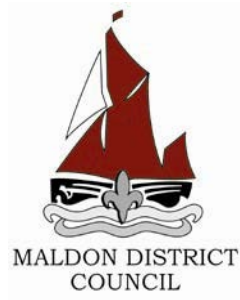


MALDON DISTRICT COUNCIL

**HOUSING AND ECONOMIC LAND
AVAILABILITY ASSESSMENT**

January 2022



Contents

1.0	INTRODUCTION	3
2.0	METHODOLOGY	5
2.2	STAGE 1: IDENTIFICATION OF SITES	6
3.0	STAGE 2: SITE ASSESSMENT	6
4.0	STAGE 3: WINDFALL ASSESSMENT	14
5.0	STAGE 4: REVIEW OF THE ASSESSMENT	15
6.0	STAGE 5: FINAL EVIDENCE BASE.....	17
	GLOSSARY	18
	APPENDIX A – LIST OF SITES	20

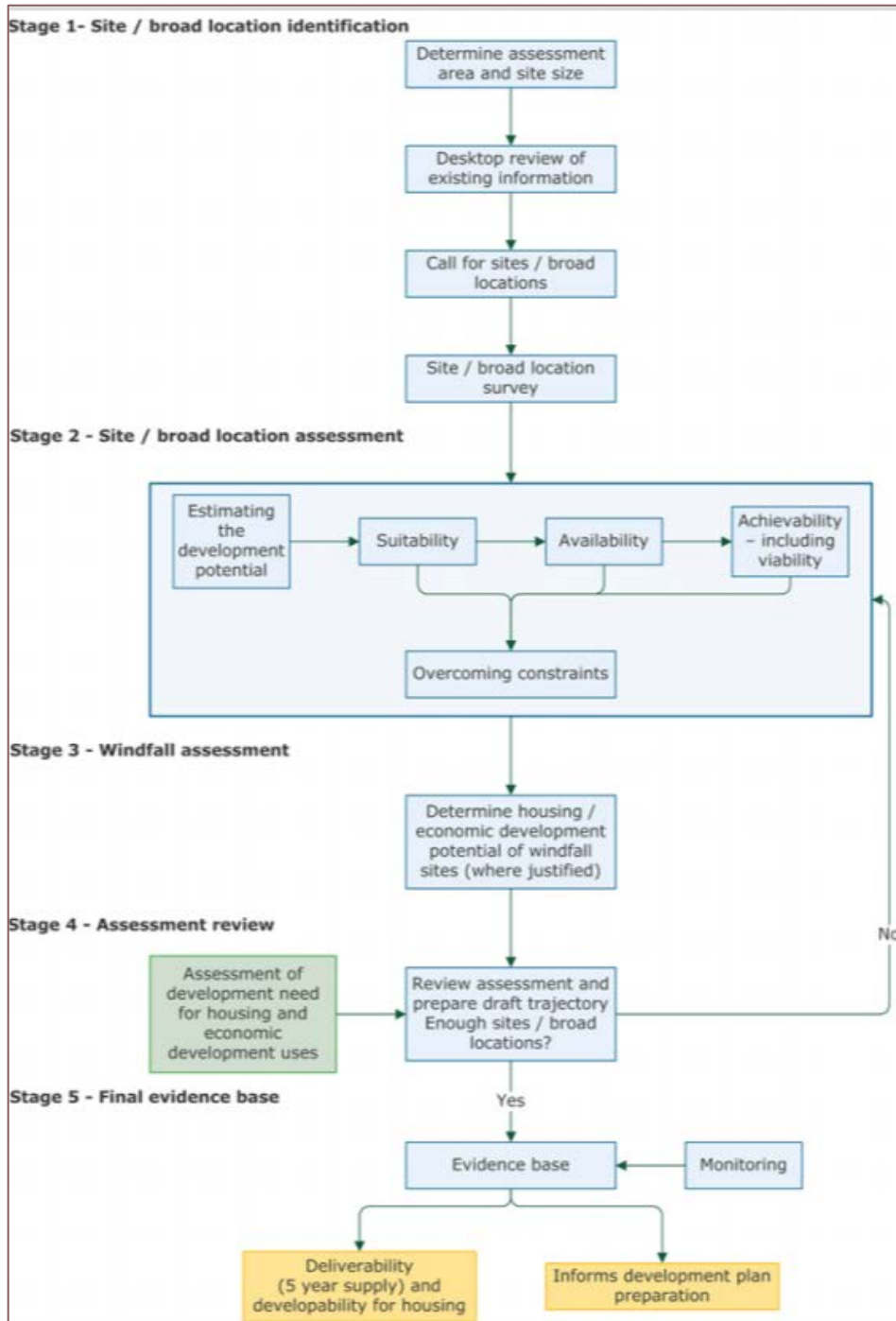
1.0 INTRODUCTION

- 1.1 The Housing and Economic Land Availability Assessment (HELAA), formerly known as the Strategic Housing and Economic Land Availability Assessment (SHLAA), is a technical study that undertakes an assessment of land availability in the District of Maldon. The purpose of the assessment is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses. It also seeks to estimate the development potential of the land identified and when the development is likely to occur.
- 1.2 The HELAA is an essential part of the evidence base that will inform the preparation and development of the spatial strategy of the Maldon District Local Development Plan (LDP) Review. Its purpose is to test whether there is sufficient land to meet local housing and employment needs and to identify where this land may be located. The HELAA is only one aspect of the evidence base and should be considered collectively with other technical studies to inform the identification and delivery of future housing and economic development in the Plan area. The HELAA will also assist in informing the preparation of Neighbourhood Development Plans (NDP). National guidance to produce a HELAA was published in December 2020.
- 1.3 The HELAA covers a 20 year period. Some sites, especially larger ones will go beyond this period and this has been shown on table 5 below. The main function of the HELAA is to perform the following:
 - Identify sites and broad locations with potential for housing and/or economic development from a variety of sources;
 - Assess and provide an indication of the housing and economic development potential of sites and broad locations; and
 - Assess the suitability of sites and broad locations for housing and/or economic development and the likelihood and timing of development coming forward.
- 1.4 The HELAA **does not allocate land** for housing or economic development. It also does not determine whether land should be allocated or given planning permission for development. The HELAA provides information on the range of sites which are available to meet need. **Sites will only be allocated in the LDP Review, Site Allocations Development Plan Documents, and/or Neighbourhood Plans.** The HELAA can however assist with planning applications by providing additional information to the case officer or Planning Committee.
- 1.5 **The inclusion of a site as ‘suitable’ with identified development potential does not mean or guarantee that planning permission will be granted if any specific development proposals come forward subsequently.** Any proposed development must be considered through the planning application process in consultation with all interested parties, on its own merits and conformity with the statutory Development Plan. A list of the sites submitted and assessed can be

found at **Appendix A** of this document. The site maps and more details concerning individual sites can be found by accessing the Council's website at www.maldon.gov.uk and going to the Planning Policy Section - Local Plan Review Evidence section.

2.0 METHODOLOGY

2.1 The methodology flowchart from national Planning Practice Guidance is set out below. The Council has followed this guidance in preparing the HELAA's methodology.



2.2 STAGE 1: IDENTIFICATION OF SITES

2.3 **Assessment area** - The HELAA considers land availability within Maldon District LDP area.

2.4 **Site size** - In line with national guidance, thresholds of 5 or more dwellings for residential uses or 0.25 hectares/500 sqm of floorspace for employment uses have been applied. Sites of less than 5 dwellings may still be suitable for development but would be considered as windfall rather than allocated for development, though for the purposes of completeness these sites have still been assessed.

This HELAA does not specifically identify “broad areas” for development. It does set out in Table 6 below the amount of suitable housing that has been assessed in broad geographically areas in the District. Sites are also considered individually with no maximum size threshold.

2.5 **Desktop review of existing information** - The Council has used a range of data sources to identify potential development sites. Sources include land in the Local Authority’s ownership, contacting partnership public bodies (such as Essex County Council) to ascertain whether they have any land for consideration, the Maldon District Brownfield Land Register and the District’s planning application records. The Council has not considered the previous Strategic Housing Land Availability Assessment because it was carried out in 2012, prior to the General Data Protection Regulation coming into force and is now considered out of date. The full list is included in [Appendix A](#). At this early stage in the process, it is important to, “cast the net wide” and include all options. Considerations of suitability are introduced later.

2.6 **Call for Sites** - The call for sites process is an important stage to ensure information about land availability is up to date and all opportunities have been taken to identify available land across the LDP Area. This assessment considers sites promoted by landowners, agents and partners known to the Council between March and June 2021. Sites can continue to be submitted to the Council and it intends to use the HELAA as a ‘living document’ that will be updated on a periodic basis to reflect new sites, withdrawn sites or any information changes for previously submitted sites.

3.0 STAGE 2: SITE ASSESSMENT

3.1 For each site a detailed desktop assessment was carried out. A drive-by survey was undertaken to assess whether the sites were suitable and available for development. Only sites which were found to be both suitable and available, subsequently progressed through the assessment process and were tested for their achievability.

3.2 **Suitability** - The assessment of the suitability of a site is an important part of the process. The Council carried out a detailed desktop assessment of each site. This provided the Council with an understanding of the site and its surroundings in terms of any constraints that may be present, which could have implications to a site’s development potential.

The Council considered the following constraints as the basis for assessing the suitability of land for development:

- Environmental constraints;
- Location & sustainability considerations;
- Accessibility & constraints to access;
- General physical constraints & considerations; and
- National planning policy constraints.

3.3 Environmental Constraints - It is important to understand how any environmental constraints can impact on the ability of a site to bring forward development. The following environmental constraints have been taken into consideration when making the assessment of each site submitted for the HELAA. Some are protective designations for the natural environment or heritage while others represent a more logistical issue for development:

- Flood Zone Classification;
- Critical Drainage Areas;
- Ground Water Vulnerability;
- Susceptibility to Surface Water Flooding;
- Village Green & Common Land;
- Existing Industrial Areas;
- Minerals Safeguarding Areas;
- Oil/Gas Pipelines;
- Electricity Pylons;
- Major Hazard Sites;
- Wastewater Treatment Works;
- Potentially Contaminated Land;
- Definitive Footpaths;
- Sites of Special Scientific Interest (SSSI);
- Special Areas of Conservation (SAC);
 - Special Protection Areas (SPA);
- Ramsar Sites;
- Local Nature Reserves (LNR);
- Ancient Woodland;
- Local Wildlife Sites;
- Biodiversity Action Plan (BAP) Priority Habitat Sites;
- Potential Protected Species Areas;
- Nature Improvement Areas;
- Scheduled Monument;
- Registered Park or Garden
- Registered Battlefields
- Listed Buildings;
- Conservation Area;
- South East Marine Plan area;

3.4 Environmental constraints were also supported by GIS mapping and information provided by key stakeholders such as the Environment Agency, Historic

England, and Natural England. If other environmental aspects such as ponds, rivers or drainage ditches and dykes were identified during the assessment process, these were noted and their potential impacts on the site's ability to deliver development.

- 3.5 **Flooding** - Flooding is a national and local issue and areas prone to flooding are very often unsuitable for development and exacerbate flooding issues for existing developments due to increased water run-off. Using mapping information provided by the Environment Agency and, Council's Strategic Flood Risk Assessment and Surface Water Management Plan, the HELAA has had regard to any known flooding issues which may relate to sites and has taken account of this in the assessment for suitability. Any updates to flooding evidence will result in each site being reappraised to determine if there have been any changes.
- 3.6 With regards to fluvial and coastal flooding the HELAA used the flood risk vulnerability and flood zone compatibility tables within the Technical Guidance to the National Planning Policy Framework (March 2012) to consider the potential impact of this type of flooding on a site's suitability. Table 1 of the national Technical Guidance shows the different flood zones and acknowledges that land within flood zone 1 is suitable for all land uses. Therefore, sites located within flood zone 1 were not considered to be environmentally constrained by flooding.
- 3.7 A more cautionary view was taken regarding sites within flood zones 2 and 3. These zones within the Technical Guidance are acceptable to accommodate a certain amount and type of development providing a flood risk assessment accompanies the proposal. Therefore, during the HELAA assessments, sites that fell within flood zones 2, 3a and 3b were considered to have an environmental constraint and were considered unsuitable. Any site that lay partially within these flood zones were amended to discount the area at flood risk. Such an approach ensured that the remainder of the site has potential to be considered suitable for development.
- 3.8 With regard to pluvial flooding (surface water) regard has been had to the Environment Agency flood risk mapping and the Surface Water Management Plan's Critical Drainage Areas. As surface water flood risk can be mitigated against in development and can even be improved, sites have not been considered unsuitable if they have surface water flood risk unless it covers the entire site and is high risk.
- 3.9 **Potentially Contaminated Land** - Potential land contamination normally relates to the previous uses of the site, which may have adversely impacted upon the quality of the land and soil. Maldon District has a Contaminated Land Register but there are no entries in the District. Land contamination may not prohibit development but it is a factor associated with both suitability and achievability, and the type of development possible, and was therefore a necessary consideration for the assessment process.
- 3.10 **Location & Sustainability Considerations** - The entire HELAA process is underpinned by the principles of sustainability and the location of a site is central to achieving sustainable development. The Council in its assessment of sites would only consider sites suitable where there is, or could be made, a clear safe, lit, pavement linkage to services and facilities within a settlement, that settlement should have some services and facilities, at least a shop for basic daily needs.

3.11 Sites where there are physical and/or significant constraints created a barrier or gap between the edge of the settlement and the site were generally found unsuitable unless clear and viable mitigation could be demonstrated during the HELAA process. Examples of such barriers include, but are not limited to:

- Open fields or significant pieces of open space
- High flood risk
- Heritage assets
- Significant environmental constraints such as a wildlife site

3.12 **Consideration for residential development** – All sites which can suitably accommodate residential development were kept within the HELAA. Sites likely to accommodate less than five net dwellings were also kept within the HELAA as they help inform the Council on small future windfall supply.

3.13 **Consideration for economic development** - The Council also assessed relevant site's suitability for employment by considering a site's location in relation to existing employment areas and a site's connection to the existing settlement's services and facilities. Sites within or adjacent to existing employment areas, as identified in the 2017 LDP were considered suitable because they have already been identified as positively support existing employment areas.

3.14 Sites were required to be 0.25ha or more in size, unless within a town centre where business and office development may be appropriate due to town centres having higher densities. If a site were of a sufficient size, could accommodate development without detrimentally impact on residential amenity, and the highways access was adequate, it may have been considered suitable in terms of its location for B1 uses (business), B2 uses (general industrial) or B8 uses (storage and distribution).

3.15 **Accessibility & Constraints to Access** - To appraise sites in respect of their location in terms of distance to services, their accessibility was considered to help inform a site's suitability for development. As such, alongside identifying the main access(s) to the site as verified by maps and site visits, a broad assessment of the distance of a site to the following key services and amenities were assessed in the settlement in which the site was located.

- Primary School;
- Secondary School;
- GPs/Health Centre
- Employment Sites;
- Local village services and facilities;
- Town Centre;
- Public Open Space;
- Bus Stop; and
- Railway Station

3.16 Proximity of sites to facilities is just one of many considerations but it is an important one given that with climate change the use of the private car to access even basic services should in future be discouraged. Though some sites could of course provide essential services and facilities, the Council has not at the present time determined a new direction in terms of its future strategic growth

and therefore sites have been assessed based on their present level of services and facilities, in conjunction with a settlement is presently sustainable in terms of national planning policy.

- 3.17 **Physical Access** - Access to a site is a key consideration for potential development and if in site submissions there was no evidence of an access to the site via existing provisions or there is no potential for an access, a site was found unsuitable at this time. Examples of this could be where a site is 'land-locked' and/or would require the demolition of properties which were not within the boundary of the site submitted for consideration through the HELAA. A site should also be safely accessed from the highway, with the ability to provide suitable visibility splays and sites which clearly could not provide this were in the main found to be unsuitable.
- 3.18 In terms of wider accessibility issues, an assessment was made regarding potential highway issues. Sites should have been able to provide a safe access using a pavement to services and facilities or the site should be able to provide such a pavement. Sites which could not do this would usually be found unsuitable. In respect to sites being assessed for employment use the assessment recorded the category of road. Sites accessed via A and B roads were considered potentially suitable for all B class employment uses as they are defined as strategic routes, main distributors and secondary distributors within Essex County Council 's Route Hierarchy and therefore able to deal with heavy goods vehicle movements (HGVs).
- 3.19 **Gradient of land and site levels** - Identified during both the desktop assessment and the drive-by survey; land gradient and site levels were considered to account for potential barriers to development of a site where inhabitants of the sites or adjacent sites could be affected or there was a wider impact on landscape and townscape character. Any concerns were incorporated into the site analysis.
- 3.20 **Public Open Spaces, Green Space, Sports and Recreation Areas** – These key areas which contribute a valued amenity to communities should not be lost to development and sites which detrimentally impacted on these areas were normally considered unsuitable. A site may however have shown that only part of a green space is to be developed and or a site may be able to provide additional green space, public open space, or sports area and this was considered when assessing sites.
- 3.21 **Availability** - Establishing the availability of a site is central to determining whether a site will come forward for development and helps assess whether there is an intention and/or desire to develop the site. If there is doubt over whether a site will come forward, or that certain constraints prevent it from being considered available, then it cannot realistically be included as a potential option.
- 3.22 The key elements for establishing 'availability' for the HELAA are:
- Ownership constraints and preference
 - Land use constraints;
 - Access constraints; and
 - Sites with planning consent.

Sites without permission were considered available within the period that the developer/landowner/agent stated if they submitted the site. For any other sites, they are only considered available if the owner of the site has confirmed it. Consideration was also given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.

- 3.23 **Calculating Density of Sites** – The potential of a site for development refers to the net number of dwellings that a site can accommodate. The PPG (Planning Practice Guidance) advises that the development potential of sites should be guided by existing or emerging planning policy, including locally determined policies on density.
- 3.24 As the local development plan is being reviewed the site densities have been assessed using the typologies from the HDH Planning Maldon District Viability Study (2020) which sets out the characteristics of the planned development in Maldon District. This considered in terms of location, size and suggested use, representative density of sites in the MDC area. It also included smaller sites and brownfield sites. The table from the Viability Study (2020) is set out below. Where a site fell between two typologies, the nearest one was the one considered.

Table 2 - Summary of Typologies			
Green 400 1	Units	400	Large Greenfield Site. Mix of family housing. 70% net - 13.33ha.
	Area	19.05	
	Units/ha	30.00	
Green 250 2	Units	250	Large Greenfield. Mix of family housing. 70% net - 7.14ha.
	Area	10.20	
	Units/ha	35.00	
Green 100 3	Units	100	Large Greenfield. Mix of family housing. 70% net - 2.5ha.
	Area	3.57	
	Units/ha	40.00	
Green 60 4	Units	60	Greenfield. Mix of family housing. 70% net - 1.71ha.
	Area	2.45	
	Units/ha	35.00	
Green 40 5	Units	40	Greenfield. Mix of family housing. 80% net - 1.253ha.
	Area	1.56	
	Units/ha	32.00	
Green 20 6	Units	20	Greenfield. Mix of family housing. 80% net - 0.67ha.
	Area	0.83	
	Units/ha	30.00	
Green 10 7	Units	10	Greenfield. 100% net developable.
	Area	0.31	
	Units/ha	32.00	
Green 6 8	Units	6	Greenfield. 100% net developable.
	Area	0.20	
	Units/ha	30.00	
Green 3 9	Units	3	Greenfield. 100% net developable.
	Area	0.12	
	Units/ha	25.00	
Brown 100 10	Units	100	Large Brownfield. Mix of family housing. 70% net - 2.5ha.
	Area	3.57	
	Units/ha	40.00	
Brown 60 11	Units	60	Brownfield. Mix of family housing. 80% net - 1.5ha.
	Area	1.88	
	Units/ha	40.00	

Brown 40	Units	40	Brownfield. Mix of family housing. 80% net - 1ha.
	Area	1.25	
12	Units/ha	40.00	
Brown 20	Units	20	Brownfield. 100% net developable.
	Area	0.50	
13	Units/ha	40.00	
Brown 20 High Density	Units	20	Brownfield. Flatted Scheme. 100% net developable.
	Area	0.33	
14	Units/ha	60.00	
Brown 10	Units	10	Brownfield. 100% net developable.
	Area	0.22	
15	Units/ha	45.00	
Brown 10 High Density	Units	10	Brownfield. Flatted Scheme. 100% net developable.
	Area	0.20	
16	Units/ha	50.00	
Brown 6	Units	6	Brownfield. 100% net developable.
	Area	0.15	
17	Units/ha	40.00	
Brown 6 High Density	Units	6	Flatted scheme. 100% net developable.
	Area	0.11	
18	Units/ha	55.00	
Brown 3	Units	3	Brownfield. 100% net developable.
	Area	0.07	
19	Units/ha	45.00	
PRS 20	Units	20	PRS scheme. 100% net developable.
	Area	0.57	
20	Units/ha	35.00	
PRS 20 HD	Units	20	Flatted PRS scheme. 100% net developable.
	Area	0.63	
21	Units/ha	32.00	

3.25 This is the starting point in terms of the calculation of density. The density of a site is only an estimate and could alter if a planning application were submitted. The density character of the settlement where the site is located has been considered, by analysis of the surrounding properties, if appropriate and considering any constraints on the site and surrounding the site, such as historic assets, water bodies, etc. Where a site submitter has indicated the number of units that they believe can be developed on site, then this has been considered against the calculation of density and the other matters set out in this paragraph.

3.26 Calculating build-out rates and phasing – This was assessed on the suitable sites. The average yearly build-out rate on the allocated sites within the LDP over

the years 2018/19, 2019/20 and 2020/21 is 50 per year. For larger sites over 50 units, this figure has been used in the assessment of the trajectory of housing.

- 3.27 Viability** – The HDH Planning Maldon District Viability Study (2020) has shown that most site typologies in the District are viable and regard to this has therefore been given when assessing sites. Some of the sites have inevitably been assessed with a lower density than either that proposed by the developer/landowner/agents and this could affect their viability and the achievability of the site. Where sites are considered suitable, but the quantum of development significantly differs from that put forward then viability has been affirmed with those that submitted the site. All sites with planning permission have been assumed to be viable.

4.0 STAGE 3: WINDFALL ASSESSMENT

- 4.1 The term “windfall sites” is defined as “Sites which have not been specifically identified as available in the Local Plan process”. The NPPF (National Planning Policy Framework) and PPG state that, where justified, windfall sites can contribute towards housing supply. However, it is discouraged and the emphasis on 'justification' and 'compelling evidence' that sites are realistic and will consistently become available must be set out.
- 4.2 The HELAA assessed all sites that were submitted in the Call for Sites 2021 exercise, this is so the Council can make an assessment of potential future windfall availability and because there is a need to consider allocating sites for self-build and smaller sites in the LDP Review.

5.0 STAGE 4: REVIEW OF THE ASSESSMENT

5.1 The following section summarises the key findings of Maldon District HELAA Review.

5.2 EMPLOYMENT LAND/LEISURE/TOURISM

At the present time in the approved LDP there is 94.21 hectares of allocated employment land distributed in the District as set out below.

Ref.	Site	Appropriate Use	Size (ha)
E1(a)	Beckingham Business Park, Tolleshunt Major	B1, B2, B8	6.44
E1(b)	Burnham Business Park, Burnham-on-Crouch	B1, B2, B8	4.36
E1(c)	Hall Road Industrial Estate, Southminster	B1, B2, B8	0.65
E1(d)	Hallmark Industrial Estate, Southminster	B1, B2, B8	1.72
E1(e)	Langford Waterworks, Langford	B1, B2, B8	2.07
E1(f)	Mapledean Industrial Estate, Latchingdon	B1, B2, B8	2.06
E1(g)	Mayfair Industrial Area, Latchingdon	B1, B2, B8	1.84
E1(h)	Mayland Industrial Estate, Mayland	B1, B2	1.54
E1(i)	Oval Park, Langford	B1, B2	11.75
E1(j)	Springfield Industrial Estate, Burnham-on-Crouch	B1, B2, B8	4.28
E1(k)	Station Approach Industrial Area, Burnham-on-Crouch	B1, B2	1.87
E1(l)	The Causeway, Maldon and Heybridge	B1, B2, B8	43.6
E1(m)	West Station Yard Industrial Estate, Maldon	B1, B2	3.88
E1(n)	Woodrolfe Road, Tollesbury	B1, B2, B8	4.12
E1(o)	Wycke Hill Business Park, Maldon	B1, B2, B8	4.03
Total			94.21

Table 3 - Allocated Employment Land

In the “call for sites” exercise the following has been identified as suitable, available and deliverable. Details of these sites are set out in Appendix A of this document.

Total Other Land Submitted	Hectares
Employment Land/Floor Space	115.42
Leisure	6.85
Tourism	78.6

Table 4 – Total other land submitted in the Call for Sites exercise

5.2 **ALLOCATED HOUSING LAND** - The 2017 approved LDP (Local Development Plan) allocated land on 13 strategic sites to accommodate 3275 homes. As of November 2021, four of those sites have been completed with one unlikely to come forward. The remaining sites have 2228 still to bring forward. Of these 554 go beyond the end of the Plan Period which at the present time is 2029.

HOUSING WINDFALL SITES WITH PLANNING PERMISSION - As at November 2021, the District has planning permissions for 660 units of housing all of which is going to be delivered within the Plan Period.

BROWNFIELD LAND REGISTER - Maldon District does not have a history of industry and therefore has little brownfield land. The Register has five sites on it with only two that do not have planning permission, one of which is already an allocated site. Therefore, the Brownfield Land Register would provide 20 housing units.

BRADWELL B ACCOMMODATION – There was one site put forward which could accommodate housing accommodation for workers if the Bradwell B national infrastructure project comes forward. The amount of housing has not been counted in the HELAA as this project is currently on hold.

SITES CONSIDERED SUITABLE FOR HOUSING IN THE CALL FOR SITES EXERCISE – The Council received a total of 203 sites in its Call for Sites Exercise. Of these three did not submit maps and therefore have not been assessed. Of the sites that were considered suitable, available, and achievable they could deliver 11,549 units of housing. The details about each site are set out in **Appendix A** of this document. This housing is set out in 5-year phases and has the potential to be delivered as follows.

SUITABLE HOUSING SET OUT IN 5 YEAR PHASES	
0 - 5 years	3,517
5 - 10 years	1,955
10 - 15 years	1,427
15- 20 years	925
Beyond 20 years	3,725
TOTAL	11,549

Table 5 – Total suitable housing sites from HELAA set out in 5-year phases

6.0 STAGE 5: FINAL EVIDENCE BASE

- 6.1 As set out in chapter 5 of this report, there are 200 sites which are considered suitable and available for development. It is presumed that those sites are viable because as set out in paragraph 3.27 above the Council has used the HDH Planning Maldon District Viability Study (2020) which has shown that most site typologies in the District are viable.
- 6.2 At the time of writing this document the LDP is under review and therefore the Council is assessing a set of broad options for the direction of future growth in the District. For general information, the table below has set out the broad locations where suitable sites have been put forward and the amount of suitable potential housing development that could come forward.

Broad Locations where suitable sites have been put forward in the call for sites exercise	No of Units
North of the District (north of Heybridge)	1,407
Central Maldon - Maldon Heybridge (west of Maldon)	1,797
South of the District (south of Maldon)	8,345
Total	11549

Table 6 – Broad Locations where suitable sites have been put forward

- 6.3 The total potential amount of housing which could come forward including housing from the allocated strategic sites in the LDP, windfall sites with planning permission, brownfield land register and sites from the “call for sites” exercise is set out below.

Total Housing	0-5 year	5-10 years	10-15 years	15-20 years	Beyond 20 years	Total housing
Allocated Sites	624	350	250	250	554	2,028
Windfall sites with permission	593	67	-	-	-	660
Suitable HELAA sites	3,517	1,955	1,427	925	3,725	11,549
Brownfield Land Register	20	-	-	-	-	20
Total	4,754	2,372	1,677	1,175	4,279	14,257

Table 7 – Total amount of housing on allocated, windfall, brownfield sites and available & suitable call for sites

- 6.4 The amount of housing presently required in Maldon District in line with the national housing target is 310 per year. Therefore, for the period 2022 – 2042 (over the following 20 years) the District will require 6,200 housing units to be completed. Table 7 above demonstrates that there is the potential capacity in terms of broadly suitable sites for the District to provide 9,978 units of housing over the next 20-year period.

GLOSSARY

Allocation - Land assigned for a particular purpose in a Local Development Plan, for example housing, employment, open space, heritage assets.

Ancient Woodland - Ancient woodland is an area that has been wooded continuously since at least 1600 AD. Ancient woodlands are of prime ecological and landscape importance. Many rare and threatened species are associated with this habitat. Ancient woodland is listed under Section 41 of the Natural Environment and Rural Communities Act 2006, as being of principal importance for the purpose of conserving biodiversity in England.

Brownfield Land – Land that has been previously developed.

Call for Sites – An open invitation to landowners, developers and developers' agents to submit land for consideration in the Strategic Housing Land Availability Assessment.

Conservation Area - Areas of Towns or Villages which have special architectural or historic interest and deserve to receive careful protection are designated as Conservation Areas.

Critical Drainage Areas - Critical drainage areas can cover wide areas within both rural and urban environments. They should reduce downstream flooding by controlling the accumulative impact of surface water runoff from multiple development sites in sensitive catchment areas.

Employment Land – Land allocated and protected in the Local Development Plan to be exclusively used for employment purposes.

Flood risk - is a combination of the probability (likelihood or chance) of an event happening and the consequences (impact) if it occurred. Flood risk is dependent on there being a source of flooding, such as a river, a route for the flood water to take (pathway), and something that is affected by the flood (receptor), such as a housing estate.

Flood Zone Classifications – Flood zones are split into zones with zone 1 being the lowest risk and zone 3b being the highest. Development is acceptable in some zones.

Greenfield Land – Mainly agricultural land but its also land which has not been previously developed.

Heritage Asset - A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area and listed building designated under the relevant legislation.

Housing and Economic Land Availability Assessment - An assessment of land availability which identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over a period.

Local Development Plan - Policy Plan for the District which sets out the detailed planning policies, proposals and Policies Maps for use when determining planning applications and spatially guiding strategic development.

Local Nature Reserves (LNR)/Local Wildlife Sites (LWS) - are areas selected for their nature conservation value and include threatened habitats and species within a national, regional and local context, making them some of our most valuable urban and rural wildlife areas.

Mineral Safeguarding Areas - An area designated by Minerals Planning Authorities (Essex County Council) which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

RAMSAR sites – These are wetlands of international importance designated under the Ramsar Convention.

Special Areas of Conservation (SAC) - are protected areas in the UK, designated under national legislation. These regulations require the establishment of a network of important high-quality conservation sites that will make a significant contribution to conserving the habitats and species identified in Annexes I and II, respectively, of European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, known as the Habitats Directive.

Special Protection Areas (SPA) - are protected areas for birds in the UK classified under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, & c.) Regulations 2010 (as amended) in England, Scotland and Wales

Sites of Special Scientific Interest (SSSI) - Usually, it describes an area that's of particular interest to science due to the rare species of fauna or flora it contains - or even important geological or physiological features that may lie in its boundaries. These areas are protected by national legislation.

Windfall Sites - Sites not specifically identified in the development plan.

APPENDIX A – LIST OF SITES

New ID	Parish	Address	RAG Assessment. Red - unsuitable, Green - Suitable
ALT1	Althorne	Burnham Road, Althorne	
ALT2	Althorne	Land South of Fambridge Road and Burnham Road and East and West of Station Road, Althorne, Essex (this is the site nearest to the Three Horseshoes Pub)	

ALT3	Althorne	Land South of Fambridge Road and Burnham Road and East and West of Station Road, Althorne, Essex (this is the site opposite Althorne Hall Farm)	
ALT4	Althorne	Land South of Fambridge Road and Burnham Road and East and West of Station Road, Althorne, Essex (this is the small site nearest to the train station)	
ALT5	Althorne	Burnham Road, Althorne, Essex	

ALT6	Althorne	Land north of Fambridge Road (B1010), Althorne, Maldon	
ALT7	Althorne	Land north of Southminster Road, Althorne	
BOC1	Burnham on Crouch	Petticrows Boatyard, The Quay, Burnham on Crouch, Essex	
BOC2	Burnham on Crouch	The Mustards, Creeksea Lane, Burnham on Crouch, Essex	

BOC3	Burnham on Crouch	Romans Farm, Mill Road, Burnham on Crouch	
BOC4	Burnham on Crouch	Land west of the railway line and north of Marsh Road, Burnham on Crouch	

BOC5	Burnham on Crouch	Land East of the Railway Line and north of Marsh Road, Burnham on Crouch	
BOC6	Burnham on Crouch	Burnham Ramblers Club, Leslie Field, Springfield Road, Burnham on Crouch, Essex	
BOC7	Burnham on Crouch	South of Marsh Road, Burnham on Crouch, Essex	

BOC8	Burnham on Crouch	Land south of Marsh Road, Burnham-on-Crouch	
BOC9	Burnham on Crouch	Land to the west of Burnham-on-Crouch (alternatively: Land to the south of Creeksea Lane, and east of Ferry Road, Burnham-on-Crouch).	

BOC10	Burnham on Crouch	Land north of Carbunkle Farm, B1010 Maldon Road, Ostend, Burnham-on-Crouch	
BOC11	Burnham on Crouch	Land north of Maldon Road and Green Lane and east of Tinkers Hole Road, Ostend, Burnham-on-Crouch	

BOC13	Burnham on Crouch	Land to the west of Ferry Road, Ostend, Burnham-on-Crouch	
BOC14	Burnham on Crouch	Cobbins Farm, Cobbins Chase, Burnham on Crouch, Essex	
BOC15	Burnham on Crouch	Land east of Southminster Road, Burnham on Crouch, Essex	

BOC16	Burnham on Crouch	land north of Mangapps Railway Museum and west of B1021 Southminster Road	
BOC17	Burnham on Crouch	Land to the south of Maldon Road (land on allocated site (E1P - employment allocation))	

BOC19	Burnham on Crouch	Land to the south of Maldon Road (land on allocated site (S2i) housing allocation	
BOC20	Burnham on Crouch	Land to the south of Maldon Road (land on allocated site (S2i) housing allocation	
BOC21	Burnham on Crouch	Cemetery Field, Ratsborough Farm TQ 9480297984	
BOC22	Burnham on Crouch	West of Stones Park Ratsborough Farm TQ 9481298083	
BOC23	Burnham on Crouch	East of the cemetery, Ratsborough Farm TQ 9497497925	
BOC24	Burnham on Crouch	Land on Green Lane, Burnham on Crouch	

BRS1	Bradwell on Sea	Down Hall Yard, High Street, Bradwell-on-Sea	
BRS2	Bradwell on Sea	Myletts Field. East End Road, Bradwell on Sea	
BRS3	Bradwell on Sea	Land At Maldon Road, Bradwell-On-Sea, Southminster	
BRS4	Bradwell on Sea	Delameres Farm, Maldon Road, Bradwell-On-Sea	

BRS5	Bradwell on Sea	Delameres Farm, Maldon Road, Bradwell-On-Sea	
BRS6	Bradwell on Sea	Land at former Bradwell Airfield, Bradwell-On-Sea Southminster	

BRS7	Bradwell on Sea	Part of East Hall Farm, north of East End Road, Bradwell-on-Sea	
BRS8	Bradwell on Sea	Bradwell A site, Bradwell on Sea	
CC1	Cocks Clarkes	Clarkes Field, Hackmans Lane, Cock Clarkes	

CN1	Cold Norton	Land Adjacent to Norton Hall St Stephens Road Cold Norton Essex (UPRN- 010094634085)	
CN2	Cold Norton	Land adjacent to The Rise and opposite to The Three Rivers Golf Club, Stow Road, Cold Norton	
CN3	Cold Norton	Land adjacent to Nash/Focus House offices Hackmans Lane Purleigh Essex, CM3 6RP	
CN4	Cold Norton	Land at Crown Road, Cold Norton, Maldon, Essex	
CN5	Cold Norton	St Stephens Road, Cold Norton	
CN6	Cold Norton	Crown Road, Cold Norton	

CN7	Cold Norton	Focus House, Hackmans Lane, Purleigh, Essex	
DEN1	Dengie	The Haven, Tillingham Road, Dengie, Southminster, Essex.	
GB1	Great Braxted	The Commodity Centre, Braxted Park Road, Great Braxted, Witham, Essex	
GOH1	Goldhanger	Head Street, Goldhanger, Maldon, Essex (rear portion of land)	
GOH2	Goldhanger	Land off Head Street, Goldhanger (front portion of land)	

GTHN1	Great Totham North	Land west of The Green, Great Totham, Maldon,	
GTHN2	Great Totham North	OS Field 6529, Land To The North Of 11 Colchester Road Great Totham Essex	
GTHN3	Great Totham North	Brick Kiln Farm, Rookery Lane Great Totham, Maldon, Essex CM9 8DF	
GTHN4	Great Totham North	Land Rear of 60 - 68 Colchester Road, Great Totham (North), Essex	
GTHN5	Great Totham North	19 Rookery Lane Great Totham	
GTHN6	Great Totham North	J Purdy's Yard, Maldon Road, Colchester, Essex	

GTHS1	Great Totham South	Land Rear of Kelvedon Road Wickham Bishops	
GTHS2	Great Totham South	Poplar Grove Farm, Poplar Grove Chase, Broad Street Green Road, Great Totham	
GTHS3	Great Totham South	53 and 55 Broad Street Green Road, Great Totham	

GTHS4	Great Totham South	Land west of Maypole Road, Heybridge, Essex	
GTHS5	Great Totham South	Land to the Rear of Oaklands Kelvedon Road Wickham Bishops CM8 3LY	
GTHS6	Great Totham South	LAND ON THE SOUTH SIDE OF Hall Road, Great Totham, Maldon	
GTHS7	Great Totham South	Land Opposite 34 Hall Road, Great Totham, Essex	

GTHS8	Great Totham South	Land south of Walden House Road, Great Totham	
GTHS9	Great Totham South	Walden House Farm, Walden House Road, Great Totham, CM9 8PN	
GTHS10	Great Totham South	Catchpole Lane, Great Totham, CM9 8PY	
GTHS11	Great Totham South	Maldon Road, Great Totham	
GTHS11(a)	Great Totham South	Land North of the future Relief Road (East of Maypole Road)	

GTHS12a	Great Totham South	Land to the north of Langford Road, Langford	
HEYB1	Heybridge Basin	Basin Road, Heybridge Basin, Essex, CM9 4SB	
HZ1	Hazeliagh	The Royal Oak, Fambridge Road, Maldon	
LANG1	Langford	Maldon Road, Ordinance Survey ref:TL8408 OS157 & OS4141	

LANG1 (a)	Maldon	Land south of Langford Road (and south of the future relief road)	
LANG2	Langford	Oval Park, Hatfield Road, Langford, Maldon Essex CM9 6WG	
LANG3	Langford	Land North of the future Relief Road (West of Maypole Road)	
LANG4	Langford	Land east of Witham Road, Langford, Maldon	

LANG5	Langford	Land west of Witham Road, Langford, Maldon	
LD1	Latchingdon	Sharps Farm, The Street, Latchingdon	
LD2	Latchingdon	Land on the south side of Butterfield Farm, Latchingdon, Chelmsford	
LD3	Latchingdon	Land adjacent to Pedrossi, Burnham Road, Latchingdon, Chelmsford, CM3 6HA	
LD4	Latchingdon	Land North of Burnham Road and east of Elder Road, Latchingdon, Maldon, CM3 6LL	

LD4	Latchingdon	Land North of Burnham Road and east of Elder Road, Latchingdon, Maldon, Essex, East of England, England, (north of Burnham Road)	
LD5	Latchingdon	Land north of Steeple Road, Latchingdon, Maldon	
LD6	Latchingdon	Land off Steeple Road, Latchingdon	

LD7	Latchingdon	Land Adjacent Springwood Rectory Lane Latchingdon	
-----	-------------	---	--

LD8	Latchingdon	Red Lyons House and Fairfield, Burham Road, Latchingdon, Chelmsford , Essex,	
LTH1	Little Totham	Washfields, Post Office Lane, Little Totham, Essex	

MAL/HY1	Heybridge	Land at Wharf Road, Mill Beach, Heybridge, Essex	
MAL/HY2	Heybridge	Heybridge Swifts Football Club, Scraley Road, Heybridge	
MAL/HY3	Heybridge	Hall Road, Heybridge, Essex	

MAL/HY4	Heybridge	Land to the east of Broad Street Green, Broad Street Green, Heybridge, Essex	
MAL/HY5	Heybridge	Land at Hall Road, Heybridge, Maldon	
MAL/HY6	Heybridge	Land at The Roothings, Holloway Road Heybridge	

MAL/HY7	Heybridge	Goldhanger Road, Maldon	
MAL/HY8	Maldon	Land Adjacent to Tintagel Way, Limebrook Way, Maldon	
MAL/HY9	Heybridge	Sadds Wharf, Station Road, Maldon, Essex	

MAL/HY10	Maldon	Land Rear Of 50 To 58 London Road Maldon Essex	
MAL/HY11	Maldon	Land at Mundon Road, Maldon	
MAL/HY12	Maldon	Land at Brickhouse Farm, East of Fambridge Road, Maldon, Essex	
MAL/HY13	Maldon	Brookhead Farm, South of Maldon Road, Woodham Mortimer, Essex	

MAL/HY14	Maldon	Land east of Fambridge Road, Maldon	
MAL/HY15	Maldon	Land South of London Road, Maldon	
MAL/HY16	Maldon	Land South of Limebrook Way and West of Mundon Road, Maldon	

MAL/HY17	Heybridge	Drapers Farm And Drapers Chase Site Goldhanger Road & Wagtail Drive, Heybridge Maldon Essex CM9 4QT Heybridge East	
MAL/HY19	Maldon	Land at Park Drive (Madison Heights) Park Drive Maldon	
MAL/HY20	Maldon	Maldon District Council Princes Road Maldon	
MAL/HY22	Maldon	Civic Amenity Site Park Drive Maldon	
MAY1	Mayland	Land south of Imperial Avenue Maylandsea Essex	
MAY2	Mayland	Nipsells Chase, Mayland, Chelmsford,	

MAY3	Mayland	Corner of The Drive and Steeple Road, Mayland, Chelmsford	
MAY4	Mayland	Land at junction of Steeple Road and Mill Road, Mayland, Essex	
MAY5	Mayland	Corner of Imperial Ave and The Drive, Mayland, Chelmsford CM3 6A	
MAY6	Mayland	Woodlands Park, Steeple Road, Maylands	

MAY7	Mayland	Land adjacent to Mill House, Grange Avenue and Steeple Road, Maylands	
MAY8	Mayland	Whitecap Mushroom Farm, Mill Road, Mayland, Essex	
MAY9	Mayland	Land east of Lawling Hall, west of the Drive, Mayland	
MUN1	Mundon	Wycke View Farm, Main Road, Mundon, Essex. CM9 6PB	

NFB1	North Fambridge	Armstrong Road, North Fambridge	
NFB10	North Fambridge	Land West of No.23 Rectory Road, North Fambridge, Essex CM3 6NG	
NFB2	North Fambridge	Land to the north of Franklin Road, North Fambridge,	
NFB3	North Fambridge	Land North of Buller Lodge, South of Kitchener Road, Fambridge Road, North Fambridge, Essex CM3 6NL	
NFB4	North Fambridge	Land West and South of Willow Barn, Buller Road, North Fambridge, Essex CM3 6FL	

NFB5	North Fambridge	Land to the West of Fambridge Road, North Fambridge, Near Chelmsford , Essex, CM3 6NB - PHASE 1	
------	--------------------	--	--

NFB6	North Fambridge	Land to the West of Fambridge Road, North Fambridge, Near Chelmsford , Essex, CM3 6NB - PHASE 2	
------	--------------------	--	--

NFB7	North Fambridge	Land to the West of Fambridge Road, North Fambridge, Near Chelmsford , Essex, CM3 6NB - PHASE 3	
------	--------------------	--	--

NFB8	North Fambridge	Land to the West of Fambridge Road, North Fambridge, Near Chelmsford , Essex, CM3 6NB PHASE 4	
------	--------------------	--	--

NFB9	North Fambridge	Land to the West of Fambridge Road, North Fambridge, Near Chelmsford , Essex, CM3 6NB PHASE 5	
PUR1	Purleigh	Latchingdon Road, Purleigh, Chelmsford, Essex	
PUR2	Purleigh	Land West of Westerings, south of Lodge Lane, Purleigh, Essex,	

PUR3	Purleigh	Church Hill, Purleigh, Maldon	
SM1	Stow Maries	Church Lane, Stow Maries	
SM2	Stow Maries	Woodhams Road, Stow Maries, Essex	

SM3	Stow Maries	Woodham Road, Stow Maries, Essex	
-----	-------------	-------------------------------------	--

SM4	Stow Maries	Woodham Road, Stow Maries, Essex	
SM5	Stow Maries	Woodham Road, Stow Maries, Essex	
SM6	Stow Maries	Land at the corner of Woodham Road and Church Lane, Stow Maries	
SMIN1	Southminster	Willowbrook Devonshire road Southminster	

SMIN2	Southminster	Hallmark Industrial Estate Southminster Essex CM0 7EH	
SMIN3	Southminster	Land adjacent to Steeple Rd, Southminster. (West side) Theedhams Farm side.	
SMIN4	Southminster	Land West of the B1021 (Southfield Way), Southminster	
SMIN5	Southminster	Queenborough Road, Southminster	
SMIN6	Southminster	Land West of Southminster	

SMIN7	Southminster	Land between Sheepcotes Lane and Tillingham Road, Southminster	
SMIN8	Southminster	Chase Field Ratsborough Farm, Southminster, Essex. CM0 7BH.	
SMIN9	Southminster	west of Burnham Road, Southminster TQ 9449498421	
SMIN10	Southminster	East of Burnham Farm, Ratsborough Farm TQ 9475298565	

SMIN11	Southminster	New Moor Farm, Tillingham Road, Southminster	
SMIN12	Southminster	Land to the east of Whitby Road, Old Heath, Southminster	
SMIN13	Southminster	Land to the west of Whitby Road, Old Heath, Southminster	
SMIN14	Southminster	Land to the east of Scalby Road, Old Heath, Southminster	
SMIN15	Southminster	Land to the east of Scarborough Road, Old Heath, Southminster	
SMIN16	Southminster	Land to the east of Scarborough Road, Old Heath, Southminster	

SMIN17	Southminster	Land to the east of Seamer Road, Old Heath, Southminster	
SMIN18	Southminster	Land to the west of Filey Road and east of Seamer Road, Old Heath, Southminster	
SMIN19	Southminster	Land to west of Seamer Road, Old Heath, Southminster	
STE1	Steeple	The Street, Steeple, Southminster	
STL1	St Lawrence	Land South of St. Lawrence Drive, St. Lawrence Essex	
TDA1	Tolleshunt D`Arcy	Land on the north side of Tollesbury Road Tolleshunt Darcy	

TDA2	Tolleshunt D`Arcy	Land South Chapel Road, Tolleshunt D`Arcy	
TDA3	Tolleshunt D`Arcy	Land south of Kelvedon Road Tolleshunt D`Arcy CM9 8EL	
TDA4	Tolleshunt D`Arcy	Land north of Beckingham Road Tolleshunt D`Arcy CM9 8TU	
TILL1	Tillingham	Land at Vicarage Lane, Tillingham	

TILL2	Tillingham	Land East of Birch Road and Mill Road, Tillingham, Essex	
TILL3	Tillingham	Land East of South Street, Tillingham, Essex	
TILL4	Tillingham	Land East of South Street, Tillingham, Essex	
TILL5	Tillingham	14 Southminster Road, Tillingham	
TK1	Tolleshunt Knights	Rectory Road, Tolleshunt Knights, MALDON, Essex	

TK2	Tolleshunt Knights	Land adjoining 99 Barnhall Road, Tolleshunt Knights	
TK3	Tolleshunt Knights	land to the north of Strawberry Fields, Tolleshunt Knights	
TK4	Tolleshunt Knights	Land east of Oxley Hill and south of Top Road, Tolleshunt Knights, Maldon CM9 8ES	
TK5	Tolleshunt Knights	Woodacre, D'arcy Road, Tolleshunt Knights	

TK6	Tolleshunt Knights	Barnhall Road, Tolleshunt Knights Essex	
TK7	Tolleshunt Knights	Land to the rear of Redcot , Darcy Road , Tolleshunt Knights,	
TOL1	Tollesbury	Land off North Road, Tollesbury	
TOL2	Tollesbury	Land Lying to the North of Woodrolfe Farm Lane, Tollesbury, Maldon	
TOL3	Tollesbury	Land adjacent to Wilks (Rubber Plastics) Mfgs Co Ltd. Woodrolfe Road, Tollesbury, Essex, CM9 8RY	

TOL4	Tollesbury	Land off North Road, Tollesbury, Essex	
TOL5	Tollesbury	Mell Road, Tollesbury	
TOL6	Tollesbury	Land off Woodrolfe Road, Tollesbury	
TOL7	Tollesbury	Garlands Farm, Tollesbury Road, Tollesbury, Maldon, Essex, CM9 8RP	
TOL8	Tollesbury	Land South Tollesbury Road, Tollesbury Road, Tollesbury	
TOL9	Tollesbury	Tollesbury Road, Tollesbury,	

TOL10	Tollesbury	Land to the north of Thurstable Road, Tollesbury Maldon CM9 8RD and the east of Station Road	
TOL11	Tollesbury	Land South of West Street, Tollesbury	
TOL12	Tollesbury	Land to the north of Thurstable Road, Tollesbury Maldon CM9 8RD	
TOLSM1	Tolleshunt Major	Land off Loamy Hill Road, Tolleshunt Major	

TOLSM2	Tolleshunt Major	Land at Crossways, Tolleshunt Major	
TOLSM2	Tolleshunt Major	Land part of former Appliance Works Tudwick Road Tolleshunt Major CM9 8LW - Crossways, Tolleshunt Major	
WBS1	Wickham Bishops	Tiptree Road, Wickham Bishops	
WBS2	Wickham Bishops	Land at and to the rear of 9 Church Road & west of Wellands Close, Wickham Bishops, Essex	
WBS3	Wickham Bishops	Land between Glen Acres and Chantry House, Ishams Chase, Wickham Bishops	
WBS4	Wickham Bishops	Bishops, Church Road, Wickham Bishops	

WMO1	Woodham Mortimer	Land off Tom Tit Lane	
WMO2	Woodham Mortimer	Burnham Road, Woodham Mortimer	
WMO3	Woodham Mortimer	Little Owls, Post Office Road, Woodham Mortimer, Essex, CM9 6ST	
WW1	Woodham Walter	Land adjacent to West Bowers Road / Little London Lane Land Registry Title EX 449851 extended into EX 812 634	

WW2	Woodham Walter	Land to the east of Rectory Road, Woodham Walter, Essex	
-----	-------------------	--	--

