

Maldon District Five Year Housing Land Supply 2026

Position at 1 April 2026

Introduction

1. Annexe D of the National Planning Policy Framework 2026 (NPPF) local authorities are required identify and update annually a supply of specific deliverable sites, sufficient to provide a minimum of five years' worth of housing against their housing requirement and against their local housing need:
[National Planning Policy Framework - Guidance - GOV.UK](https://www.gov.uk/government/publications/national-planning-policy-framework-guidance)
2. Where strategic Local Plan policies are more than 5 years old, local housing need is calculated using the standard method.
3. This 5YHLS calculation for 2025/26 reflects the position at 1 April 2026. This is the start of the monitoring year, when all similar planning monitoring data is collected and analysed.

Five Year Housing Land Requirement

4. The five-year housing requirement is the number of homes needed over the 5 years i.e. from 1 April 2026 to 31 March 2031.
5. NPPF Annexe D states that local planning authorities should calculate their five-year housing requirement using either:
 - their housing requirement set out in adopted strategic policies, or
 - their Local Housing Need (LHN) where the strategic policies are more than five years old which is calculated using the standard method.
6. The Maldon District Local Development Plan 2014 - 2029 (MDLDP) was approved in July 2017.
7. In December 2024 the Government published a National Planning Policy Framework (NPPF), updated sections of the Planning Practice Guidance (PPG) and other updates. This introduced a new way to calculate Local Housing Need (LHN).

8. National planning practice guidance sets out that LHN is calculated using the standard method: [Housing and economic needs assessment - GOV.UK](#)
9. The standard method relies on inputs from two key datasets which are updated annually:
 - dwelling stock figures, and
 - affordability ratios.
10. The most recently published datasets should be used when calculating LHN. Therefore, when the data inputs are updated the LHN figure changes too. LHN only becomes fixed for a two-year period once a local plan has been submitted for examination.
11. For the purpose of this calculation the most recently published datasets are:
 - dwelling stock estimates in England figures at 31 March 2025 (Table 125) which record 30,720 dwellings in Maldon district: [Live tables on dwelling stock \(including vacants\) - GOV.UK](#)
 - median workplace-based affordability ratios (Table 5c). The affordability ratios calculated by dividing house prices by gross annual workplace-based earnings - based on the median of both house prices and earnings: [House price to workplace-based earnings ratio - Office for National Statistics](#)
12. For Maldon District, the current 5-year average affordability ratio is 12.29:

Table 1 Maldon District Affordability Ratios 2021-2025

	Median Table 5c
2021	13.54
2022	12.86
2023	12.21
2024	11.76
2025	11.05
Five Year Average	12.29

13. The Local Housing Need (LHN) for Maldon district uses the following steps:
 - Step 1 – setting the baseline – 0.8% of the existing housing stock in the area. 0.8% of 30,720 homes = 246 homes (rounded)
 - Step 2 – an adjustment to take account of affordability.

$$\text{Adjustment factor} = \left(\frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$$

- Step 3 – apply the adjustment factor to the baseline: the baseline is multiplied by the adjustment factor to give the final LHN figure.

Table 2 Standard Method Calculation

Standard Method Calculation	
Step 1	
Stock at 31 March 2025	30,720
Stock x 0.8 %	245.76
Step 2	
2025 The Five Year Average Median workplace-based affordability ratio	12.29
Five year affordability ratio minus 5	7.29
7.29 divided by 5	1.458
1.458 x 0.95	1.3861
1.3851 + 1	2.3851
Step 3	
245.76 x 2.3851	586.16
Rounded	586

- The Local Housing Need figure for Maldon District is a requirement of 586 homes per annum.
- NPPF Annexe D paragraph 9 states that the housing requirement must include a buffer of either:
 - 5% to ensure choice and competition on the market for land, or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply
- “Significant under delivery” should be assessed using the Housing Delivery Test (HDT) and scores below 85% trigger the requirement for a 20% buffer.
- The Housing Delivery Test is an annual measurement of housing delivery for relevant plan-making authorities. The latest nationally published Housing Delivery Test 2025 measurement shows that Maldon district had delivered 142% of the housing required: [Housing Delivery Test: 2025 measurement - GOV.UK](#)

18. Therefore, only a 5% buffer is required to ensure choice and competition in the market for land.
19. Table 3 below identifies that the Five Year Housing Land Requirement, including the 5% buffer, is 3,061 homes.

Table 3 Five year housing land requirement

Requirement	
Annual Housing Target over 5 years (586 homes x 5 years)	2,930
Plus 5% buffer	146
Total Housing Requirement	3,076
Annual housing requirement figure (3,076 / 5)	615

General approach to calculating housing land supply

20. The Government publishes detailed guidance relating to the methodology: [Housing supply and delivery - GOV.UK](#) which is supported by the National Planning Policy Framework.
21. Maldon district's five-year housing supply comprises the number of homes expected to be built within five years on specific 'deliverable' sites, and a windfall allowance.
22. Deliverable sites and windfall sites are defined in the NPPF 2026 glossary (Annexe B): [National Planning Policy Framework - GOV.UK](#)

"To be considered deliverable, sites for housing or other pitches and plots should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that homes will be delivered on the site within five years. In particular:

- a. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example

because they are no longer viable, there is no longer a demand for the type of units or sites have long-term phasing plans).

- b. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield land register, it should only be considered deliverable where there is clear evidence that homes will be delivered on-site within five years.”
23. In order to demonstrate five years’ worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions.
24. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:
- have outline planning permission for major development;
 - are allocated in a development plan;
 - have a grant of permission in principle; or
 - are identified on a brownfield register.
25. Such evidence, to demonstrate deliverability, may include:
- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions,
 - firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates,
 - firm progress with site assessment work, or
 - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.
26. There are also some important case law. For example, the Court of Appeal decision: *St Modwen Developments Ltd vs SOS and R (East Bergholt Parish Council) v Babergh District Council*.
27. In this context a deliverable site is not one that is certain, or even likely, to be developed within five years. All that is required is a “realistic prospect” that housing will be delivered on the site within five years. The policy does not say

how firm a prospect this must be. Instead, it is for the decision-maker to decide whether a realistic prospect of delivery exists in any particular case.

28. The Lichfield 'Start to Finish' Third Edition, March 2024 ([start-to-finish-3 how-quickly-do-large-scale-housing-sites-deliver.pdf](#)) has shown that when assessed across the country major sites with outline permission take on average between 3 and 4.6 years to deliver their first homes.
29. The Council has undertaken its own analysis and concluded that large sites (over 10 homes) generally deliver 52 dwellings per year, or 1 new home per week when the site is 'up and running'. On average 35 homes would be delivered in year 3 following the grant of planning permission, and the 52 homes per year following that. These figures will be kept under review each year.

Planning Reform Working Paper: Speeding Up Build Out

30. In May 2025 the Government consulted on a Planning Reform Working Paper: Speeding Up Build Out. The paper sought views on options the Government could pursue to ensure the right incentives exist in the housing market, and local authorities have the tools they need, to encourage homes to be built out more quickly. [Planning Reform Working Paper: Speeding Up Build Out - GOV.UK](#) The Government has not yet responded to the consultation. The existing provisions in 2023 Levelling Up and Regeneration Act (LURA) to improve build-out transparency have not been enacted. The NPPF 2026, policy HO13: Build out of residential and strategic sites, includes the option for LPAs to use a planning condition that would require housing development to start within a timescale shorter than the relevant statutory default period. However, there is not an option to require development to be completed by a certain date.

Counting other forms of accommodation

31. The Planning Practice Guidance supports the counting of housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market. Further guidance is set out in Housing for Older and Disabled People: [Housing for older and disabled people - GOV.UK](#)

Sources of Supply

Small sites with planning permission of 1 to 9 homes

32. At 1 April 2026 there were extant planning permissions for 209 homes (net) on deliverable sites of 1 to 9 homes.
33. All of these sites benefit from planning permission or have a prior approval with RAMS mitigation secured where needed: [Section 106 Agreements for RAMS | Section 106 Agreements for RAMS | Maldon District Council](#)
34. All homes on these sites are expected to be completed within the next five years. Those that have started are expected to be built out in 2026/27. Those not commenced will be required to commence within 3 years of the date of their planning permission, and given the small size of site, completed quickly.

Unidentified small windfall sites of 1 to 9 homes

35. The NPPF glossary (Annexe 2) defines windfall sites as: "Sites not specifically identified in the development plan". NPPF Policy HO3: Providing Land for Homes states:

"2. Where an allowance is to be made for windfall sites as part of the identified supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the land availability assessment, historic windfall delivery rates and expected future trends."
36. In the main, the sites which have come forward in the Housing and Economic Land Availability Assessment (HELAA) are for ten units or more and are larger than 1.0 hectare in size, therefore if they came forward would be major development sites. In this regard to these sites, very few have, at the present time, come forward as windfall sites since the HELAA was initially completed in 2022.
37. The approach to a windfall allowance is based on the average annual rate of windfall completions from general (i.e. planning permissions) and prior approvals since 2016. Analysis of the data from 2016 shows that, as expected, there has been a steady supply, which has risen over the last few years. Table 4 below shows the following housing units have been granted and also completed since 2015.

Table 4 Number of dwellings on small sites

Year	Number of dwellings granted planning permission	Number of completions
2014/15	-	53
2015/16	23	76
2016/17	40	89
2017/18	45	73
2018/19	99	79
2019/20	75	44
2020/21	56	102
2021/22	61	52
2022/23	56	52
2023/24	98	59
2024/25	71	56
2025/26	56	47
Total	680	782
Ave last 5 years	68	53
Ave post LDP adoption	69	63

38. Table 4 includes the number of permissions granted for small windfall sites of 1-9 housing units from 2015 to 2025. This shows an average annual grant of permissions post adoption of the LDP of 69 units. The completions of small windfall sites since adoption of the LDP is 63 homes per annum.
39. Existing planning permissions are included in the 'small sites with planning permission' category – as they are known and not windfalls.
40. To avoid double counting sites with planning permissions, no windfall rate has been included in the first two and a half years of the five-year supply. Small windfall sites will not start to come forward straightaway, however all sites are required to commence within 3 years of the date of their planning permission. It is assumed that any homes completed in those years will already have planning permission. This is a cautious approach as in practice some windfalls not currently with permission may be built during this period.
41. Analysis of delivery rates across small windfall development shows that it takes on average 2.5 years for the first unit completion on site. Therefore 31 units of small windfall housing should be put into the year three and 63 units of windfall housing should be put in for years four and five. This will be a total of 157 units.

The delivery of windfall will be monitored yearly, and adjustments made in future years as necessary.

Sites allocated in the Maldon District Local Development Plan 2014 - 2029

42. Appendix 1 Table 7 lists the sites allocated in the approved Maldon District Local Development Plan, and shows the delivery expected over the next five year period. The second half of Appendix 1 provides a high level summary of each site.

Large 'windfall' sites with planning permission not allocated in the Maldon District Local Development Plan 2014 – 2029

43. Appendix 2 Table 8 lists the large 'windfall' sites with planning permission not allocated in the Maldon District Local Development Plan, and shows the delivery expected over the next five year period.
44. The second half of Appendix 2 provides a high level summary of each site.

Maldon's Five Year supply summary

45. Table 5 sets out the five year housing land supply from the various sources.

Table 5 Sources of the five year housing land supply

	26/27	27/28	28/29	29/30	30/31	Total
Small sites with planning permission (sites of 1 to 9 homes)	-	-	-	-	-	209
Unidentified small windfall sites (1 to 9 dw) – average of 56 homes per annum (windfall allowance)	0	0	31	63	63	157
Large sites allocated in the Local Development Plan (see Appendix 1)	381	252	315	197	100	1,245
Large 'windfall' sites not allocated in the Local Development Plan (see Appendix 2)	130	206	212	237	166	951
Total						2,562

Maldon's Five Year Housing Land Supply calculation

46. Table 6 sets out the five year housing land supply calculation.

Table 6 Five year housing land supply calculation

Housing supply	Total
Annual Housing Target (586 homes x 5 years)	2,930
Plus 5% buffer	146
Total requirement	3,076
Annual housing requirement figure (3,066 / 5)	615
Total supply over the next five years (see Table 2)	2,562
Five Year Housing Land Supply (total supply 2,555 / annual requirement 615)	4.16 years

47. The shortfall over the five year period in absolute numbers at 1 April 2026 was 514 homes.

Appendix 1

Allocated Sites in the Maldon District Local Development Plan 2014 – 2029

Table 7 Supply from LDP allocated sites

Application Number	Address	Stage	Net outstanding	26/27	27/28	28/29	29/30	30/31	5 years supply total	Notes
22/00454/FUL	S2(a) South of Maldon (south of Limebrook Way) - Eastern Parcel (42 dw) - additional units to the 606 units approved at line 3 [Taylor Wimpey]	Under construction	42	42	0	0	0	0	42	PP granted 12/07/2023 This site will be completed within 5 years Developer trajectory received: 02/09/26
14/01103/OUT 18/00494/FUL 18/00531/RES 19/00411/RES 20/00074/FUL 21/00089/RES	S2(a) South of Maldon (south of Limebrook Way) - Eastern Parcel (606 dw) [Taylor Wimpey]	Under construction	63	63	0	0	0	0	63	Original outline granted 01/12/2016 This site will be completed within 5 years Developer trajectory 24/8/26
14/01103/OUT 18/00494/FUL 18/00531/RES 19/00411/RES 20/00074/FUL 21/00089/RES	S2(a) South of Maldon (south of Limebrook Way) - western parcel (394 dw) [Crest Nicholson]	Under construction	71	71	0	0	0	0	71	Original outline granted 01/12/2016 Developer trajectory This site will be completed within 5 years
25/00160/FULM	S2(a) South of Maldon (land south of Wycke hill and Limebrook Way) [Crest Nicholson]	Not started	90	0	18	53	19	0	90	Planning permission granted subject to s106 30/7/25.
25/00482/RESM	S2(a) South of Maldon Local Centre, Land South Of Wycke Hill And	Not started	41	0	0	41	0	0	41	78 bed dementia care facility, granted pp June 2026. Using HDT rule book measurement of 1.9

	Limebrook Way Maldon Essex									beds = 1 dw = 41 dw equivalent. Expect to be completed within 5 years
15/01327/OUT 25/00948/RESM	S2(b) Land north and west of Knowles Farm, Wycke Hill [Taylor Wimpey]	Not started	320	0	0	41	60	60	161	Outline granted 29/11/2022. RESM granted 06/02/26 Developer trajectory as at 25/08/26. Have reduced first year expectations, from 60 to 41, as first year completions are usually lower in this District.
22/00523/RESM	S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Bellway]	Under construction	180	60	60	60	0	0	180	Planning permission granted 5/12/2022 Developer trajectory This site will be completed within 5 years
15/00419/OUT 23/00408/RESM	S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge (Parcels 3,6,7) [Crest Nicholson]	Under construction	196	50	50	50	46	0	196	Original outline allowed on Appeal- 25/10/19. RESM approved 28/07/23 This site will be completed within 5 years Developer trajectory
24/00569/FUL	S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [LNT Care Home Parcel 8A]	Under construction	34	0	34	0	0	0	34	66 bed care home PP granted 12/12/24 Conversion of bedrooms to dwelling equivalent as per HDT rule book (1.9 beds = 1 dw) Vistry have confirmed that completion will be in 2027.

15/00419/OUT	S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Parcel 8B]	Not started	22	0	0	0	22	0	22	Vistry have confirmed that this site is for 22 housing units and will be completed within 5 years.
15/00419/OUT 21/00752/RES	S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Vistry Parcels 1, 2, 4, 5]	Under construction	230	90	90	50	0	0	230	RES Decision date: 12/04/22 This site will be completed within 5 years Developer trajectory
15/00419/OUT	S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Abbey New Homes Parcel 9]	Not started	110	0	0	20	50	40	110	Vistry sold the parcel to Abbey New Homes. Developer trajectory. 25/00/865/RESM submitted; decision due 2026.
No application	S2(h) Land adjacent Heybridge Swifts Football Club, Scraley Road	No application	0	0	0	0	0	0	0	No development expected within 5 years.
14/00356/FUL 19/01257/FUL 23/00500/FUL 24/01005/FUL	(S2(i) Land between Chandlers and Creeksea Lane, Maldon Road, Burnham-On-Crouch [Barratt David Wilson]	Under construction	5	5	0	0	0	0	5	This site will be completed within 5 years Developer response received: 24/08/26
Totals			1404	381	252	315	197	100	1245	

Notes on sites:

1. S2(a) South of Maldon (south of Limebrook Way) - Eastern Parcel (42 dw) - additional units to the 606 units approved at line 3
 - 42 homes
 - Site under construction, expected to be completed within the 5 year period.
 - Developer trajectory

2. S2(a) South of Maldon (south of Limebrook Way) - Eastern Parcel (606 dw)
 - 63 homes
 - Developer: Taylor Wimpy
 - Site under construction, expected to be completed within the 5 year period.
 - Developer trajectory

3. S2(a) South of Maldon (south of Limebrook Way) - western parcel (394 dw)
 - 71 homes
 - Developer: Crest Nicolson
 - Site under construction, expected to be completed within the 5 year period.

4. S2(b) Land north and west of Knowles Farm, Wycke Hill
 - 320 homes - outline granted 29/11/2022
 - In 2025/26 the site was sold to Taylor Wimpey by Essex County Council.

- Reserved matters application for 316 dwellings awaited.
- 25/8/26 proforma from developer -- 28/29 = 35 completions, 29/30 = 52 completions – extrapolated to cover 30/31
- Site not commenced

5. S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Bellway]

- 224 homes
- Developer: Bellway
- Site under construction, expected to be completed within the 5 year period.

6. S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Crest Nicolson]

- 246 homes
- Developer: Crest Nicolson
- Site under construction, expected to be completed within the 5 year period.

7. S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [LNT Care Home Parcel 8A]

- 66 care home units – equivalent to 34 homes. Conversion of bedrooms to dwelling equivalent as per HDT rule book (1.9 beds = 1 dw)
- Vistry have confirmed that completion will be in 2027.
- LNT discharge of conditions 25/05134/DET cleared Feb 2026 for this part of the site.
- Building Control Initial Notice accepted Nov 2025.
- (30/4/26) Under construction on site
- Under construction, expected to be completed within the 5 year period.

8. S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Parcel 8B]

- 22 homes
- Vistry have confirmed that the site capacity is 22 housing units.
- As this is part of the larger S2d strategic site where the other parcels have sold and are being built out, there is no reason to assume that this one will not be.
- Not started. This site will be completed within 5 years

9. S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Vistry Parcels 1, 2, 4, 5]

- 311 homes
- Developer: Vistry
- Site under construction, expected to be completed within the 5 year period.

10. S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Abbey Housing Parcel 9]

- 110 homes
- Developer: Abbey New Homes
- Vistry has sold the parcel to Abbey New Homes.
- Vistry provided a trajectory for first completions in 2027 (25/9/26.)
- Abbey Housing have submitted a reserved matters application 25/00865/RESM decision expected Autumn 2026. Due to delay in planning negotiations, first completions put back to 2027/28
- Not started, expected to be completed within the 5 year period.

11. S2(h) Land adjacent Heybridge Swifts Football Club, Scraley Road

- No planning application
- No development expected within 5 years agreed
- This allocation was intended to enable the football club to move to a new site. Until a new site is identified this allocation will not come forward.

12. (S2(i) Land between Chandlers and Creeksea Lane, Maldon Road, Burnham-On-Crouch

- 14/00356/FUL 180dw + outline for 50-60 bed care home
- 19/01257/Ful 36dw – completed 22/23
- 23/00500/FUL 37dw -completed 25/26
- 24/01005/FUL 5 net 3 dw
- Completion of site expected 26/27

Appendix 2

Large ‘windfall’ sites with planning permission not allocated in the Local Plan

Table 8 Supply from large windfall sites

Application reference	Address	Stage	Net outstanding	26/27	27/28	28/29	29/30	30/31	5 years supply total	Up to date info
07/00842/FUL 14/00695/LDE	Drinkwater Farm, Maldon Road, Bradwell-on-Sea	Technically commenced	12	0	0	0	0	0	0	Allowed on Appeal Decision date: 23/06/08 No development expected within 5 years
18/00443/OUT 20/00846/RES 22/01007/VARM	Land north west of 2 Maldon Road, Burnham-On-Crouch Burnham Waters Phase 1	Under construction	176	24	28	30	30	20	132	OUT Decision date: 13/09/19 RES Decision date: 14/10/20 103 bungalows, 8 flats above shops, 55 independent living flats, 70 bed care home (nominal dw equivalent of 37 dw) Developer expects to complete 122 dw on site in 5 yr period, as of 13/08/26.
21/00075/OUTM 25/00131/RESM	Land north west of 2 Maldon Road Burnham-On-Crouch Burnham Waters Phase 2 [Think Green]	Not started	232	0	0	25	25	25	75	RESM allowed on appeal 16/07/26 Developer confirmed start in 2028/29 132 bungalows; 100 assisted living apartments Developer Trajectory 13/08/26
7522/00887/OUT	Land north west of 2 Maldon Road Burnham-On-Crouch Burnham Waters Phase 3	Not started	203	0	0	0	0	0	0	Granted pp 01/09/2023 26/00586/RESM publicised 25/9/26 Developer trajectory 27/5/26

Application reference	Address	Stage	Net outstanding	26/27	27/28	28/29	29/30	30/31	5 years supply total	Up to date info
18/01476/OUT 24/00209/RESM	Tillingham Hall Farm, North Street, Tillingham	Not started	24	0	13	11	0	0	24	OUT Decision date: 12/03/21 RESM Decision date: 28/05/24 Developer trajectory expects to complete in 27/28(27/5/26) Site trajectory extended over 2 years in case completions are slower than expected. This site will be completed within 5 years
20/00428/FUL	Land opposite 34 Hall Road, Great Totham	Commenced	30	0	0	10	20	0	30	FUL Decision date: 22/09/21 This site will be completed within 5 years. Developer trajectory 14/08/26
08/00149/OUT 11/00517/RES 11/01097/FUL 12/00955/RES 16/00285/RES 16/00477/NMA	Sadds Wharf, Station Road, Maldon	Site technically commenced	93	0	0	0	0	0	0	Allowed on appeal 01/12/2009 No development expected within 5 years
21/00702/FUL	Land north of 48 Woodrolfe Road, Tollesbury	Under construction	24	12	12	0	0	0	24	FUL Decision date: 12/08/22 This site will be completed within 5 years Developer response rec'd 27/05/26
22/00482/OUT 24/00844/RESM	Golf Driving Range, Burnham Road, Woodham Mortimer	Not started	18	0	18	0	0	0	18	OUT Decision date: 09/02/23 RESM Decision date: 25/04/25 Developer trajectory This site will be completed within 5 years
22/00639/FUL	62 New Road, Tollesbury	Under construction	12	12	0	0	0	0	12	FUL Decision date: 20/07/23 Developer confirmed This site will be completed within 5 years Developer expects completion in 26/27- (20/08/26)

Application reference	Address	Stage	Net outstanding	26/27	27/28	28/29	29/30	30/31	5 years supply total	Up to date info
22/01174/OUTM 25/00798/RESM	Land north of The Groves, Burnham Road, Latchingdon [Dandara]	Under construction	160	0	53	53	53	1	160	Allowed on appeal Decision date: 05/07/24 RESM decision date 16/3/26 Developer trajectory has been spread further across the 5years as a precaution.. This site will be completed within 5 years 160 units social rented/shared ownership
23/00123/OUTM	Land to the rear of 9 Church Road, Wickham Bishops	Not started	49	0	0	12	37	0	49	23/00123/OUTM Allowed on appeal: 04/02/25 Developer trajectory This site will be completed within 5 years
23/00648/FULM	Land east of Broad Street Green Road, Heybridge (Willows Reach) [Persimmon Homes]	Under construction	281	41	60	60	60	60	281	Allowed on appeal Decision date: 18/03/25 Developer trajectory 24/07/26 – in 5YHLS Numbers reduced for first year of construction.
23/01212/FUL	Land to the south of 97 South Street, Tillingham	Not started	11	0	0	11	0	0	11	Allowed on appeal Decision date: 11/04/25 This site will be completed within 5 years
23/01038/OUTM	Land at Coppingers, Maldon Road, Latchingdon	Not started	10	0	0	0	0	10	10	Allowed on appeal Decision date: 09/05/25 26/00166/RES under consideration This site will be completed within 5 years
22/01257/OUTM	Land at Manor Farm, Walden House Road, Great Totham	Not started	49	0	0	0	12	37	49	Allowed on appeal Decision date: 23/07/25

Application reference	Address	Stage	Net outstanding	26/27	27/28	28/29	29/30	30/31	5 years supply total	Up to date info
	[Mersea Homes]									Developer trajectory as of 25/08/26 expects site to be completed within 5 years.
24/00005/OUTM	Land rear of Pippins, Kelvedon Road, Great Totham	Not started	25	0	0	0	0	13	13	Planning permission granted 10/7/25. Building Control Initial Notice submitted Sept 2026.
24/00244/FULM	Land south of Brent Way and off Endeavour Way Burnham-On-Crouch (Associated with S2(i)) [Dandara]	Under construction	63	41	22	0	0	0	63	FUL Decision date: 11/10/24 Developer expects to complete in 2026/27 - as of 21/08/26 This site will be completed within 5 years
		Total	1472	130	206	212	237	166	951	

Notes on sites:

1. Drinkwater Farm, Maldon Road, Bradwell-on-Sea

- 12 homes
- Site commenced, stalled, no completions expected in the next 5 years

2. Land north west of 2 Maldon Road Burnham-On-Crouch (Burnham Waters Phase 1)

- Developer: Think Green
- 103 bungalows, 55 independent living apartments (Block 1=11 units; Block 2 = 24 units; Block 3 = 20 units.), 8 apartments: 70 bed care home (nominal dw 37 from planning app).203 dw total.
- Site under construction, developer trajectory is 122 homes to be completed within the 5 year period
- 70 bed care home (nominal dw 37 from planning app). 23/00853/FUL Application to replace this with 40 apartments - Resolution to grant subject to s106; application later withdrawn.
- Planning application submitted 2026 to replace care home and independent living units with 172 flats/apartments (26/00431/FULM). Block A – 28 units; Block B – 50 units; Block C1 – 31 units; Block C2 - 32, Block C3 – 31; apartments above shops – 15 (=increase of 7). Remaining bungalows from existing permission to be built with a few repositioned.

3. Land north west of 2 Maldon Road Burnham-On-Crouch (Burnham Waters Phase 2)

- 203 homes
- Developer: Think Green
- Could come forward ahead of completion of Phase 1 subject to an amendment to the S106 Legal Agreement and ensuring the infrastructure is linked up.
- Site not started, 75 completions expected in the next 5 years

4. Land north west of 2 Maldon Road Burnham-On-Crouch (Burnham Waters Phase 3)

- 232 homes – 132 bungalows and 100 assisted living apartments
- Developer: Think Green
- Site not started, no completions expected in the next 5 years

5. Tillingham Hall Farm, North Street, Tillingham

- 24 homes
 - Site not started, expected to be completed within the 5 year period.
6. Land opposite 34 Hall Road Great, Totham
- 30 homes
 - Site commenced, expected to be completed within the 5 year period
7. Sadds Wharf, Station Road, Maldon
- 93 homes
 - Brownfield site; ground conditions and viability issues
 - No completions expected in the next 5 years
8. Land north of 48 Woodrolfe Road, Tollesbury
- 25 homes
 - Site under construction, expected to be completed within the 5 year period.
9. Golf Driving Range, Burnham Road, Woodham Mortimer
- 18 homes
 - Not started, expected to be completed within the 5 year period.
10. 62 New Road, Tollesbury
- 17 homes
 - Site under construction, expected to be completed within the 5 year period.
11. Land north of The Groves, Burnham Road, Latchingdon
- 160 homes
 - Developer: Dandara
 - Site not commenced, expect all 160 homes will be completed within the 5 year period.
 - Will be 100% social rented housing/shared ownership
12. Land south of Brent Way and off Endeavour Way Burnham-On-Crouch

- 63 homes
- Developer: Dandara
- Site under construction, expected to be completed within the 5 year period.

13. Land to the rear of 9 Church Road, Wickham Bishops

- 49 homes
- Site is on the market at the moment
- Site not commenced, expected to be completed within the 5 year period .

14. Land east of Broad Street Green Road, Heybridge

- Site also known as Willow's Reach
- 281 homes
- Developer: Persimmon Homes
- Site commenced, expected that 243 out of 281 homes will be completed within the 5 year period.

15. Land to the south of 97 South Street, Tillingham

- 11 homes
- Site not commenced, expected to be completed within the 5 year period.

16. Land at Coppingers, Maldon Road, Latchingdon

- 10 homes
- Site not commenced, expected to be completed within the 5 year period.

17. Land at Manor Farm, Walden House Road, Great Totham

- 49 homes
- Site not commenced, expected to be completed within the 5 year period.

Future 5YHLS periods- Majors granted planning permission/allowed on appeal during 2026/27

Table 9 Estimated supply from major sites granted planning permission after 1/4/26

Application reference	Address	Stage	Net outstanding	2027/28	2028/29	2029/30	2030/31	Outside 5 yr period	Up to date info
25/00473/OUTM	Land adjacent to the Westerings, Purleigh	Not started	55	0	0	0	16	39	Allowed on appeal - Decision date: 08/04/26 Land sale to developer under negotiation Expect to be completed within 5 years
25/00578/OUTM	Land west of The Cemetery, London Road, Maldon	Not started	275	0	0	0	41	234	Site allowed at appeal - Decision date: 06/07/26
25/00206/OUTM	Land West Of Spratts Farm Queenborough Road Southminster Essex	Not started	110	0	0	0	41	69	Allowed on appeal Decision date: 18/08/26
25/00607/OUTM	Land 100M East Of 53 Seagers Great Totham	Not started	149	0	0	41	53	55	Approved at District Planning Committee 22/9/26
25/01057/OUTM	Land opposite Prentice Hall Farm, Prentice Hall Lane, Tollesbury	Not started	200	0	0	0	41	159	Approved at Committee 25/06/26 subject to S106 Decision issued 22/9/2026
25/00569/FULM	Land At Junction Of Steeple Road And Mill Road Mayland	Not started	55	0	0	16	39	0	Approved subject to s106 (at 08/04/26 SE Planning Cttee) Decision not yet issued

Application reference	Address	Stage	Net outstanding	2027/28	2028/29	2029/30	2030/31	Outside 5 yr period	Up to date info
26/00018/FUL	Land West Of Edmond Street And Newman Drive And Benson Close Burnham-On-Crouch	Approved subject to S106	360	0	41	53	53	213	Committee resolution to approve subject to s106 2/9/26 Hybrid application: 170 full, 190 outline; retention of employment land
		Total	1204	0	41	110	284	769	

MDC estimate for completions

Table 9 Interim mid-year five year supply (1 October 2026)

	26/27	27/28	28/29	29/30	30/31	Total
Small sites with planning permission (sites of 1 to 9 homes)	-	-	-	-	-	209
Unidentified small windfall sites (1 to 9 dw) – average of 56 homes per annum (windfall allowance)	0	0	30	60	60	157
Large sites allocated in the Local Development Plan (see Appendix 1)	381	252	315	197	100	1,245
Large ‘windfall’ sites not allocated in the Local Development Plan (see Appendix 2)	65	232	239	216	199	951
Large windfall sites granted planning permission 1/4/26 to 1/10/26		0	41	110	284	435
Provisional figure for completions 1/4/26-25/9/26						-118
Total						2879

Table 10 Interim mid-year 5YHLS calculation

Housing supply	Total
Annual Housing Target (586 homes x 5 years)	2,930
Plus 5% buffer	146
Total requirement	3,076
Annual housing requirement figure (3,066 / 5)	615
Total supply over the next five years (see Table 9)	2,879
Five Year Housing Land Supply (total supply 2,879 / annual requirement 615)	4.68 years