

ART4/1975/1

Leisure Plots in  
Heybridge Basin

21<sup>st</sup> August 1975

**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENTS ORDER  
1973 – ARTICLE 4 CARAVAN SITES AND CONTROL OF DEVELOPMENT  
ACT 1960 PARAGRAPH 13 ORDER**

**LEISURE PLOTS**

- 1 The Article 4 Direction confirmed by the Secretary of State for the Environment on the 15<sup>th</sup> August 1975 relates to land in Heybridge Basin and came into force on 21<sup>st</sup> August 1975
- 2 The Paragraph 13 Order will relate to the site which contains leisure plots in Heybridge Basin and was submitted to the Secretary of State for the Environment on the 27<sup>th</sup> August 1975 for approval.
- 3 The effect of the Article 4 Direction is to withdraw the permission granted in Part 1 of the First Schedule of the Town and Country Planning General Development Order 1973 in respect of the following classes of development –

|            |   |   |
|------------|---|---|
| Class II   | 1 | the erection of gates fences walls and other means of enclosure   |
| Class IV   | 2 | The temporary use of land for any purpose and the erection of movable structures for the purpose of that use    |
| Class IX   |   | Repairs to unadopted streets and private ways and   |
| Class XXII |   | Development required by the conditions of a caravan site licence relating to the use of land as a caravan site. |

This means that application for planning permission for any of the development covered by the Article 4 Direction must be made to the local planning authority in the normal way

- 4 The determination of such an application is the responsibility of the local planning authority. In the event of planning permission being refused or granted subject to unfavourable conditions there would be the normal right of appeal to the Secretary of State under Section 36 of the Town and Country Planning Act 1971
- 5 The effect of the paragraph 13 Order will be to withdraw the exemptions from licensing control granted in the First Schedule to the Caravan Sites and Control of Development Act 1960 in respect of the following paragraphs

|                |  |
|----------------|--|
| Paragraph<br>2 | Where one caravan is stationed on the site for one or two consecutive nights at a time subject to a maximum of 28 days in a year   |
| Paragraph<br>3 | Where the site forms part of a holding of five acres or more and there are not more than three caravans on the land at any one time and the land is not used as a caravan site for more than 28 days in any year |
| Paragraph<br>7 | Use of agricultural land as a caravan site for seasonal agricultural workers employed on land in the same ownership as the site  |
| Paragraph<br>8 | Use of land as a caravan site by seasonal forestry workers employed on land in the same ownership as the site and used for purposes of forestry.   |

6 This means that both planning permission and a caravan site licence would be required for any of the uses covered by the paragraph 13 Order. If planning permission is granted a caravan site licence follows automatically. If planning permission is refused a caravan site licence cannot be issued.

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENTS ORDER 1973 - ARTICLE 4  
CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960 PARAGRAPH 13 ORDER

LEISURE PLOTS

1. The Article 4 Direction confirmed by the Secretary of State for the Environment on the 15th August, 1975, relates to land in Heybridge Basin, and came into force on 21st August, 1975.

2. The Paragraph 13 Order will relate to the site which contains leisure plots in Heybridge Basin and was submitted to the Secretary of State for the Environment on the 27th August, 1975, for approval.

3. The effect of the Article 4 Direction is to withdraw the permission granted in Part I of the First Schedule of the Town and Country Planning General Development Order 1973 in respect of the following classes of development :-

Class II 1 - the erection of gates, fences, walls and other means of enclosure

Class IV 2 - the temporary use of land for any purpose and the erection of movable structures for the purpose of that use

Class IX - repairs to unadopted streets and private ways, and

Class XXII - development required by the conditions of a caravan site licence relating to the use of land as a caravan site.

This means that application for planning permission for any of the development covered by the Article 4 Direction must be made to the local planning authority in the normal way.

4. The determination of such an application is the responsibility of the local planning authority. In the event of planning permission being refused, or granted subject to unfavourable conditions, there would be the normal right of appeal to the Secretary of State under Section 36 of the Town and Country Planning Act 1971.

5. The effect of the paragraph 13 Order will be to withdraw the exemptions from licensing control granted in the First Schedule to the Caravan Sites and Control of Development Act 1960 in respect of the following paragraphs :-

Paragraph 2 - where one caravan is stationed on the site for one, or two consecutive nights at a time subject to a maximum of 28 days in a year;

Paragraph 3 - where the site forms part of a holding of five acres or more, and there are not more than three caravans on the land at any one time, and the land is not used as a caravan site for more than 28 days in any year;

Paragraph 7 - use of agricultural land as a caravan site for seasonal agricultural workers employed on land in the same ownership as the site;

Paragraph 8 - use of land as a caravan site by seasonal forestry workers employed on land in the same ownership as the site and used for purposes of forestry.

6. This means that both planning permission and a caravan site licence would be required for any of the uses covered by the paragraph 13 Order. If

DISTRICT OF MALDON IN THE

COUNTY OF ESSEX.

TOWN AND COUNTRY PLANNING ACT, 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1973  
Direction restricting permitted development on land in  
Heybridge.

WHEREAS:

1. The District Council of Maldon (hereinafter called "the District Council") are the local planning authority under the Town and Country Planning Act 1971 (hereinafter called "the Act") for the Administrative District of Maldon.
2. Article 3 of the Town and Country Planning General Development Order 1973 (hereinafter called "the Order") permits the carrying out of certain development (as specified in the First Schedule to the Order) upon land to which the Order applies <sup>(as specified in the Second Schedule to the Order)</sup> ~~without the permission of the District Council or the Secretary of State for the Environment, making of an application in that behalf.~~
3. The District Council are satisfied that it is expedient in the interests of amenity and the proper planning of the area to which this direction relates that <sup>the said</sup> ~~development of Classes II.1, IV.2, IX and XXII specified in the said First Schedule~~ should not be carried out within the <sup>said</sup> ~~area of land described in the Schedule hereto~~ unless permission therefor is granted on <sup>an</sup> ~~or~~ application duly made in that behalf.

NOW THEREFORE the District Council in the exercise of the powers conferred upon them by Article 4 of the Town and Country Planning General Development Order 1973 HEREBY DIRECT that the permission granted by Article 3 of the said Order in respect of the <sup>said</sup> ~~aforsaid~~ classes shall not apply to the area of land described in the <sup>Schedule hereto.</sup> ~~Schedule hereto.~~ \*

SECOND SCHEDULE

The area of land in Heybridge is bounded on the north by Goldhanger Road (B.1026) from Basin Road to Saltcote Cottages and that part of Saltcote Hall buildings and paddock north of the Goldhanger Road. To the West the land is bounded by Basin Road leading from Goldhanger Road to Heybridge Basin. To the East the land is bounded by Saltcote Cottages then Southward by the River Blackwater and the parcel of land owned by the Blackwater Sailing Club. To the South the land is bounded by development along Basin Road, Harfred Avenue and development south of the Mission Hall which land is more particularly delineated on the plan attached hereto and thereon coloured orange. The area of land covers O.S. Fields 46, 48, 37a, 37, 37c, 38, 35 and part 37d.

Dated this Fourth day of August 19 75

THE COMMON SEAL of the )  
DISTRICT COUNCIL OF MALDON )  
was hereunto affixed in )  
the presence of:- )

Doe 20874

The Secretary of State for the Environment  
hereby approves the foregoing direction  
subject to the modifications shown in red  
ink thereon.

*N. Sligay*

Signed by authority  
of the Secretary of  
the State

An Assistant Secretary  
in the Department of  
the Environment.

15th AUGUST 1975

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First Schedule

A. The erection or construction of gates fences walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance, improvement or other alteration of any gates fences walls or other means of enclosure: So long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure.

Being development comprised within Class II(1) of the said Order and not being development comprised within any other class.

B. The use of land (other than a building or curtilage of a building) for any purpose or purposes except as a caravan site on not more than 28 days in total in any calendar year (of which not more than 14 days in total may be devoted to use for the purpose of motor car or motor-cycle racing or for the purpose of the holding of markets), and the erection or placing of moveable structures on the land for the purposes of that use.

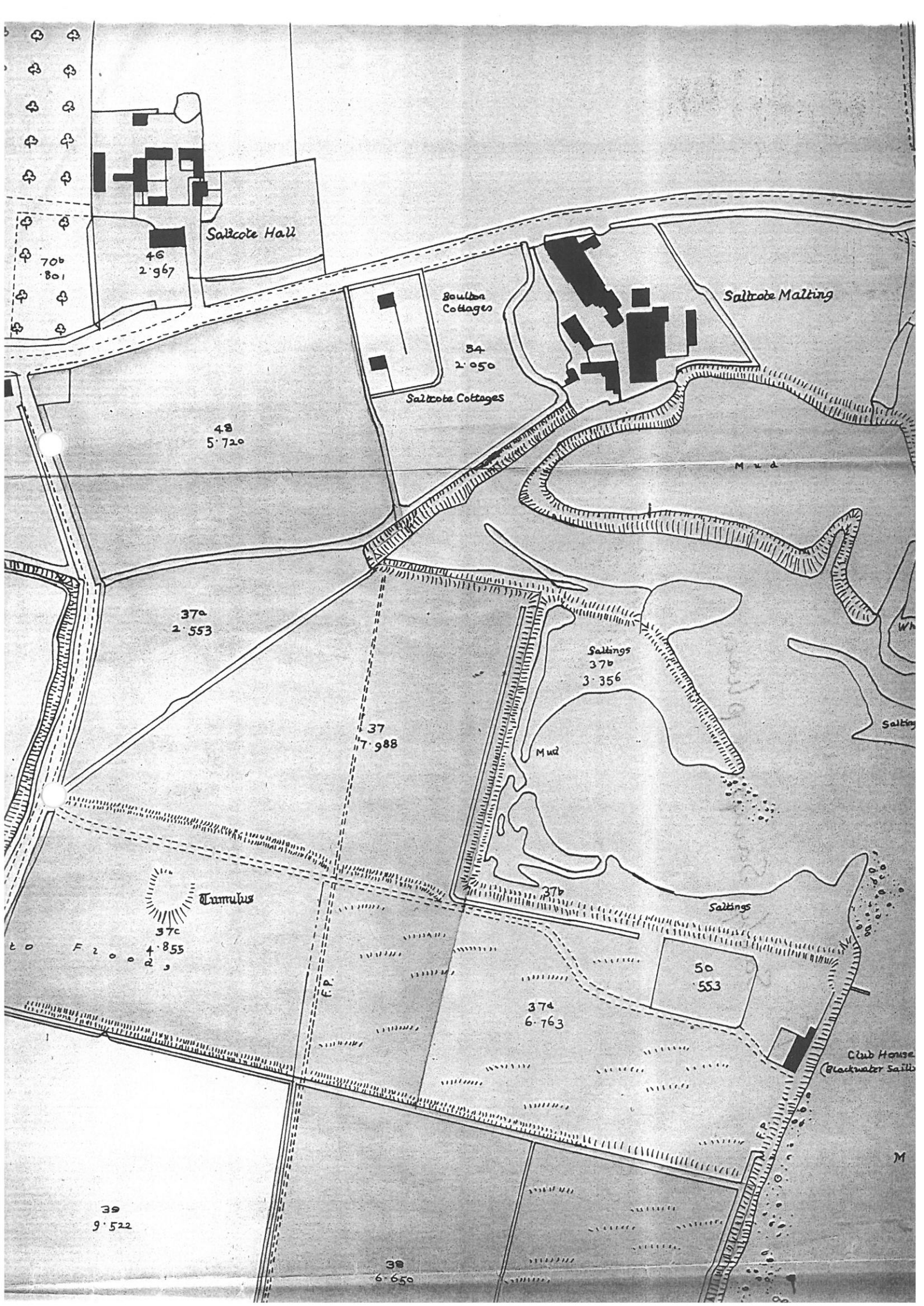
Being development comprised within Class IV(2) of the said Order and not being development comprised within any other class.

C. The carrying out of works required for the maintenance or improvement of an undeveloped street or private way, being works carried out on land within the boundaries of the street or way.

Being development comprised within Class IX of the said Order and not being development comprised within any other class.

D. The use of land, other than a building, as a caravan site in any of the circumstances specified in paragraphs 2 to 9 (inclusive) of Schedule 1 to the Caravan Sites and Control of Development Act 1960, or in the circumstances (other than those relating to winter quarters) specified in paragraph 10 of the said Schedule.

Being development comprised within Class XXII of the said Order and not being development comprised within any other class.



Saltcote Hall

46  
2.967

Boulton  
Cottages

84  
2.050

Saltcote Cottages

Saltcote Malting

48  
5.720

37a  
2.553

37  
7.988

Saltings  
37b  
3.356

Mud

Comulus

37c  
4.855

F 2 0 0 2 3

37d  
6.763

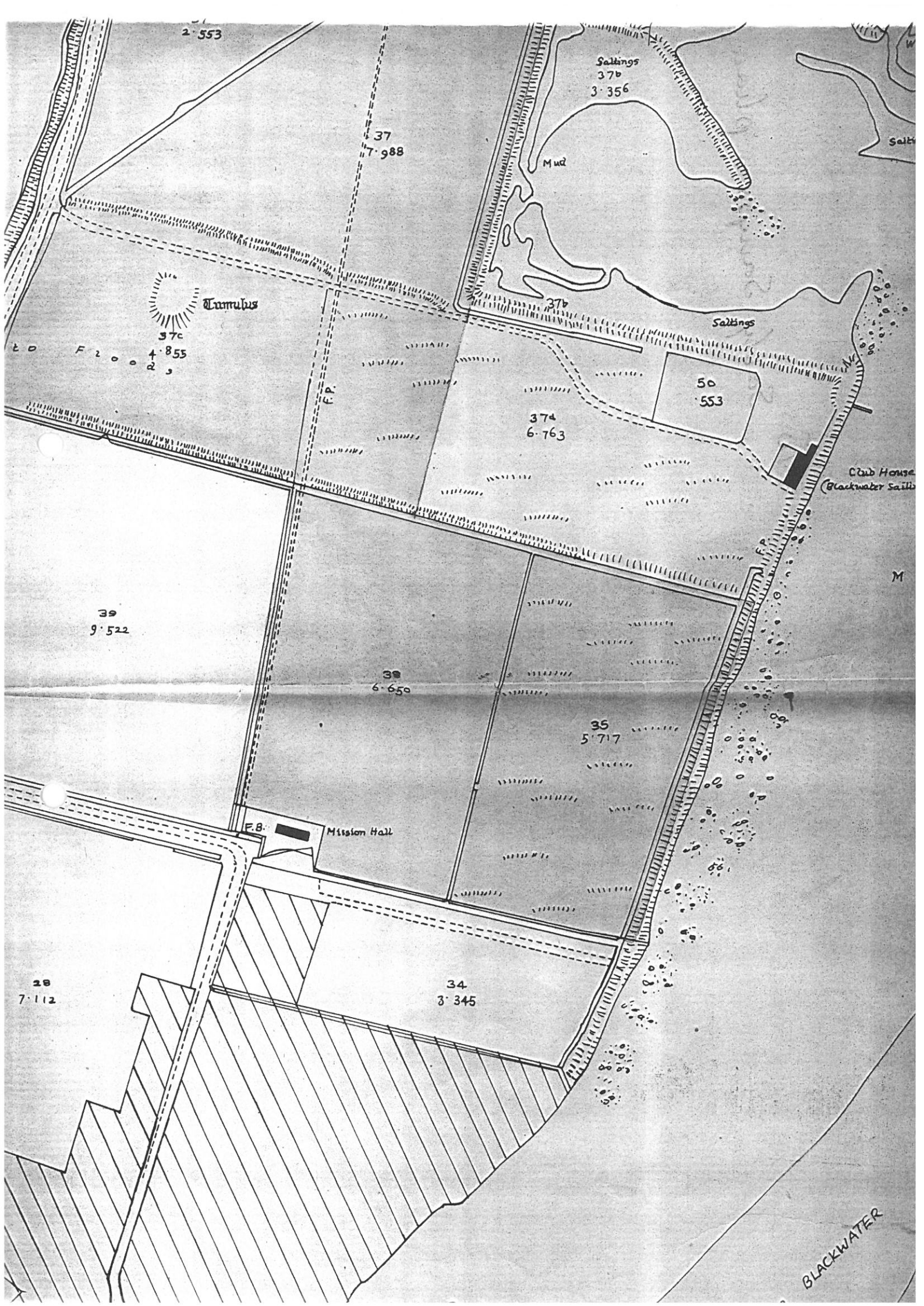
50  
553

Club House  
(Blackwater Sailing)

39  
9.522

38  
6.650





2-553

37  
7-988

Saltings  
37b  
3-356

MUD

Camulus  
37c  
4-855  
Floods

Saltings

50  
553

37d  
6-763

Club House  
(Blackwater Salt)

39  
9-522

38  
6-650

35  
5-717

F.B. Mission Hall

28  
7-112

34  
3-345

BLACKWATER