facility. Pedestrian access to the school should be linked to safe walking and cycling routes and separated from vehicular access to the school itself and the local centre.	Response to Essex CC comments

APPENDIX 2

Ref No.	Paragraph/ Page Number	Proposed Change (Deletions/ Additional Text)	Reason for Change
42	5.9.3	Amend paragraph 5.9.2 as follows; The education requirement includes two early years facilities – it is proposed that at least one of the early years/childcare facilities would be accommodated at the local centre, one as part of the primary school site. The co-location is designed to encourage activity at the local centre. Essex County Council has expressed a preference for a traffic free entrance to the co-located primary school site to encourage the dropping off of school children in a safe environment and for a pedestrian priority link to be provided between the primary school and local centre.	Response to Essex CC comments
43	5.9.5	Add new paragraph as 5.9.5 Consideration should be given to the potential for shared community use of the new school buildings at an early design stage.	Response to Essex CC comments
44	5.11	Add new sub-heading- Housing Renumber sub-headings 5.11-5.17 as 5.12-5.18. renumber paragraphs according to renumbered sub-heading	For clarification
45	5.11.1	Add new paragraph as 5.11.1 It is proposed that the North Heybridge Garden Suburb will accommodate 1,235 homes in a range of dwelling types and tenures to meet the District's housing needs, including families, first time buyers and the elderly and affordable homes to cater for all members of the community. In accordance with Policy S4, a significant proportion of the proposed dwellings will be of a form, tenure and dwelling mix that is appropriate for meeting the housing needs of an older population. An average density range of 30-35 dwellings per hectare is envisaged across the masterplan area to reflect the sustainable development principles of garden suburbs.	For clarification and in response to comments
46	5.11.1	Renumber as 5.12.1 and amend final sentence Based on the network of existing hedgerows (Green) and ditches (Blue) described in Section 3, and the potential for the new link road to run in a "green corridor", the Strategic Masterplan Framework establishes a series of linked green and blue routes through the development area, which will contribute greatly to the character of the area, creating habitat and attractive routes for people and wildlife and connect with the wider green and blue infrastructure network.	For clarification and in response to comments

APPENDIX 2

Ref No.	Paragraph/ Page Number	Proposed Change (Deletions/ Additional Text)	Reason for Change
47	5.11.2	Renumber paragraph 5.11.2 as 5.12.2 and add new paragraph 5.12.3 Consideration will be given to the potential use of green and blue corridors as pedestrian and cycle routes and <u>for improved provision for horseriders where practicable.</u>	Response to Essex Bridleways Association comments
48	5.12.2	Renumber paragraph 5.12.2 as 5.13.2 and add to end: <u>Measures will be required to ensure that Heybridge Wood is not adversely affected by any on-site surface water management schemes through the retention of ditches and incorporation of SuDS in new development.</u>	Response to Natural England comments
49	5.13.1	Amend: Open space is required alongside the new residential uses, in order to provide places for outdoor recreation and play <u>and to enhance the health and well-being of residents</u>. The main types of <u>formal and informal</u> open space that the new Garden Suburb will provide will include the following:	Response to Sport England comments
50	5.13.3	Amend: Add to end of paragraph: <u>Reference should be made to Sport England's Active Design Guidance in the preparation of planning applications.</u>	Response to Sport England comments
51	5.13.4	Renumber paragraph 5.13.4 as 5.14.4 and add to end of paragraph: <u>The Country Park will provide amenity and leisure opportunities for new and existing residents and opportunities for integration with the wider green and blue infrastructure networks.</u>	Response to comments.
52	5.13.6	Renumber paragraph 5.13.6 as 5.14.6 and amend: <u>The boundary of the Country Park has not been defined and the Council and developers will work with landowners and other relevant stakeholders to take forward proposals in accordance with the LDP.</u> ~~will be determined at the planning application stage.~~	For clarification

APPENDIX 2

Ref No.	Paragraph/ Page Number	Proposed Change (Deletions/ Additional Text)	Reason for Change
53	5.13.5	Renumber paragraph 5.13.5 as 5.14.5 and amend as follows: It is not intended that the Country Park should be designed to attract visitors from far afield, and it is not intended to provide visitor facilities or car parking accordingly. Rather, the function of the Country Park would be to provide access for local residents, and to form a pedestrian and cycle link between the proposed development to the east, and the Blackwater Rail Trail to the west. Consideration should also be given to improved equestrian access. The proposed Country Park to the west of Maypole Road will act as a link between the Garden Suburb and rest of Heybridge and the existing Country Park at Elms Farm.	Response to Essex Bridleways Association comments
54	5.13.6	Renumber paragraph 5.13.6 as 5.14.6 and add: The location and layout of new playing fields and the requirement for associated facilities such as changing facilities and parking will be determined in consultation with Sport England and local sports organisations.	Response to Sport England and local sports organisations comments
55	5.13.7	Renumber paragraph 5.13.7 as 5.14.7. Amend first sentence as follows: The indicative locations shown on the diagram on the following page takes account of the following factors: Delete 2nd bullet point	For clarification and in response to comments. The location and layout of sports facilities will be a matter for further consideration.
56	Figure 18 (page 55)	Add cycle and pedestrian links between Site S2(e) and wider development	Response to Essex CC comments
57	5.17	Renumber sub-heading 5.17 as 5.18 and paragraph 5.16.1 as 5.18.1. Add to text Reference will be made to the Maldon District Green Infrastructure Study (September 2011) and any subsequent document	Response to natural England comments
58	Figure 19 (page 56)	Amend key Add symbol to show location of Country Park Add 'indicative' before sports pitches and associated facilities	For clarification and in response to comments

APPENDIX 2

Ref No.	Paragraph/ Page Number	Proposed Change (Deletions/ Additional Text)	Reason for Change
59	6.2	Delete word 'Existing' from sub heading	For clarification and to cover other appropriate design guidance which may be introduced
60	6.2.1	Amend: It will also be important that reference is made to the emerging Maldon District Council Design Guide and any other relevant local and national guidance. ~~which may be produced by Maldon District Council during the development of the North Heybridge Garden In accordance with Policy~~ Development will be required to incorporate the design principles set out in Policy D1 and S3 and to mitigate against adverse environmental impacts and climate change and achieve specified nationally recognised standards for sustainable development in accordance with Policy D2.	For clarification and in response to comments
61	6.3.1	Amend 9th bullet point: • Creation of a 'heart' to the community which is well connected and accessible to new and existing residents	Response to Essex CC comments
62	6.3.1	Add new bullet point after 'a new primary school': • Early years and childcare facilities, co-located with the new primary school and standalone;	
63	7.1.5	2nd bullet point • Green infrastructure - parks, children's play areas, sports pitches, accessible green space, allotments and local wildlife sites	Response to Natural England comments
64	7.2.2	Add new paragraph Furthermore major residential development proposals are required to provide comprehensive and robust flood risk assessments to the Council's satisfaction at the planning application stage. In accordance with national planning policies development proposals (including the construction process) will need to demonstrate that they will not increase flood risk on site and to the surrounding areas.	For clarification

APPENDIX 2

Ref No.	Paragraph/ Page Number	Proposed Change (Deletions/ Additional Text)	Reason for Change
65	Table 7.1	Table 7.1 to be updated as necessary to reflect Infrastructure Phasing Plan	Updated to reflect most recent information submitted as part of the LDP Examination
66	7.3.1	Amend: Infrastructure provision will be phased to ensure that the requirements arising from the development of the North Heybridge Garden Suburb will be secured in a timely fashion alongside development. The Council will seek the earliest possible delivery of the necessary infrastructure.	For clarification and in response to comments regarding the timescale for infrastructure provision
67	7.3.2	Add to end of paragraph: Where appropriate, consideration will be given to other possible sources of financing to assist in the early delivery of infrastructure.	Response to comments regarding the early delivery of infrastructure
68	7.3.7	Amend: The broad approach to the pooling of infrastructure costs is summarised in Policy I1 of the LDP, with the relevant details relating to the North Heybridge Garden Suburb summarised in the table (Table 7.2) overleaf. This table will be reviewed following the LDP Examination-in-Public and adoption. ~~MDC has commenced work on CIL rates which will~~ MDC submitted its Draft CIL charging schedule for examination in September 2014. This would introduce charges on development to fund infrastructure projects and CIL payments from other developments could also contribute to the delivery of some strategic infrastructure in North Heybridge Garden Suburb. Other infrastructure requirements such as new or enhanced recreation provision in the Maldon and Heybridge area may also be funded under CIL.	Updated text and response to comments from Sport England
69	7.4.2	Add to end of paragraph Essex County Council and Maldon District Council in conjunction with promoters/developers and other stakeholders will review the impact of planned housing growth on the key functional areas of education and highways and transportation, following any changes in housing delivery and once detailed housing mix is known.	Response to Essex County Council comments.

APPENDIX 2

Ref No.	Paragraph/ Page Number	Proposed Change (Deletions/ Additional Text)	Reason for Change
70	7.6.1	Amend text: Maldon District Council will ~~seek to~~ work with promoters and developers of the Garden Suburb to develop a Community Development Strategy which reflects garden suburb principles.	For clarification and in response to comments
71	7.7.1	Amend 2nd sentence: Planning applications should be in accordance with the principles set out in the Strategic Masterplan Framework.	For clarification
72	7.7.2	Amend 2nd bullet point: • A detailed site masterplan for the area to which the application relates that is in accordance with the principles set out in the Strategic Masterplan Framework;	For clarification
73	7.7.3	Add new paragraph: Development proposals will be required to include appropriate mitigation measures to address environmental impacts and to mitigate and adapt to potential impacts of climate change.	For clarification and in response to comments
74	7.7.4	Add to end of paragraph: Reference should be made to best practice and guidance on sustainable design and construction in preparation of planning applications.	For clarification
75	7.7.4	Add new paragraph as 7.7.5 Any necessary mitigation measures identified through the assessments undertaken at the planning application stage will be secured through appropriate conditions or legal agreement.	For clarification
76	7.8.2	3rd bullet point • Secure agreement and delivery of long term management and governance arrangements (including management of green spaces, community facilities and sports pitches	Response to Sport England comments

Appendix 28

Housing Site Schedule - April 2016

2016 Site Reference No.	Site Address	Ward/Parish	DPD and Allocation Number	Windfall Permission	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Year 1 16/17		Year 2 17/18		Year 3 18/19		Year 4 19/20		Year 5 20/21		Year 6 2021/22		Year 7 2022/23	Post 2023
																	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable		
Town Centre Area Action Plan Allocations																														
1	Former Marconi Works, New Street, Chelmsford	Chelmsford - Marconi	TCAAP19	N	**418**	**119**	**136**	**92**	Permission granted	12/01789/FUL approved 22/05/2013	13/01859/MAT approved 19/02/2014	Y	Y		Y		5	92	39											
2	University Campus, Phase 2, part of Central Park and land at Park Road, Chelmsford	Chelmsford - Moulsham and Central	TCAAP20	N	**426**	**108**	**426**	**108**	Permission granted	14/01470/FUL approved 06/02/2015 and 15/01309/FUL approved 23/12/2015	15/00520/FUL approved 27/05/2015	Y	426								318	108								
3	Land north west of Essex County Cricket Ground, New Writtle Street, Chelmsford	Chelmsford - Moulsham and Central	TCAAP14	N	**357**	**45**	**295**	**45**	Permission granted	13/00690/ETL approved 17/09/2013	15/00186/FUL approved 19/05/2015	Y	357						42	22	99	23	109							
4	Smiths Yard, Wharf Road, Chelmsford	Chelmsford - Moulsham and Central	TCAAP5	N	**14**	**0**	**14**	**0**	Permission granted	11/00750/ETL approved 08/08/2011	14/01181/MAT approved 17/12/2014	N	14				14													
5	24 Duke Street	Chelmsford - Moulsham and Central	TCAAP10 (part of)	N	**84**	**10**	**84**	**10**	Permission granted	14/01692/FUL approved 18/05/2018	15/00230/FUL approved 23/03/2015	Y	84										74	10						
6	Waterfront Place, Wharf Road, Chelmsford	Chelmsford - Moulsham and Central	TCAAP5	N	**53**	**6**	**31**	**6**	Permission granted	13/00347/FUL approved 29/05/2014	15/00273/MAT approved 22/06/2015	Y	47		6		25	6												
7	Royal Mail Sorting Office, 30 Victoria Road, Chelmsford	Chelmsford - Moulsham and Central	TCAAP9	N	**37**	**13**	**37**	**13**	Permission granted	12/00833/FUL approved 08/04/2013	N/A	Y	37										24	13						
8	Ambulance Station, Coval Lane, Chelmsford	Chelmsford - Waterhouse Farm	TCAAP22	N	**29**	**0**	**29**	**0**	Application submitted	15/01462/FUL		N	29										19	10						
9	Car Park Eastern End, Wharf Road, Chelmsford (aka Chelmer Waterside: Peninsula	Chelmsford Town Area - Moulsham and Central	TCAAP24	N	**440**	**150**	**440**	**150**	No application			N	Y						30	10	80	70	80	70		100				
10	Car Park to Eastwood House, Glebe Road, Chelmsford	Chelmsford - Marconi	TCAAP23	N	**133**	**47**	**133**	**47**	No application			N	Y														133		
11	Globe House and Ashby House Car Parks, Chelmsford	Chelmsford - Marconi	TCAAP35	N	**111**	**39**	**111**	**39**	No application			N	Y														111		
12	Lockside Industrial Area, Navigation Road, Chelmsford	Chelmsford Town Area - Moulsham and Central	TCAAP27	N	**100**	**35**	**100**	**35**	No application			N	Y								30		70						
13	British Gas Depot, Wharf Road, Chelmsford	Chelmsford Town Area - Moulsham and Central	TCAAP5	N	**80**	**28**	**80**	**28**	No application			N	Y														80		
14	Part of Car Park and verge fronting Riverside, Victoria Road, Chelmsford	Chelmsford Town Area - Moulsham and Central	TCAAP29	N	**62**	**22**	**62**	**22**	No application			N	Y														62		
15	Car Park, Fairfield Road, Chelmsford	Chelmsford Town Area- Marconi	TCAAP17	N	**55**	**20**	**55**	**20**	No application			N	Y														55		
16	The Island Car Park, High Bridge Road, Chelmsford	Chelmsford Town Area - Moulsham and Central	TCAAP5	N	**50**	**18**	**50**	**18**	No application			N	Y														50		
17	1 Navigation Road, Chelmsford	Chelmsford Town Area - Moulsham and Central	TCAAP32	N	**42**	**15**	**42**	**15**	No application			N	Y														42		
18	Land adjacent to 73 Springfield Road, Chelmsford	Chelmsford Town Area - Moulsham and Central	TCAAP4	N	**30**	**11**	**30**	**11**	No application			N	Y														30		
19	Tesco Car Park at rear of 73 Springfield Road, Chelmsford	Chelmsford Town Area - Moulsham and Central	TCAAP4	N	**30**	**11**	**30**	**11**	No application			N	Y														30		
20	The Granary Salesroom, Victoria Road, Chelmsford	Chelmsford Town Area - Moulsham and Central	TCAAP31	N	**25**	**9**	**25**	**9**	No application			N	Y														25		
21	Part of Car Park and verge fronting Riverside Retail Park, Victoria Road, Chelmsford	Chelmsford Town Area - Moulsham and Central	TCAAP30	N	**23**	**9**	**23**	**9**	No application			N	Y														23		
22	Car Wash Centre, New Street, Chelmsford	Chelmsford Town Area - Marconi	TCAAP36	N	**4**	**0**	**4**	**0**	No application			N	Y														4		
23	The Atlantic Hotel, New Street, Chelmsford	Chelmsford Town Area - Marconi	TCAAP36	N	**22**	**8**	**22**	**8**	No application			N	Y														22		
24	Car Park, Rainsford Road, Chelmsford	Chelmsford Town Area - Marconi	TCAAP18	N	**20**	**7**	**20**	**7**	No application			N	Y														20		

																	Year 1 16/17		Year 2 17/18		Year 3 18/19		Year 4 19/20		Year 5 20/21		Year 6 2021/22		Year 7 2022/23	Post 2023
2016 Site Reference No.	Site Address	Ward/Parish	DPD and Allocation Number	Windfall Permission	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable		
25	Car Park, Regina Road, Chelmsford	Chelmsford Town Area - Moulsham and Central	TCAAP29	N	9	0	9	0	No application			N	Y															9		
26	Car Park rear of 47-53 Duke Street, Chelmsford	Chelmsford Town Area - Moulsham and Central	TCAAP21	N	6	0	6	0	No application			N	Y															6		
27	Car Park rear of 20 Broomfield Road, Chelmsford	Chelmsford Town Area - Marconi	TCAAP21	N	6	0	6	0	No application			N	Y															6		
28	Car Park rear of 8 Railway Street, Chelmsford	Chelmsford Town Area - Marconi	TCAAP21	N	5	0	5	0	No application			N	Y															5		
																SUB TOTAL	44	98	111	32	527	201	376	103	0	100	0	713	0	0
North Chelmsford Area Action Plan																														
29	Land north, south and east of Belsteads Farm Lane, Broomfield (Channels) - Phase 1	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N	181	63	180	63	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 13/00598/REM approved 01/07/2013, 14/01752/FUL approved 17/07/2015	Y		181			50	37	60	26	7									
30	Land north, south and east of Belsteads Farm Lane, Broomfield (Channels) - Phase 2	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N	95	34	65	16	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 13/00598/REM approved 01/07/2013, 14/00026/REM approved 04/03/2014, 14/01752/FUL approved 17/07/2015	Y		95			40	16	9										
31	Land north, south and east of Belsteads Farm Lane, Broomfield (Channels) - Phase 3A & B	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N	74	26	74	26	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 14/01752/FUL approved 17/07/2015, 15/01623/REM approved 23/12/2015	Y		74			24		24			26							
32	Land north, south and east of Belsteads Farm Lane, Broomfield (Channels) - Phase 3C & D	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N	55	19	55	19	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 14/01752/FUL approved 17/07/2015	Y		55							18	10	18	9						
33	Land north, south and east of Belsteads Farm Lane, Broomfield (Channels) - Phase 4	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N	29	0	29	0	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 14/01752/FUL approved 17/07/2015	Y		29							29								
34	Land north, south and east of Belsteads Farm Lane, Broomfield (Channels) - Phase 5	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N	175	61	175	61	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 14/01752/FUL approved 17/07/2015	N		175							30	16	30	15	30	15		39		
35	Land north, south and east of Belsteads Farm Lane, Broomfield (Channels) - Phase 6	Broomfield - Broomfield and the Walthams	NCAAP 6, 26-27	N	96	34	96	34	Permission granted	10/01976/OUT approved 31/10/2012	13/00191/REM approved 10/05/2013, 14/01752/FUL approved 17/07/2015	N		96							20	11	20	11	22	12				
36	Land south west of Broomfield Place, Main Road, Broomfield	Broomfield - Broomfield and the Walthams	NCAAP2	N	223	79	223	79	Application submitted	11/01409/FUL still pending	N/A	N		223									60	40	84	39				
37	Land east of North Court Road and north of Hospital Approach, Broomfield	Broomfield - Broomfield and the Walthams	NCAAP1	N	268	62	268	62	Permission granted	13/00409/FUL approved 28/05/2014	N/A	N		268							50		21	29	135	33				
38	Land north of Copperfield Road (East portion), Chelmsford	Broomfield - Broomfield and the Walthams	NCAAP4	N	198	69	198	69	Agreed in principle subject to S106	14/01672/FUL	N/A	N		198									50	20	49	29				
39	Land north of Copperfield Road (west portion), Chelmsford	Broomfield - Broomfield and the Walthams	NCAAP4	N	60	21	55	21	Permission granted	14/00976/FUL approved 06/05/2015	N/A	Y		60			15	21	19										
40	Land south of Park Farm Cottages, Belsteads Farm Lane, Broomfield	Broomfield - Broomfield and the Walthams	NCAAP11	N	1500		1500		No application			N		Y																750
41	Greater Beaulieu Park, White Hart Lane, Springfield - Phase 1 - Zone D	Springfield - Springfield North	NCAAP 5,7-10,12	N	49	0	9	0	Permission granted	09/01314/EIA approved 07/03/2014	13/01872/REM approved 25/07/2014	Y November 2014		49			9													
42	Greater Beaulieu Park, White Hart Lane, Springfield - Phase 1 - Neighbourhood Centre	Springfield - Springfield North	NCAAP 5,7-10,12	N	34	9	34	9	Permission granted	09/01314/EIA approved 07/03/2014	14/01473/REM approved 13/03/2015	Y, November 2014		34					25	9										

Appendix 28

2016 Site Reference No.	Site Address	Ward/Parish	DPD and Allocation Number	Windfall Permission	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Year 1 16/17		Year 2 17/18		Year 3 18/19		Year 4 19/20		Year 5 20/21		Year 6 2021/22		Year 7 2022/23	Post 2023
																	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable		
43	Greater Beaulieu Park, White Hart Lane, Springfield - Phase 1 - Zone B	Springfield - Springfield North	NCAAP 5,7-10,12	N	74	20	74	20	Permission granted	09/01314/EIA approved 07/03/2014	15/00850/REM approved 03/12/2015	Y, November 2014		74			13	5	41	15										
44	Greater Beaulieu Park, White Hart Lane, Springfield - Phase 1 - Zone A	Springfield - Springfield North	NCAAP 5,7-10,12	N	184	50	184	50	Permission granted	09/01314/EIA approved 07/03/2014	13/01795/REM approved 19/02/2015	Y, November 2014		184			64	24	46	17	24	9								
45	Greater Beaulieu Park, White Hart Lane, Springfield - Phase 1 - Zone E/G	Springfield - Springfield North	NCAAP 5,7-10,12	N	193	53	193	53	Permission granted	09/01314/EIA approved 07/03/2014		Y, November 2014		193					24	9	48	18	48	18	20	8				
46	Greater Beaulieu Park, White Hart Lane, Springfield - Phase 1 - Zone C	Springfield - Springfield North	NCAAP 5,7-10,12	N	256	74	256	74	Permission granted	09/01314/EIA approved 07/03/2014	15/02072/REM approved 10/03/2016	Y, November 2014		256					48	20	48	20	48	20	34	13	4	1		
47	Greater Beaulieu Park, White Hart Lane, Springfield - Phase 1 - Zone F/I (includes beanfield)	Springfield - Springfield North	NCAAP 5,7-10,12	N	216	62	216	62	Permission granted (partly, figures include beanfield)	09/01314/EIA approved 07/03/2014		Y, November 2014		216					28	11	42	17	42	17	42	17				
48	Greater Beaulieu Park, White Hart Lane, Springfield - Phases 2-4	Springfield - Springfield North	NCAAP 5,7-10,12	N	2779		2779		Permission granted	09/01314/EIA approved 07/03/2014		Y, November 2014		2779							10	4	48	18	118	45	205	70	275	1986
																SUB TOTAL	215	103	354	127	376	151	384	206	485	182	209	110	275	2736
	Site Allocations Development Plan Document Allocations																													
49	St Giles, Moor Hall Lane, Bicknacre	Bicknacre - Bicknacre and East and West Hanningfield	SAD - SRA site	N	32	32	32	32	No application			N	32														32		
50	Land adjacent to The Cock Inn, Main Road, Boreham	Boreham - Boreham and the Leighs	SAD13	N	28	2	28	2	Permission granted	14/01890/FUL approved 17/08/2015	N/A	Y	28						26	2									
51	St Johns Hospital, Wood Street (South), Chelmsford - Inland Homes	Chelmsford - Goat Hall	SAD11	N	101	24	58	20	Permission granted	12/01545/FUL approved 21/05/2013	N/A	Y	97		4		38	20											
52	Land at The Nest, Highwood Road, Edney Common, Chelmsford	Chelmsford Rural West - Highwood	SAD14	N	18	4	5	0	Permission granted	11/01431/FUL approved 22/08/2012	N/A	Y	19			1	5												
53	Eurest Crown Buildings, Beeches Road, Chelmsford	Chelmsford - Waterhouse Farm	SAD4	N	46	8	12	3	Permission granted	14/00549/REM approved 11/09/2014	12/01448/OUT approved 10/07/2013	Y	46				9	3											
54	Runwell Hospital, Runwell Chase, Runwell	Rettendon - Rettendon & Runwell	SAD17	N	575	201	575	201	Permission granted	12/01480/OUT approved 21/11/2013	14/00548/REM approved 5/12/2014	Y	575				75	41	95	49	75	40	75	40	55	30				
55	Morelands Industrial Estate, Tileworks Lane, East Hanningfield	Rettendon - Rettendon & Runwell	SAD16	N	24	0	24	0	Permission granted	14/01657/OUT approved 26/05/2015		N	24										24							
56	Waterhouse Lane Depot and Nursery, Waterhouse Lane, Chelmsford		SAD9	N	34	12	34	12	No application			N	Y														34		
57	Land rear Of 17-37 Beach's Drive, Chelmsford		SAD5	N	29	11	29	11	No application			N	Y														29		
58	Writtle Telephone Exchange, Ongar Road, Writtle		SAD19	N	25	9	25	9	No application			N	Y														25		
59	Car Park adjacent 98 Coval Lane, Chelmsford		SAD2	N	24	9	24	9	No application			N	Y														24		
60	County Library Headquarters, Goldlay Gardens, Chelmsford		SAD3	N	32	11	32	11	Preliminary Enquiry	15/08115/PE		N	Y										21	11					
61	Land north of Galleywood Reservoir, Beehive Lane, Galleywood		SAD15	N	18	7	18	7	No application			N	Y														18		
62	Garages rear of 73 Byron Road, Chelmsford	Chelmsford - Trinity	SAD6	N	11	0	11	0	Permission granted	15/00121/FUL approved 30/06/2015	N/A	N	12			1			11										
63	Land at Back Lane, East Hanningfield		SAD20	N	10	8	10	8	No application	15/00307/OUT		N	N								12	16							
																SUB TOTAL	127	64	132	51	87	56	120	51	55	30	0	162	0	0
	Large Sites (Unallocated)																													
64	1 Rectory Lane, Chelmsford	Chelmsford - Marconi	TCAAP	Y	22	0	22	0	Permission granted	13/01777/FUL approved 28/05/2014	N/A	Y	22				22												
65	Land at Wicks Place, Chelmsford	Chelmsford - Marconi	TCAAP - Part of 18	N	14	0	14	0	Permission granted	14/01065/FUL approved 17/10/2014	N/A	N	14						14										
66	64-66 Broomfield Road	Chelmsford - Marconi	TCAAP	Y	37	0	37	0	Prior approval granted	14/01147/COUPA approved 20/08/2014	N/A	Y			37		37												
67	64-66 Broomfield Road	Chelmsford - Marconi	TCAAP	Y	14	0	14	0	Permission granted	15/00911/FUL approved 03/09/2015	N/A	Y	14						14										
68	Site rear of 30-34 Broomfield Road	Chelmsford - Marconi	TCAAP	Y	20	0	20	0	Permission granted	14/01360/FUL approved 17/11/2014	N/A	N	20						20										
69	Royal & Sunalliance, Parkview House, Victoria Road South	Chelmsford - Moulsham and Central	TCAAP	Y	47	0	47	0	Permission granted	15/01651/FUL approved 14/12/2015	N/A	N			47						47								
70	Royal & Sunalliance, Parkview House, Victoria Road South	Chelmsford - Moulsham and Central	TCAAP	Y	15	0	15	0	Permission granted	15/01590/FUL approved 23/11/2015	N/A	N			15						15								
71	South Lodge Hotel, 196 New London Road, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	65	0	65	0	Permission granted	15/00402/FUL approved 09/06/2015	N/A	Y	65						65										
72	Site at 55-57 New Street, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	10	0	10	0	Permission granted	15/00430/FUL approved 19/10/2015	15/00431/LBC approved 09/06/2015	Y			10				10										
73	101 New London Road, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	10	0	10	0	Permission granted	15/01451/FUL approved 23/12/2015	N/A	N			10				10										
74	London House, 111 New London Road, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	55	0	55	0	Permission granted	14/01769/FUL approved 19/02/2015	N/A	Y	55				55												
75	Gemini House, 88-90 New London Road, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	34	0	22	0	Prior approval required - approved	14/01076/COUPA approved 19/08/2014	N/A	Y			34		22												

																	Year 1 16/17		Year 2 17/18		Year 3 18/19		Year 4 19/20		Year 5 20/21		Year 6 2021/22		Year 7 2022/23	Post 2023
2016 Site Reference No.	Site Address	Ward/Parish	DPD and Allocation Number	Windfall Permission	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable		
76	First, Second, Third and Fourth Floor, Friars House, 6 Parkway, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	**20**	**0**	**20**	**0**	Prior approval required - approved	13/01718/COUPA approved 22/07/2015	N/A	Y			20		20													
77	Kensal House, 77 Springfield Road, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	**20**	**0**	**20**	**0**	Prior approval required - approved	15/00900/COUPA approved 22/07/2015	15/00810/FUL approved 22/06/2015	Y			20		20													
78	Threadneedle House, 9-10 Market Road	Chelmsford - Moulsham and Central	TCAAP	Y	**42**	**0**	**42**	**0**	Prior approval required - approved	14/00526/COUPA approved 08/05/2014	N/A	N			42				42											
79	Danbury Palace, Main Road, Danbury	Danbury, Little Baddow, Danbury & Sandon	SAD	N	**45**	**0**	**7**	**0**	Permission granted	13/00816/FUL approved 08/05/2014	13/00817/LBC approved 21/01/2014	Y		26	19		7													
80	Alexandra Court, 36 Church Street, Great Baddow	Great Baddow - Great Baddow East	SAD	Y	**11**	**0**	**11**	**0**	Permission granted	15/01926/FUL approved 11/02/2016	N/A	Y			11		11													
81	Rosehart Properties Ltd, Block B, Chelmsford Office and Technology Park (BAE)	Great Baddow - Great Baddow East	SAD	Y	**65**	**0**	**65**	**0**	Prior approval not required	14/02000/COUPA approved 30/01/2015	N/A	N	65									65								
82	Land South of Newport House, Molrams Lane, Great Baddow	Great Baddow - Great Baddow East	SAD	Y	**64**	**0**	**64**	**0**	Permission granted	15/01461/FUL approved 17/12/2015	N/A	N		64								64								
83	Marrable House, The Vineyards, Great Baddow	Great Baddow - Great Baddow East	SAD	Y	**53**	**0**	**53**	**0**	Permission granted	15/00851/FUL approved 29/01/2016	N/A	N	53						53											
84	Garages rear of 24 Cherry Garden Road, Great Waltham	Great Waltham - Broomfield and The Walthams	NCAAP	Y	**10**	**10**	**10**	**10**	Permission granted	15/00838/FUL approved 11/11/2015	N/A	N	10							10										
85	201 New London Road, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	**10**	**10**	**10**	**10**	No application						10					10										
86	Raeburn House, 1-3 Baron Road, South Woodham Ferrers	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	Y	**10**	**0**	**10**	**0**	Permission granted	15/01825/FUL approved 03/02/2016	N/A	N	4		6						10									
87	The Lordship Stud, Writtle College, Back Road, Writtle	Writtle	SAD	Y	**17**	**6**	**17**	**6**	Agreed in principle subject to S106	15/01855/FUL	N/A	N	17						11	6										
88	Oxney Garage, 212 Ongar Road, Writtle	Writtle	SAD	Y	**13**	**0**	**13**	**0**	Permission granted	13/00062/ETL approved 08/04/2013	N/A	Y	13								13									
																SUBTOTAL	**194**	**0**	**239**	**26**	**85**	**0**	**129**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Small Sites (Unallocated)																														
89	Workshop, Main Road, Woodham Ferrers, Chelmsford	Bicknacre - Bicknacre and East and West Hanningfield	SAD	Y	**2**	**0**	**2**	**0**	Permission granted	13/01724/OUT approved 31/01/2014	14/00963/REM approved 29/08/2014	N	2						2											
90	Site at Peartree Farm, Bicknacre Road, Danbury	Bicknacre - Bicknacre and East and West Hanningfield	SAD	Y	**1**	**0**	**1**	**0**	Permission granted	15/00172/FUL approved 23/04/2015	N/A	Y, March 2016			1						1									
91	Land Between Sunray and Anchor House, Main Road, Woodham Ferrers	Bicknacre - Bicknacre and East and West Hanningfield	SAD	Y	**1**	**0**	**1**	**0**	Permission granted	15/00686/OUT approved 23/06/2015		N		1					1											
92	Land at Bulls Lodge Farm, Generals Lane, Boreham	Boreham - Boreham and the Leighs	NCAAP	Y	**3**	**0**	**3**	**0**	Permission granted	15/01293/FUL approved 11/12/2015	N/A	Y, Feb 2016			3						3									
93	Kenwood House, Waltham Road, Boreham	Boreham - Boreham and the Leighs	SAD	Y	**1**	**0**	**1**	**0**	Permission granted	15/02126/FUL approved 15/02/2016	N/A	N	1						1											
94	Land at 4 Lionfield Cottages, Main Road, Boreham	Boreham - Boreham and the Leighs	SAD	N	**1**	**0**	**1**	**0**	Permission granted	15/00051/OUT approved 12/03/2015	15/01995/REM approved 24/02/2016	N		1					1											
95	The Cock Inn, Main Road, Boreham	Boreham - Boreham and the Leighs	SAD	Y	**5**	**0**	**5**	**0**	Permission granted	14/01170/FUL approved 17/10/2014	14/01171/LBC approved 17/10/2014	N	2		3						5									
96	Land at 17 Lodge Crescent, Boreham	Boreham - Boreham and the Leighs	SAD	N	**1**	**0**	**1**	**0**	Permission granted	14/00307/FUL approved 28/04/2014	N/A	Y March 15	1				1													
97	Field OS Ref 4730, The Chase, Boreham	Boreham - Boreham and the Leighs	SAD	Y	**1**	**0**	**0**	**1**	CLOPUD Permitted	14/01668/CLOPUD approved 29/10/2014	N/A	Y	1						1											
98	Site between Kou en and 16 Orchard Cottages, Main Road, Boreham	Boreham - Boreham and the Leighs	SAD	Y	**4**	**0**	**4**	**0**	Permission granted	15/00746/FUL approved 22/10/2015	N/A	N		4					4											
99	Site at North Bungalow, Elm Way, Boreham	Boreham - Boreham and the Leighs	SAD	N	**4**	**0**	**4**	**0**	Permission granted	13/01216/OUT approved 13/11/2013		N	4									4								
100	Barn, Mount Maskall, General Lane, Boreham	Boreham - Boreham and the Leighs	SAD	Y	**1**	**0**	**1**	**0**	Permission granted	15/01363/FUL approved 04/11/2015	N/A	N			1				1											

Appendix 28

																	Year 1 16/17		Year 2 17/18		Year 3 18/19		Year 4 19/20		Year 5 20/21		Year 6 2021/22		Year 7 2022/23	Post 2023
2016 Site Reference No.	Site Address	Ward/Parish	DPD and Allocation Number	Windfall Permission	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable		
101	Land at 41 Main Road, Main Road, Great Leighs	Great and Little Leighs - Borehams and the Leighs	SAD	N	1	0	1	0	Permission granted	15/01343/FUL approved 01/10/2015	N/A	Y Oct 2015		1					1											
102	Land at 51 Main Road, Great Leighs	Great and Little Leighs - Borehams and the Leighs	SAD	N	1	0	1	0	Permission granted	15/01589/FUL approved 26/11/2015	N/A	N		1					1											
103	Greengates, 214 Main Road, Great Leighs	Great and Little Leighs - Borehams and the Leighs	SAD	N	7	0	7	0	Permission granted	15/01131/FUL approved 01/09/2015	N/A	N		8		1			7											
104	Site at Hobblesfield, Hornells Corner, Little Leighs	Boreham - Boreham and the Leighs	SAD	N	1	0	1	0	Permission granted	15/00212/FUL approved 09/04/2015	N/A	N	1								1									
105	New Hall School, The Avenue, Boreham	Boreham - Boreham and the Leighs	NCAAP	Y	1	0	1	0	Permission granted	14/00432/FUL approved 20/05/2014	N/A	N			1				1											
106	Campions Flat, New Hall School, Boreham	Boreham - Boreham and the Leighs	NCAAP	Y	1	0	1	0	Permission granted	14/00279/FUL approved 09/04/2014	N/A	N			1				1											
107	Site at 48 Ridley Road, Broomfield, Chelmsford	Broomfield - Broomfield and the Walthams	NCAAP	N	1	0	1	0	Permission granted	16/00101/FUL approved 17/03/2016	N/A	N		1							1									
108	Garage Block, Broomhall Close, Broomfield	Broomfield - Broomfield and the Walthams	NCAAP	Y	3	0	3	0	Permission granted	14/01237/FUL approved 29/10/2014	N/A	Y, Jan 16	3						3											
109	Land North West of 12 Widford Close, Chelmsford	Chelmsford - Goat Hall	SAD	N	1	0	1	0	Permission granted	16/00139/FUL approved 24/03/2016	N/A	N		1							1									
110	Land Between 67 and 69 Goshawk Drive	Chelmsford - Goat Hall	SAD	Y	2	0	2	0	Permission granted	15/02016/FUL approved 22/01/2016	N/A	N	2						2											
111	Thrift Farm, Moulsham Thrift, Chelmsford	Chelmsford - Goat Hall	SAD	Y	1	0	1	0	Permission granted	13/01078/FUL approved 08/10/2013	N/A	N			1								1							
112	22 Broomfield Road, Chelmsford	Chelmsford - Marconi	TCAAP	Y	1	0	1	0	Permission granted	13/01842/FUL approved 12/02/2014	N/A	N			1				1											
113	86 Broomfield Road, Chelmsford, CM1 1SS	Chelmsford - Marconi	TCAAP	Y	4	0	4	0	Permission granted	12/01593/FUL approved 20/12/2012	N/A	Y	2		2				4											
114	86 Broomfield Road, Chelmsford, CM1 1SS (Ground Floor)	Chelmsford - Marconi	TCAAP	Y	2	0	2	0	Prior approval required - approved	15/01930/COUPA approved 06/01/2016	N/A	Y			2				2											
115	84 Broomfield Road, Chelmsford	Chelmsford - Marconi	TCAAP	Y	2	0	2	0	Prior approval required - approved	16/00195/COUPA approved 24/03/2016	N/A	N			2				2											
116	47 Broomfield Road, Chelmsford	Chelmsford - Marconi	TCAAP	Y	6	0	6	0	Permission granted	13/00572/FUL approved 09/08/2013	N/A	Y, March 2014			6			6												
117	Courtman House, Maltese Road	Chelmsford - Marconi	TCAAP	N	3	0	3	0	Permission granted	14/01608/FUL approved 15/12/2014	N/A	Y, Aug 2015	3					3												
118	Land at 26 Townfield Street, Chelmsford	Chelmsford - Marconi	TCAAP	N	1	0	1	0	Permission granted	13/00857/FUL approved 02/09/2013	N/A	N	2						1											
119	Pizza Hive, 43 Duke Street, Chelmsford	Chelmsford - Marconi	TCAAP	Y	2	0	2	0	Permission granted	14/01085/FUL approved 20/08/2014	N/A	N	2						2											
120	56 Duke Street, Chelmsford	Chelmsford - Marconi	TCAAP	Y	8	0	8	0	Permission granted	10/00445/FUL approved 20/08/2010	N/A	Y, March 2012			8									8						
121	5 Steamer Terrace, Chelmsford	Chelmsford - Marconi	TCAAP	N	1	0	1	0	Permission granted	15/01369/FUL approved 09/10/2015	N/A	Y, Feb 2016			1				1											
122	Anchor Works, Glebe Road, Chelmsford	Chelmsford - Marconi	TCAAP	Y	2	0	2	0	Permission granted	15/01868/FUL approved 12/02/2016	N/A	N		2					2											
123	Site at 88-92 Kings Road, Chelmsford	Chelmsford - Marconi	SAD	Y	4	0	4	0	Permission granted	15/00145/FUL approved 29/05/2015	N/A	Y Dec 15	5			1			4											
124	86 North Avenue, Chelmsford	Chelmsford - Marconi	SAD	N	2	0	2	0	Permission granted	14/00556/FUL approved 29/05/2014	N/A	N	2						2											
125	7-13 Rainsford Road	Chelmsford - Marconi	SAD	Y	1	0	1	0	Permission granted	15/01715/FUL approved 04/03/2016	N/A	N			1				1											
126	22 Rainsford Road, Chelmsford,	Chelmsford - Marconi	TCAAP	Y	5	0	5	0	Permission granted	15/01512/FUL approved 11/11/2015	N/A	N	3		2				5											
127	Gemini House, 88-90 New London Road, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	3	0	3	0	Permission granted	15/01236/FUL approved 23/09/2015	N/A	Y	3					3												
128	St Marks Centre, Cottage Place, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	8	0	8	0	Permission granted	15/01232/FUL approved 14/09/2015	N/A	N	8						8											
129	7-18 Cathedral Walk, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	2	0	2	0	Permission granted	15/01280/FUL approved 25/09/2015	N/A	IN submitted Feb 2016		2				2												
130	139-141 Springfield Road	Chelmsford - Moulsham and Central	TCAAP	Y	1	0	1	0	Permission granted	14/00723/COUPA approved 20/06/2014	N/A	N			1				1											
131	Reliance Employment, 28-31 Moulsham Street, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	4	0	4	0	Permission granted	14/00033/FUL approved 22/05/2014	N/A	N			4								4							
132	181 Moulsham Street	Chelmsford - Moulsham and Central	TCAAP	Y	5	0	5	0	Permission granted	15/01050/OUT approved 15/01/2016		N		5									5							

																	Year 1 16/17		Year 2 17/18		Year 3 18/19		Year 4 19/20		Year 5 20/21		Year 6 2021/22		Year 7 2022/23	Post 2023
2016 Site Reference No.	Site Address	Ward/Parish	DPD and Allocation Number	Windfall Permission	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable		
133	177 & 178 Moulsham Street	Chelmsford - Moulsham and Central	TCAAP	Y	3	0	3	0	Permission granted	15/00562/COUPA approved 08/06/2015	N/A	N			3				3											
134	47 and 48 Moulsham Street, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	4	0	4	0	Permission granted	15/01497/COUPA approved 29/10/2015	N/A	N			4				4											
135	Land Adjacent 44 Mildmay Road, Chelmsford, Essex	Chelmsford - Moulsham and Central	TCAAP	Y	1	0	1	0	Permission granted	15/01094/FUL approved 30/09/2015	N/A	N	1						1											
136	Land South East of Riverbank Court, Shrublands Close, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	3	0	3	0	Permission granted	12/00917/FUL approved 25/07/2012	N/A	Y	3								3									
137	3 Lockside Marina, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	1	0	1	0	Prior approval not required	14/01664/COUPA approved 27/11/2014	N/A	N			1				1											
138	32-33 New Street, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	2	0	2	0	Permission granted	15/00774/FUL approved 20/08/2015	N/A	Y	2					2												
139	Land rear of 8 to 9c Meadowside, Chelmsford	Chelmsford - Moulsham and Central	SAD	Y	1	0	1	0	Permission granted	13/00353/FUL approved 16/09/2013	N/A	N	1						1											
140	Site rear of 50A - 50B Moulsham Street, Chelmsford	Chelmsford - Moulsham and Central	SAD	Y	1	0	1	0	Permission granted	15/00639/FUL approved 09/06/2015	N/A	N			1				1											
141	Site at 57-63 Moulsham Street, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	9	0	9	0	Permission granted	13/00203/FUL approved 19/04/2013	N/A	N			9								9							
142	3 Tindal Square, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	5	0	5	0	Permission granted	14/00553/FUL approved 27/05/2014	N/A	N			5				5											
143	Friars House, 6 Parkway, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	3	0	3	0	Permission granted	14/00475/FUL approved 20/05/2014	N/A	Y	3					3												
144	Chelmsford Club, 108 New London Road	Chelmsford - Moulsham and Central	TCAAP	Y	5	0	4	0	Permission granted	14/01406/FUL approved 28/11/2014	N/A	Y	2			3		4												
145	The Old Silk Mill Building, Hall Street	Chelmsford - Moulsham and Central	TCAAP	Y	6	0	6	0	Permission granted	14/01379/FUL approved 17/12/2014	N/A	Y			6			6												
146	Chelmer House, 11-23 Springfield Road, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	8	0	8	0	Prior approval required - approved	14/01750/COUPA approved 28/11/2014	N/A	N			8				8											
147	Chelmer House, 19-21 Springfield Road, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	3	0	3	0	Permission granted	14/00101/FUL approved 03/04/2014	N/A	N	3						3											
148	2 High Street, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	5	0	5	0	Permission granted	14/01665/FUL approved 23/12/2014	N/A	N			5				5											
149	2 and 3 Duke Street	Chelmsford - Moulsham and Central	TCAAP	Y	2	0	2	0	Permission granted	15/00869/FUL approved 12/08/2015	N/A	N			2				2											
150	22A Duke Street, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	5	0	5	0	Permission granted	15/01231/FUL approved 03/11/2015	N/A	N	5						5											
151	187 Gloucester Avenue, Chelmsford	Chelmsford - Moulsham and Central	SAD	N	1	0	1	0	Permission granted	13/01451/FUL approved 18/12/2013	N/A	N	1					1												
152	1 & 2 Anchor Street, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	2	0	2	0	Permission granted	15/00439/FUL approved	N/A	N			2				2											
153	204A New London Road, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	1	0	1	0	Prior approval required - approved	14/00653/COUPA approved 16/06/2014	N/A	N			1				1											
154	185 New London Road. Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	5	0	5	0	Permission granted	15/01038/FUL approved 07/12/2015	N/A	N	5						5											
155	200 New London Road, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	Y	2	0	2	0	Permission granted	12/00473/FUL 14/09/2015	N/A	Y	2						2											
156	Land Adjacent 46 Heath Drive, Chelmsford	Chelmsford - Moulsham Lodge	SAD	N	1	0	1	0	Permission granted	15/01062/FUL approved 25/09/2015	N/A	N		1					1											
157	1 St Anthonys Drive, Chelmsford	Chelmsford - Moulsham Lodge	SAD	N	1	0	1	0	Permission granted	14/00204/FUL approved 01/12/2014	N/A	N	1						1											
158	Land at 45 Eves Crescent, Chelmsford	Chelmsford - Patching Hall	SAD	N	2	0	2	0	Permission granted	16/00035/FUL approved 08/02/2016	N/A	N		2							2									
159	Land south of 36 Gloucester Crescent, Chelmsford	Chelmsford - Patching Hall	SAD	N	1	0	1	0	Permission granted	13/00982/ETL approved 03/10/2013	N/A	N	1						1											
160	Broomfield Lodge, Sixth Avenue, Chelmsford	Chelmsford - Patching Hall	SAD	N	1	0	1	0	Permission granted	11/00944/ETL approved 14/10/2011	N/A	Y	1					1												
161	Site at Broomfield Lodge, Sixth Avenue, Chelmsford	Chelmsford - Patching Hall	SAD	N	4	0	4	0	Permission granted	11/00943/ETL approved 14/10/2011	N/A	Y	4					4												
162	249A Broomfield Road	Chelmsford - Patching Hall	SAD	Y	1	0	1	0	Prior approval not required	14/01768/COUPA approved 19/12/2014	N/A	N			1				1											

Appendix 28

																	Year 1 16/17		Year 2 17/18		Year 3 18/19		Year 4 19/20		Year 5 20/21		Year 6 2021/22		Year 7 2022/23	Post 2023
2016 Site Reference No.	Site Address	Ward/Parish	DPD and Allocation Number	Windfall Permission	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable		
163	Land rear of 269A and 269B Broomfield Road, Chelmsford	Chelmsford - Patching Hall	SAD	Y	2	0	2	0	Permission granted	13/01013/FUL approved 02/10/2013	N/A	N	2						2											
164	Land Between 80 and 82 Chignal Road, Chelmsford	Chelmsford - St Andrews	SAD	N	1	0	1	0	Permission granted	14/02091/FUL approved 27/05/2015	N/A	Y Feb 2016	1				1													
165	Land at 1 Melbourne Avenue	Chelmsford - St Andrews	SAD	N	1	0	1	0	Permission granted	15/01762/FUL approved 18/12/2015	N/A	N		1					1											
166	62 Mendip Road, Chelmsford	Chelmsford - St Andrews	SAD	N	1	0	1	0	Permission granted	15/02014/FUL approved 29/02/2014	N/A	N			1						1									
167	Land East of 53 St Nazaire Road, Chelmsford	Chelmsford - St Andrews	SAD	Y	3	0	3	0	Permission granted	13/00787/FUL approved 21/08/2013	N/A	N	3						3											
168	Garages rear of 68 Cherwell Drive, Chelmsford	Chelmsford - St Andrews	TCAAP	Y	8	8	8	8	Permission granted	15/01140/FUL approved 01/10/2015	N/A	N	8								8									
169	The Three Stars, 10 Trent Road	Chelmsford - St Andrews	TCAAP	Y	9	9	9	9	Permission granted	14/01720/FUL approved 17/12/2014	N/A	Y	9							9										
170	Land at 1 Cassino Road, Chelmsford	Chelmsford - St Andrews	SAD	N	2	0	2	0	Permission granted	14/01620/FUL approved 02/12/2014	N/A	Y, November2015	2				2													
171	21 Seven Ash Green, Chelmsford	Chelmsford - The Lawns	SAD	N	2	0	2	0	Permission granted	15/01353/FUL approved 12/10/2015	N/A	N	3			1			2											
172	Tom Green Construction, 206 Springfield Road, Chelmsford	Chelmsford - Trinity	TCAAP	Y	2	0	2	0	Permission granted	14/01258/FUL approved 23/09/2014	N/A	Y			2		2													
173	Land at 34 Peel Road, Chelmsford	Chelmsford - Trinity	SAD	N	1	0	1	0	Permission granted	15/01281/FUL approved 22/09/2015	N/A	N		1					1											
174	Land rear of 5 to 9 Tyrells Close, Chelmsford	Chelmsford - Trinity	SAD	N	2	0	2	0	Permission granted	14/01280/REM approved 03/10/2014	N/A	N	2						2											
175	Land rear of 270 to 272 Springfield Road, Chelmsford	Chelmsford - Trinity	TCAAP	N	2	0	1	0	Permission granted	13/00996/FUL approved 11/09/2013	N/A	Y	2						1											
176	Site at 53 Writtle Road, Chelmsford	Chelmsford - Waterhouse Farm	SAD	N	1	0	1	0	Permission granted	15/01524/FUL approved 05/01/2016	N/A	N		1					1											
177	9 and 10 Alma Drive, Chelmsford	Chelmsford - Waterhouse Farm	SAD	N	2	0	2	0	Permission granted	14/00793/FUL approved 07/07/2014	N/A	Y, March 15	2				2													
178	Land at Chignal Grange	Chignal - Chelmsford Rural West	SAD	N	1	0	1	0	Permission granted	15/02093/FUL approved 15/02/2016	N/A	N			1				1											
179	Land between Marshalls and 4 Ash Rise, Chignal Road, Chignal Smealy	Chignal - Chelmsford Rural West	SAD	Y	1	0	1	0	Permission granted	14/00305/OUT approved 24/04/2014	N/A	N		1					1											
180	86 Main Road, Danbury, Chelmsford	Danbury - Little Baddow, Danbury and Sandon	SAD	Y	9	0	9	0	Permission granted	15/01117/FUL approved 16/09/2015	N/A	N	9						9											
181	Danbury Park Farm, Woodhill Road, Danbury	Danbury - Little Baddow, Danbury and Sandon	SAD	Y	1	0	1	0	Permission granted	15/01799/COUPA approved 22/12/2015	N/A	N			1						1									
182	Land south of Lower Lodge, Main Road, Danbury	Danbury - Little Baddow, Danbury and Sandon	SAD	Y	1	0	1	0	Permission granted	14/00473/FUL approved 23/05/2014	N/A	Y, Feb 15	1				1													
183	Land at Rosemary, Maldon Road, Danbury	Danbury - Little Baddow, Danbury and Sandon	SAD	N	1	0	1	0	Prior approval required - approved	15/01456/FUL approved 22/10/2015	N/A	N	1						1											
184	Woodend Cat Hotel, 77 Hopping Jacks Lane, Danbury, Chelmsford	Danbury, Little Baddow, Danbury & Sandon	SAD	Y	1	0	1	0	Appeal Allowed	14/01240/FUL approved 12/08/2015 at appeal	N/A	N	1						1											
185	24 Main Road, Danbury, Chelmsford, CM3 4NQ	Danbury, Little Baddow, Danbury & Sandon	SAD	N	1	0	1	0	Permission granted	15/01722/FUL approved 23/12/2015	N/A	N	2			1			1											
186	Land at Willow Cottage, Gay Bowers Road, Danbury	Danbury - Little Baddow, Danbury and Sandon	SAD	Y	1	0	1	0	Permission granted	14/01523/FUL approved 05/11/2014	N/A	Y, initial notice Aug 15			1		1													
187	Little Claydons, Old Southend Road, Howe Green, Chelmsford	East Hanningfield - Bicknacre and West Hanningfield	SAD	Y	1	0	1	0	Prior approval required - approved	15/00888/COUPA approved 07/07/2015	N/A	N			1				1											
188	Former Piggery Building, Highfields Farm, Highfields Mead, East Hanningfield	East Hanningfield - Bicknacre and West Hanningfield	SAD	Y	3	0	3	0	Prior approval granted	16/00015/COUPA approved 02/03/2016	N/A	N			3						3									
189	Land north west of Silver Ash, Southend Road, Rettendon Common	East Hanningfield - Bicknacre and West Hanningfield	SAD	Y	1	0	1	0	Permission granted	15/02149/REM approved 03/03/2016	14/00035/OUT approved 07/03/2014	N	1						1											

Appendix 28

																	Year 1 16/17		Year 2 17/18		Year 3 18/19		Year 4 19/20		Year 5 20/21		Year 6 2021/22		Year 7 2022/23	Post 2023
2016 Site Reference No.	Site Address	Ward/Parish	DPD and Allocation Number	Windfall Permission	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable		
190	Barn at Little Mascalls, West Hanningfield Road	Galleywood - Galleywood	SAD	Y	1	0	1	0	Permission granted	15/01613/FUL approved 17/12/2015	N/A	N			1				1											
191	Land at 80A Brook Lane, Galleywood	Galleywood - Galleywood	SAD	N	1	0	1	0	Permission granted	14/01759/OUT approved 07/07/2015		N		1							1									
192	All Oak and Hardwood Ltd, Mapletree Works, Brook Lane, Galleywood	Galleywood - Galleywood	SAD	Y	1	0	1	0	Permission granted	15/01563/FUL approved 19/01/2016	N/A	N			1				1											
193	Land Rear of 23 Sawkins Avenue	Great Baddow - Great Baddow West	SAD	Y	1	0	1	0	Permission granted	15/00199/FUL approved 21/01/2016	N/A	N		1					1											
194	Land at 18 Jeffery Road, Great Baddow, Chelmsford	Great Baddow - Great Baddow East	SAD	N	1	0	1	0	Permission granted	15/00535/FUL approved 28/05/2015	N/A	N		1					1											
195	378 Baddow Road	Great Baddow - Great Baddow East	SAD	N	2	0	2	0	Permission granted	15/00440/FUL approved 25/05/2016	N/A	N		3		1			2											
196	School House, The Bringey, Great Baddow, Chelmsford	Great Baddow - Great Baddow East	SAD	N	1	0	1	0	Permission granted	15/00745/FUL approved 12/08/2015	N/A	N		2					1											
197	2, 3 & 4 Pitfield, Great Baddow	Great Baddow - Great Baddow East	SAD	N	4	0	4	0	Permission granted	15/01928/FUL approved 11/03/2016	N/A	N		7		3					4									
198	Land South West of 57 Pertwee Drive, Great Baddow	Great Baddow - Great Baddow East	SAD	N	1	0	1	0	Permission granted	15/01721/FUL approved 15/01/2016	N/A	N		1					1											
199	Site at 501 Meadgate Avenue, Great Baddow	Great Baddow - Great Baddow East	SAD	N	1	0	1	0	Permission granted	15/01811/FUL approved 22/12/15	N/A	N		1					1											
200	Land rear of 291-293 Baddow Road, Great Baddow	Great Baddow - Great Baddow East	SAD	Y	2	0	2	0	Permission granted	15/00568/FUL approved 09/06/2015	N/A	N		2					2											
201	Land between 10 and 11 Mercia Close, Great Baddow	Great Baddow - Great Baddow East	SAD	Y	1	1	1	1	Permission granted	14/00646/FUL approved 13/06/2014	N/A	N	1							1										
202	Mansard Heating Ltd, 56 High Street, Great Baddow	Great Baddow - Great Baddow East	SAD	Y	3	0	3	0	Permission granted	15/01203/FUL approved 26/11/2015	N/A	Y, Dec 2015			3			3												
203	Land west of The Reading Rooms, Bell Street, Great Baddow	Great Baddow - Great Baddow East	SAD	Y	2	0	2	0	Permission granted	12/01630/FUL approved 24/12/2014	N/A	Y, Oct 14	2					2												
204	Land west of Plantation Lodge, The Bringey, Great Baddow	Great Baddow - Great Baddow East	SAD	N	1	0	1	0	Permission granted	13/00262/FUL approved 29/04/2013	N/A	N	1						1											
205	Land at 21 Chalklands, Sandon	Sandon - Little Baddow, Danbury and Sandon	SAD	N	1	0	1	0	Permission granted	15/00712/FUL approved 16/09/2015	N/A	IN submitted Feb 2016		1				1												
206	Dumney Farm, Dumney Lane, Little Leighs	Great and Little Leighs - Borehams and the Leighs	NCAAP	Y	1	0	1	0	Permissions granted	14/01118/FUL approved 08/09/2014	N/A	N	1						1											
207	2, 4 & 8 Barrack Lane, Great Waltham	Great Waltham - Broomfield and The Walthams	NCAAP	N	5	5	1	1	Permission granted	12/00733/FUL approved 11/01/2013	N/A	Y, March 15	8			3				1										
208	Barn at Little Fellows, Mashbury Road, Great Waltham	Great Waltham - Broomfield and The Walthams	NCAAP	Y	1	0	1	0	Permission granted	15/00066/FUL approved 17/04/2015	N/A	N			1				1											
209	Site at 12 Walnut Tree Cottages, Broads Green, Great Waltham	Great Waltham - Broomfield and The Walthams	NCAAP	N	1	0	1	0	Permission granted	16/00026/FUL approved 02/03/2016	N/A	N		1					1											
210	Buildings rear of Spread Eagle, Church Lane, Ford End	Great Waltham - Broomfield and The Walthams	SAD	Y	1	0	1	0	Permission granted	15/01208/OUT approved 09/09/2015		N	1						1											
211	Land West of Home Pastures, Main Road, Ford End, Chelmsford	Great Waltham - Broomfield and The Walthams	SAD	Y	1	0	1	0	Permission granted	15/00923/OUT approved 15/09/2015		N		1					1											
212	Land North of 45 Pleshey Road, Ford End	Great Waltham - Broomfield and The Walthams	SAD	N	1	0	1	0	Permission granted	14/00829/FUL approved 11/07/2014	N/A	Y Jan 16	1					1												
213	Margaret Woods Farm, Great Waltham, Chelmsford	Great Waltham - Broomfield and The Walthams	SAD	Y	1	0	1	0	Permission granted	15/00091/FUL approved 01/07/2015	N/A	N			1				1											
214	Land at Cranford, Lucks Lane, Howe Street	Great Waltham - Broomfield and The Walthams	SAD	N	1	0	1	0	Permission granted	14/02072/REM approved 13/02/2015	14/00564/OUT approved 28/205/2014	Y, Aug 2015	1					1												
215	Barn South East of Walnut Tree Farm	Great Waltham - Broomfield and The Walthams	SAD	Y	1	0	1	0	Permission granted	15/01682/FUL approved 02/12/2015	N/A	N			1				1											
216	Barns Northend Place, Brook Hill, North End	Great Waltham - Broomfield and The Walthams	SAD	Y	3	0	3	0	Permission granted	15/00181/FUL approved 11/05/2015	N/A	Y, July 15			3			3												
217	Site at Bridge House, Lucks Lane, Howe Street, Great Waltham	Great Waltham - Broomfield and The Walthams	SAD	N	1	0	1	0	Permission granted	15/01778/FUL approved 22/12/2015	N/A	N		1					1											

																	Year 1 16/17		Year 2 17/18		Year 3 18/19		Year 4 19/20		Year 5 20/21		Year 6 2021/22		Year 7 2022/23	Post 2023
2016 Site Reference No.	Site Address	Ward/Parish	DPD and Allocation Number	Windfall Permission	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable		
218	Greenend Farm, Dunmow Road, North End	Great Waltham - Broomfield and The Walthams	SAD	Y	**2**	**0**	**2**	**0**	Permission granted	13/01322/FUL approved 13/11/2013	N/A	N	2						2											
219	Church Farm, Highwood Road, Edney Common	Highwood - Chelmsford Rural West	SAD	Y	**1**	**0**	**1**	**0**	Prior approval required - approved	15/01498/COUPA approved 30/10/2015	N/A	N			1				1											
220	Site at Briggs Cottage, Cock Lane, Highwood	Highwood - Chelmsford Rural West	SAD	N	**1**	**0**	**1**	**0**	Permission granted	16/00038/FUL approved 10/03/2016	N/A	N		1							1									
221	Awes Farm, Ingatestone Road, Highwood	Highwood - Chelmsford Rural West	SAD	Y	**1**	**0**	**1**	**0**	Permission granted	12/01679/FUL approved 23/01/2013	N/A	Y, Jan 16	1				1													
222	Phillips Farm, Highwood Road, Edney Common	Highwood - Chelmsford Rural West	SAD	Y	**2**	**0**	**2**	**0**	Permission granted	14/00756/FUL approved 07/07/2014	N/A	N			2				2											
223	Rysley Stables, Rysley, Little Baddow	Little Baddow - Little Baddow, Danbury and Sandon	SAD	Y	**1**	**0**	**1**	**0**	Permission granted	14/02067/FUL approved 01/04/2015	N/A	Y, Jan 16			1				1											
224	Barn at Little Baddow Hall Farm, Church Road, Little Baddow	Little Baddow - Little Baddow, Danbury and Sandon	SAD	Y	**1**	**0**	**1**	**0**	Prior approval required - approved	14/01393/COUPA approved 13/10/2014	N/A	N			1				1											
225	Land West of Pipers Pool, North Hill, Little Baddow	Little Baddow - Little Baddow, Danbury and Sandon	SAD	N	**1**	**0**	**1**	**0**	Permission granted	16/00168/FUL approved 30/03/2016	N/A	N		1							1									
226	Kaeden Place, Blind Lane, Sandon, Chelmsford	Little Baddow - Little Baddow, Danbury and Sandon	SAD	Y	**1**	**0**	**1**	**0**	Permission granted	15/00610/FUL approved 17/05/2015	N/A	N			1				1											
227	Central Diamond Drilling ltd Store Rear of 26 The Street, Little Waltham	Little Waltham - Broomfield and the Walthams	NCAAP	Y	**1**	**0**	**1**	**0**	Permission granted	14/01458/FUL approved 11/11/2014	N/A	N	1						1											
228	Barn adjacent The Old Off Licence, Blasford Hill, Little Waltham	Little Waltham - Broomfield and the Walthams	NCAAP	Y	**1**	**0**	**1**	**0**	Permission granted	14/01444/FUL approved 27/11/2014	N/A	N			1				1											
229	Land at Ash Tree Stud, Main Road, Little Waltham	Little Waltham - Broomfield and the Walthams	NCAAP	Y	**1**	**0**	**1**	**0**	Permission granted	13/00407/FUL approved 06/07/2013	N/A	Y Dec 2015		1			1													
230	Site at Rolphs Farm. Blasford Hill, Little Waltham	Little Waltham - Broomfield and the Walthams	NCAAP	Y	**1**	**0**	**1**	**0**	Prior approval required - approved	15/00821/COUPA approved 10/07/2015	N/A	N			1				1											
231	Chatham Green Yard, Braintree Road, Little Waltham	Little Waltham - Broomfield and the Walthams	NCAAP	Y	**1**	**0**	**1**	**0**	Permission granted	14/01667/REM approved 04/12/2014	14/00386/OUT approved 18/09/2014	N	1							1										
232	Annexe, Little Belsteads, back Lane, Little Waltham	Little Waltham - Broomfield and the Walthams	NCAAP	Y	**1**	**0**	**1**	**0**	Permission granted	15/00859/FUL approved 16/07/2015	N/A	N			1				1											
233	Site at Tudor Cottage, Blasford Hill, Little Waltham	Little Waltham - Broomfield and the Walthams	NCAAP	N	**1**	**0**	**1**	**0**	Permission granted	15/01547/FUL approved 13/11/2015	N/A	N			1				**1**											
234	Garage Block, Brook Hill, Little Waltham	Little Waltham - Broomfield and the Walthams	NCAAP	Y	**2**	**0**	**2**	**0**	Permission granted	14/01748/FUL approved 22/12/2014	N/A	Y Jan 2016	2				2													
235	Land at Longcroft, Maldon Road, Margaretting, Ingatestone	Margaretting - South Hanningfield, Stock and Margaretting	SAD`	N	**1**	**0**	**1**	**0**	Permission granted	15/01049/FUL approved 13/08/2015	N/A	N		1							1									
236	Martins Farm, The Tye, Margaretting	Margaretting - South Hanningfield, Stock and Margaretting	SAD	Y	**1**	**0**	**1**	**0**	Prior approval required - approved	14/01543/COUPA approved 04/11/2014	N/A	N			1				1											
237	Land adjacent to Broadoaks, Maldon Road, Margaretting	Margaretting - South Hanningfield, Stock and Margaretting	SAD	N	**1**	**0**	**1**	**0**	Permission granted	10/01837/FUL approved 14/01/2011	N/A	Y	1										1							
238	Salvation Army Hall, Barrack Road, Mashbury, Chelmsford	Mashbury - Chelmsford Rural West	SAD	Y	**1**	**0**	**1**	**0**	Permission granted	15/01003/FUL approved 15/09/2015	N/A	N			1				1											
239	Planthome Ltd, Woodham Road, Battlesbridge, Wickford	Rettendon - Rettendon & Runwell	SAD	Y	**4**	**0**	**4**	**0**	Permission granted	14/01602/FUL approved 19/12/2014	N/A	N	4						4											
240	Gosses Farm, Maltings Road, Battlesbridge, Wickford	Rettendon - Rettendon & Runwell	SAD	Y	**1**	**0**	**1**	**0**	Permission granted	15/01225/FUL approved 17/09/2015	N/A	N			1				1											
241	Hereford House, 5 Rettendon Place Cottages, Main Road, Rettendon	Rettendon - Rettendon & Runwell	SAD	N	**1**	**0**	**1**	**0**	Permission granted	14/00095/FUL approved	N/A	N	2			1			1											

																	Year 1 16/17		Year 2 17/18		Year 3 18/19		Year 4 19/20		Year 5 20/21		Year 6 2021/22		Year 7 2022/23	Post 2023
2016 Site Reference No.	Site Address	Ward/Parish	DPD and Allocation Number	Windfall Permission	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable		
242	Land North West of Oakwood House, Woodham Road, Battlesbridge	Rettendon - Rettendon & Runwell	SAD	N	1	0	1	0	Permission granted	15/01106/FUL approved 16/09/2015	N/A	Y Jan 2016		1			1												
243	Site at The Barnes, Rettendon, Old Hall, Main Road, Rettendon	Rettendon - Rettendon & Runwell	SAD	Y	6	0	3	0	Permission granted	15/00339/FUL approved 21/05/2015	N/A	Y (Part retrospective)			6		3												
244	47 East Hanningfield Road, Rettendon	Rettendon - Rettendon & Runwell	SAD	N	3	0	3	0	Permission granted	13/01184/FUL approved 24/10/2013	N/A	Y Dec 2015	3				3												
245	Site at Brock Hill Farm	Rettendon - Rettendon & Runwell	SAD	Y	1	0	1	0	Permission granted	14/00656/COUPA approved 20/06/2014	N/A	Y June 2015			1		1												
246	Land North of 124 Brock Hill, Runwell	Rettendon - Rettendon & Runwell	SAD	N	1	0	1	0	Permission granted	15/01178/FUL approved 11/09/2015	N/A	N		1					1										
247	31 Brock Hill, Runwell, Wickford	Rettendon - Rettendon & Runwell	SAD	N	1	0	1	0	Permission granted	15/01584/FUL approved 16/11/2015	N/A	N	2			1			1										
248	Land South of 132 Brock Hill, Runwell	Rettendon - Rettendon & Runwell	SAD	N	1	0	1	0	Permission granted	15/02138/FUL approved 29/02/2016	N/A	N		1							1								
249	The Yard, Old Bell Lane, Rettendon Common	Rettendon - Rettendon & Runwell	SAD	Y	3	0	3	0	Permission granted	15/01009/FUL approved 13/08/2015	N/A	N	3						3										
250	The Yard, Old Bell Lane, Rettendon Common	Rettendon - Rettendon & Runwell	SAD	Y	1	0	1	0	Permission granted	15/01704/FUL approved 02/12/2015	N/A	N	1						1										
251	Land at Rose Cottage, Main Road, Rettendon Common	Rettendon - Rettendon & Runwell	SAD	N	1	0	1	0	Permission granted	15/01173/FUL approved 30/09/2015	N/A	N		1					1										
252	Pooty Pools Farm, Radley Green Road, Roxwell	Roxwell - Chelmsford Rural West	SAD	Y	3	0	3	0	Permission granted	14/01069/FUL approved 10/11/2014	N/A	Y, March 2015			3		3												
253	Warwicks, The Street, Roxwell	Roxwell - Chelmsford Rural West	SAD	Y	1	0	1	0	Permission granted	13/00592/FUL approved 19/06/2013	N/A	N	1						1										
254	Land between 108 and 110 Runwell Road, Runwell, Wickford	Runwell, Rettendon and Runwell	SAD	Y	1	0	1	0	Permission granted	15/00493/OUT approved 20/05/2015		N	1						1										
255	30 South Hanningfield Road, Runwell	Runwell, Rettendon and Runwell	SAD	N	1	0	1	0	Permission granted	14/01100/FUL approved 22/08/2014	N/A	N	1						1										
256	Westwood Livery, Sporhams Lane, Sandon	Sandon - Little Baddow, Danbury and Sandon	SAD	Y	1	0	1	0	Permission granted	14/01542/FUL approved 10/12/2014	N/A	N	1						1										
257	Storage Units West of The Oaks, South Hanningfield Road, Rettendon Common	South Hannigfield, Stock & Margaretting - South Hanningfield	SAD	Y	1	0	1	0	Permission granted	15/02123/FUL approved 24/02/2016	N/A	N	1						1										
258	20 Church Road, Ramsden Heath	South Hannigfield, Stock & Margaretting - South Hanningfield	SAD	N	1	0	1	0	Permission granted	12/01256/OUT approved 04/10/2013		N	2			1						1							
259	Land between Windsor Road and Oak Road, Downham Road, Ramsden Heath	South Hannigfield, Stock & Margaretting - South Hanningfield	SAD	Y	2	0	2	0	Permission granted	15/00880/OUT approved 09/10/2015		N		2					2										
260	Land adjacent 96 Downham Road	South Hannigfield, Stock & Margaretting - South Hanningfield	SAD	N	1	0	1	0	Permission granted	13/00646/FUL approved 11/07/2013	N/A	N	1						1										
261	Land East of 95 Downham Road, Downham	South Hannigfield, Stock & Margaretting - South Hanningfield	SAD	N	1	0	1	0	Permission granted	14/00760/FUL approved 27/06/2013	N/A	N	1						1										
262	Land at 121 Downham Road, Downham	South Hannigfield, Stock & Margaretting - South Hanningfield	SAD	N	1	0	1	0	permission granted	15/01700/OUT approved 11/02/2016		N		1							1								

																	Year 1 16/17		Year 2 17/18		Year 3 18/19		Year 4 19/20		Year 5 20/21		Year 6 2021/22		Year 7 2022/23	Post 2023
2016 Site Reference No.	Site Address	Ward/Parish	DPD and Allocation Number	Windfall Permission	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable		
263	Land west 119 Downham Road, Ramsden Heath	South Hannigfield, Stock & Margaretting - South Hanningfield	SAD	N	1	0	1	0	Permission granted	14/00510/FUL approved 20/05/2014	N/A	N	1						1											
264	Laylands Farm, Sudbury Road, Downham	South Hannigfield, Stock & Margaretting - South Hanningfield	SAD	Y	1	0	1	0	Permission granted	14/00767/COUPA approved 09/07/2014	N/A	N			1				1											
265	Land Adjacent 101 Downham Road, Ramsden Heath	South Hannigfield, Stock & Margaretting - South Hanningfield	SAD	Y	1	0	0	1	Permission granted	15/01793/FUL approved 14/12/2015	N/A	N	1						1											
266	Land Adjacent Woodside, Dowsett Lane, Ramsden Heath	South Hannigfield, Stock & Margaretting - South Hanningfield	SAD	Y	1	0	1	0	Appeal Allowed	15/00518/OUT approved 22/02/2016		N	1								1									
267	Site at Hillcrest, South Hanningfield Road, South Hanningfield	South Hannigfield, Stock & Margaretting - South Hanningfield	SAD	N	1	0	1	0	Permission granted	15/01795/OUT approved 28/01/2015		N		1							1									
268	Land at Avete, South Hanningfield Road, South Hanningfield	South Hannigfield, Stock & Margaretting - South Hanningfield	SAD	N	1	0	1	0	Permission granted	15/00515/REM approved 26/05/2015	14/00411/OUT approved 07/05/2014	Y early 2016	1				1													
269	Land East of 85 Sandford Mill Road, Springfield Road	Springfield - Chelmer Village and Beaulieu Park	SAD	N	2	0	2	0	Permission granted	13/01727/OUT approved 23/01/2014		N	2						2											
270	Torc Cottage, 3 Garden End, Stock	Stock - South Hanningfield, Stock & Margaretting	SAD	N	1	0	1	0	Permission granted	15/00068/FUL approved 17/03/2015		Y, Nov 15	2			1			1											
271	Land South East of 10 The Square, Stock	Stock - South Hanningfield, Stock & Margaretting	SAD	N	1	0	1	0	Permission granted	15/00247/FUL approved 14/04/2015	N/A	N	1						1											
272	The Cock Inn, High Street, Stock	Stock - South Hanningfield, Stock & Margaretting	SAD	Y	4	0	4	0	Permission granted	14/02113/FUL approved 01/04/2015	N/A	Y	4						4											
273	36 High Street, Stock, Ingatestone	Stock - South Hanningfield, Stock & Margaretting	SAD	Y	2	0	2	0	Permission granted	13/01238/FUL approved 30/06/2015	N/A	N	3		1				2											
274	Hippodrome Farm, Goatsmoor Lane, Stock	Stock - South Hanningfield, Stock & Margaretting	SAD	Y	1	0	1	0	Prior approval required - approved	14/01931/COUPA approved 19/01/2015	N/A	N			1				1											
275	The Grange, Stock Road, Stock	Stock - South Hanningfield, Stock & Margaretting	SAD	Y	3	0	3	0	Permission granted	14/00533/FUL 17/07/2014	N/A	N	3						3											
276	Lammas Cottage, High Street, Stock	Stock - South Hanningfield, Stock & Margaretting	SAD	N	1	0	1	0	Permission granted	12/00940/FUL approved 06/08/2012	N/A	Y	2			1	1													
277	1 and 13 Trinity Square, South Woodham Ferrers	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	Y	3	0	3	0	Permission granted	13/01754/COUPA approved 27/01/2014	N/A	N			3				3											
278	26 Saltcoats, South Woodham Ferrers	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N	1	0	1	0	Permission granted	13/01318/ETL approved 04/11/2013	N/A	N	1						1											
279	Land at 171 Hullbridge Road, South Woodham Ferrers, Chelmsford	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	N	1	0	1	0	Permission granted	15/00100/FUL approved 04/06/2015	N/A	N		2		1			1											

																	Year 1 16/17		Year 2 17/18		Year 3 18/19		Year 4 19/20		Year 5 20/21		Year 6 2021/22		Year 7 2022/23	Post 2023
2016 Site Reference No.	Site Address	Ward/Parish	DPD and Allocation Number	Windfall Permission	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable		
280	Land North of 5-7 Baron Road, South Woodham Ferrers	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	Y	**4**	**0**	**4**	**0**	Permission granted	15/00777/FUL	N/A	N	4									4							
281	Haltgate House, 52 Hullbridge Road, South Woodham Ferrers	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	Y	**4**	**0**	**4**	**0**	Prior approval required - approved	13/00855/COUPA approved 13/08/2013	N/A	Y Nov 15			4		**4**											
282	First Floor Unit 4A Haltgate House, 52-54 Hullbridge Road, SWF	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	Y	**1**	**0**	**1**	**0**	Prior approval required - approved	13/01298/COUPA approved 31/10/2013	15/01920/FUL approved 21/01/2016	N			1				1									
283	The Sign Station Ltd, 19 Woodam Halt, South Woodham Ferrers, Chelmsford	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	Y	**2**	**0**	**2**	**0**	Permission granted	15/00183/FUL approved 08/06/2015	N/A	N		2					2									
284	The Cottage, West Hanningfield Road, West Hanningfield	West Hanningfield - Bicknacre and East and West Hanningfield	SAD	N	**1**	**0**	**1**	**0**	Permission granted	14/01431/FUL approved 12/12/2014	N/A	N	1						1									
285	The Gables. Church Road, West Hanningfield	West Hanningfield - Bicknacre and East and West Hanningfield	SAD	Y	1	0	1	0	Permission granted	15/01973/FUL approved 24/01/2016	N/A	Y March 16			1		1											
286	Chase Farm Cattery, Stock Road, Stock	West Hanningfield - Bicknacre and East and West Hanningfield	SAD	Y	**1**	**0**	**0**	**1**	Permission granted	15/01560/FUL approved 13/11/2015	N/A	IN submitted Feb 2016			1				**1**									
287	1 and 2 Crowsfield Cottages, Church Road, West Hanningfield	West Hanningfield - Bicknacre and East and West Hanningfield	SAD	N	**1**	**1**	**1**	**1**	Permission granted	14/01848/FUL approved 08/01/2015	N/A	N	3			2				1								
288	Woodham Hall, Main Road, Bicknacre	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	Y	**3**	**0**	**3**	**0**	Permission granted	15/00951/FUL approved 16/12/2015	N/A	N			3						**3**							
289	Land North of Brookfield, Main Road, Bicknacre	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	Y	**1**	**0**	**1**	**0**	Permission granted	15/01705/FUL approved 20/01/2016	N/A	N	1						**1**									
290	Site at Elmroyd, Main Road, Woodham Ferrers, Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	N	**1**	**0**	**1**	**0**	Permission granted	15/00591/FUL approved 04/06/2015	N/A	N		1					1									
291	Barns South East of Hobclerks Farm, Crows Lane, Woodham Ferrers	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	Y	**1**	**0**	**1**	**0**	Permission granted	14/01893/FUL approved 10/02/2015	N/A	N			1				1									
292	Land at 24 Hunts Drive, Writtle	Writtle	SAD	N	**1**	**0**	**1**	**0**	Permission granted	14/00413/FUL approved 08/05/2014	N/A	N	1						1									
293	82 Back Road, Writtle	Writtle	SAD	N	**1**	**0**	**1**	**0**	Permission granted	15/00567/FUL approved 07/07/2015	N/A	Y Sept 15	1						1									
294	Land West of 18 St Johns Road, Writtle	Writtle	SAD	N	**1**	**0**	**1**	**0**	Permission granted	15/01271/FUL approved 18/09/2015	N/A	N		1					1									
295	Bush House Yard, 294 Ongar Road, Writtle	Writtle	SAD	Y	**6**	**0**	**6**	**0**	Permission granted	15/02143/FUL approved 26/02/2016	N/A	N	6								6							
296	Land at 75 Lodge Road, Writtle	Writtle	SAD	N	**1**	**0**	**1**	**0**	Permission granted	15/01759/FUL approved 28/01/2016	N/A	N		1					1									
297	214 Ongar Road, Writtle	Writtle	SAD	N	**1**	**0**	**1**	**0**	Permission granted	15/01829/FUL approved 05/02/2016	N/A	N			1				1									

Appendix 28

																	Year 1 16/17		Year 2 17/18		Year 3 18/19		Year 4 19/20		Year 5 20/21		Year 6 2021/22		Year 7 2022/23	Post 2023
2016 Site Reference No.	**Site Address**	**Ward/Parish**	**DPD and Allocation Number**	**Windfall Permission**	**Estimated Total Capacity**	**No of which AH**	**Total Outstanding Capacity**	**AH Outstanding Capacity**	**Status**	**Governing Planning Permission and approval date**	**Reserved Matters/Other approvals and decision dates**	**Work Started**	**PDL**	**Greenfield**	**Conversion**	**Demolition**	**Market**	**Affordable**	**Market**	**Affordable**	**Market**	**Affordable**	**Market**	**Affordable**	**Market**	**Affordable**	**Market**	**Affordable**		
298	Site South West of 238 Ongar Road, Writtle	Writtle	SAD	Y	**1**	**0**	**1**	**0**	Permission granted	15/01787/FUL approved 25/01/2016	N/A	N			1				1										
299	Land East of 26 The Coverts, Writtle	Writtle	SAD	N	**1**	**0**	**1**	**0**	Permission granted	14/00099/FUL approved 14/03/2014	N/A	N	1						1										
																SUBTOTAL	**79**	**0**	**240**	**12**	**42**	**8**	**29**	**0**	**8**	**0**	**0**	**0**	**0**	**0**
																Windfall Allowance					**31**		**0**		**142**		**150**		**150**	**0**
																TOTAL	**659**	**265**	**1076**	**248**	**1148**	**416**	**1038**	**360**	**690**	**312**	**359**	**985**	**425**	**2736**
																	924		**1324**		**1564**		**1398**		**1002**		**1344**			
														5 YEAR TOTAL UNITS			**6212**													
														Of which AH units			**1601**													

Homes & Communities Agency

Advisory Team for Large Applications (ATLAS)

Notes on Build out rates from Strategic Sites (July 2013)

- There will be many influences on a forecast housing trajectory from a strategic site. It will essentially be dictated by the rate of sales that the site's developers want and are able to achieve in light of site conditions, business strategies and wider market demand.
- These notes are focussed on greenfield urban extension/new settlement type projects as opposed to inner urban high density flat/apartment type schemes which have particular build and purchaser considerations. The key influences on greenfield sites include:
    - The location, nature and scale of the site, as well as it's layout and phasing approach. This will influence how many separate housebuilders could be on site at any one time;
    - The scale of demand within the wider housing market, General economic conditions such as job security and job mobility, and general consumer confidence about buying/moving, as well as mortgage availability;
    - The business strategy and physical capacity of the homebuilder, Each housebuilder would build out units at a rate that fits their business plan, and short/long term approach to their strategic land portfolios; and
    - The type and variety of products, pricing, and extent of competition from other properties for sale both within the site itself and wider geographic area.
- A large site would typically involve multiple developers who would be active at any one time. The precise number of active sales outlets at any one time could vary, but would typically start with a few (especially when creating a new 'place') and increase over time to a steady state. How many active outlets exist on one site will vary depending on the influences set out above. For well established sites in strong areas this could get as high as 10-15. Some of the larger national builders can even operate more than one outlet off a single site, and running these as entirely separate construction and sales outlets under different brands or aimed at different market segments.
- As the number of separate sales outlets grow, the overall build rate will increase. However, doubling the size, the number of outlets or the number of developers may not directly lead to a doubling of the build rate. Ultimately, there will be a finite number of purchasers able and willing to purchase properties in any particular geographic location irrespective of the degree of range and choice of product that can be made available.
- Recent activity has seen developers limiting the number of unit completions from a single outlet to around 30 units per annum, as this allows them to sustain quality and prices and reduce prelim costs by having a single site team. When the market was stronger the figure may have been more within the 40-50 range. Whether the market goes back to these levels is debatable. Recent annual reports from the housebuilders have talked about a focus on "margin not volume" and they appear to now take a more measured approach to new supply. However, this approach could change in light of anticipated increase in demand due to measures in the 2013 Budget such as Help to Buy, and the ongoing role of Funding for Lending to stimulate greater bank lending and mortgage availability.
- Our experience indicates that developers and promoters often tend to overstate trajectories and underestimate the timescales required to bring sites forward. Forecasts could be based upon an ambitious "best case scenario" and/or presented in a positive way to fit to Local Authority land/housing supply needs and aspirations. Care is needed to independently verify whether forecast trajectories would be realistic.
- There is available evidence of large site build out rates to enable a considered and reasonable position to be adopted. Current evidence suggests that annual completions on any one site have very seldom gone higher than 500 units pa even under very strong market conditions.
- It is impossible to provide a standard average rate, but evidence would suggest that forecast trajectories for the very largest sites (say 4,000 units+) may be in the range of 300-500 units pa, and for the smaller strategic sites could be more in the range of 150-300 units pa.
- Some specific examples are set out below and in the table at the end of this document.

East of England Research

- A useful research study by Colin Buchanan in 2005 provides a good overview of the progress of large sites (over 1,000 units) across the East of England from 1980 to 2005. This research was commissioned by Countryside Properties and investigated the length of time required to obtain planning permission and begin construction, the time required to fully develop sites, and the maximum delivery rates at specific locations.
- The research showed a very varied picture. The best performing site was Chafford Hundred in Thurrock which peaked at 677 units in 2002/03, albeit the average over that development's lifetime was only 300 pa. Cambourne peaked at 620 units in 2003/04 with an average of 243 pa.
- The report concluded that the overall rate of development from strategic sites overall was only around 200 dwellings per annum across all the identified individual sites.

Broughton Gate, Milton Keynes

- MK has several large expansion areas that have been building out over recent years and will continue to going forward. It's Core Strategy was examined in July 2012, with Inspectors Report issued May 2013. Information on trajectories for strategic sites was produced for and debated at the Examination.
- Of particular note, the Broughton Gate (and adjoining Brooklands) strategic sites with a combined total of 4,000 units, showed average annual completions of 248 pa with a peak o**f 439 pa,** when there were 15 active outlets on site**.** Future forecasts set out a peak of max 400 pa.

The Wixams, Bedford

- Wixams is a planned new settlement of 4,500 units being built on the former Elstow Storage Depot, straddling the Borough boundaries of Bedford and Central Bedfordshire Council areas. The proposals comprise of four new interlinked villages, each retaining its own local village character and feel..
- Gallagher Estates are the master developers for the site. The first village under development is known as Lakeview with active developers including Bloor Homes, Careys New Homes, Lagan Homes, Leech Homes, Miller Homes and Taylor Wimpey.
- In terms of completions to date - 8 dwellings completed in 2008/09. 189 dwellings completed in 2009/10. 159 in 2010/11, and 138 in 2011/12. Future completions forecast approx. 200 per year thereafter.

Northstowe, South Cambridgeshire

- This example illustrates the need for caution on adopting an overly ambitious assumption. The original AAP (adopted 2008) included an anticipated housing trajectory of 150 units in year 1 (08/09), then 400 units, 600, then 650 for the following years, 750 for the following two years, then 850. On these assumptions Northstowe should have delivered approx. 2,500 units by 2013. To date it but has delivered none.
- An outline planning application for the first phase (for 1500 units) has recently been approved in 2013, and the accompanying planning statement makes reference to a completion rate of 100 units Yr1 (2014), then 175, then 275 then peak at 360 the following year, then reducing back down. The document acknowledges that as phase 2 comes forward this would maintain a steady level of provision, albeit this is not set out.

Peterborough

- Hampton is a newly developing township in Peterborough, England. There are currently two neighbourhoods within Hampton - Hampton Hargate and Hampton Vale, still growing. A third area, Hampton Hempsted is now under construction and a fourth, Hampton Leys, has been approved
- Analysis from Peterborough Council indicates that there have been a total of 3,793 unit completions in the period Apr 01 to March 12 (an average 345 pa), with 854 for the 3 years Apr 09 – March 12 (285 pa).

Homes & Communities Agency

Advisory Team for Large Applications (ATLAS)

Example Site Specific Housing Completions 1996/97 – 2011/12

Note each individual site will have unique locational, physical and delivery contexts. The information below sets out available data from a variety of sources. Users of this information should reflect carefully upon the specific circumstances influencing their local situation.

Local Authority	Site Name	Ref.	Capacity	Average pa	Highest pa	Start	End	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	010/11	2011/2012
Thurrock UA	Chafford Hundred	1	5307	205	677	1988	2005	198	177	356	492	489	675	677	262	163							
Peterborough	Hampton - Southern Township	1.2	5200	321	548	1996		149	95	192	356	456	347	340	378	212		548	265	442	498	210	212
Bedford [1]	Wixams	3	4500	265	496	2008														8	198	356	496
Milton Keynes	Broughton Gate & Brooklands	4	4000	281	439	2005											115	439	236	261	439	197	
Colchester	Highwoods	1	3910	77	257	1982	2004	173	252	257	156	88	70	196	40								
Basildon	The Wick, Wickford	1	3555	93	306	1990	2004	190	306	157	157	218	78	125	76								
Harlow	Church Langley	1	3528	167	513	1992	2004	397	466	513	316	158	66	49	35								
South Cambridgeshire	Cambourne	1,6	3300	234	620	1998				126	126	127	213	337	620	151	377	267	219	191	161	206	154
Suffolk Coastal	Grange Farm	1	3150	83	146	1990	2005	146	146	146	146	146	146	146	146								
South Glos	Emersons Green Village Area	5	2870	358	564	1996		161	508	524	564	564	242	160	142								
Broadland	Thorpe Marriot	1	2854	79	279	1988	2000	279	205	219	157	171											
Stevenage	Great Ashby	1	2191	184	319	1998	2005			30	204	319	310	246	100	81							
Braintree	Great Notley Garden Village	1	1766	131	282	1993	2004	195	215	133	84	271	193	282	70								
Huntingdonshire	Loves Farm, St Neots	6	1400	215	336	2008													34	186	336	302	216
Ipswich	Ravenswood	1	1200	136	226	1999	2005				5	200	60	226	145	182							
Aylesbury [3]	Fairford Leys (Coldharbour)	7	1200	133	349								50	220	349	285	170	105	10	6	1		

SOURCE REFERENCES:

1 Housing Delivery on Strategic Sites Research Study, Colin Buchanan, 2005
2 Planning Policy Monitoring, Peterborough Council (http://www.peterborough.gov.uk/planning_and_building/planning_policy/planning_policy_monitoring-1.aspx)
3 Annual Monitoring Report, BDC (https://www.bedford.gov.uk/environment_and_planning/planning_town_and_country/planning_policy/annual_monitoring_report.aspx)
4 Core Strategy: Housing Technical Paper, MKC, 2011. (http://www.milton-keynes.gov.uk/planning-policy/documents/Housing_Technical_Paper_24.3.2011.pdf)
5 Assessment of Deliverable Housing Sites, BNP Paribas for SCDC, 2013 (https://consultations.southglos.gov.uk/gf2.ti/f/251202/10215685.1/PDF/-/BNP_Paribas_Assessment_of_Deliverable_Housing_Sites.pdf)
6 Major Housing Development, Cambridgeshre CC (http://www.cambridgeshire.gov.uk/NR/rdonlyres/3506BA52-AC5F-436E-A562-D3DBCEEC4109/0/Mar13CambridgeshireMajorHousingCompletionsandCommitments.xls)
7 Housing Completions, AVDC (http://www.aylesburyvaledc.gov.uk/local-development-plans/planning-policy/monitoring-info/)