



MALDON DISTRICT  
LOCAL DEVELOPMENT  
FRAMEWORK

Annual  
Monitoring  
Report  
2004 / 05

December 2005

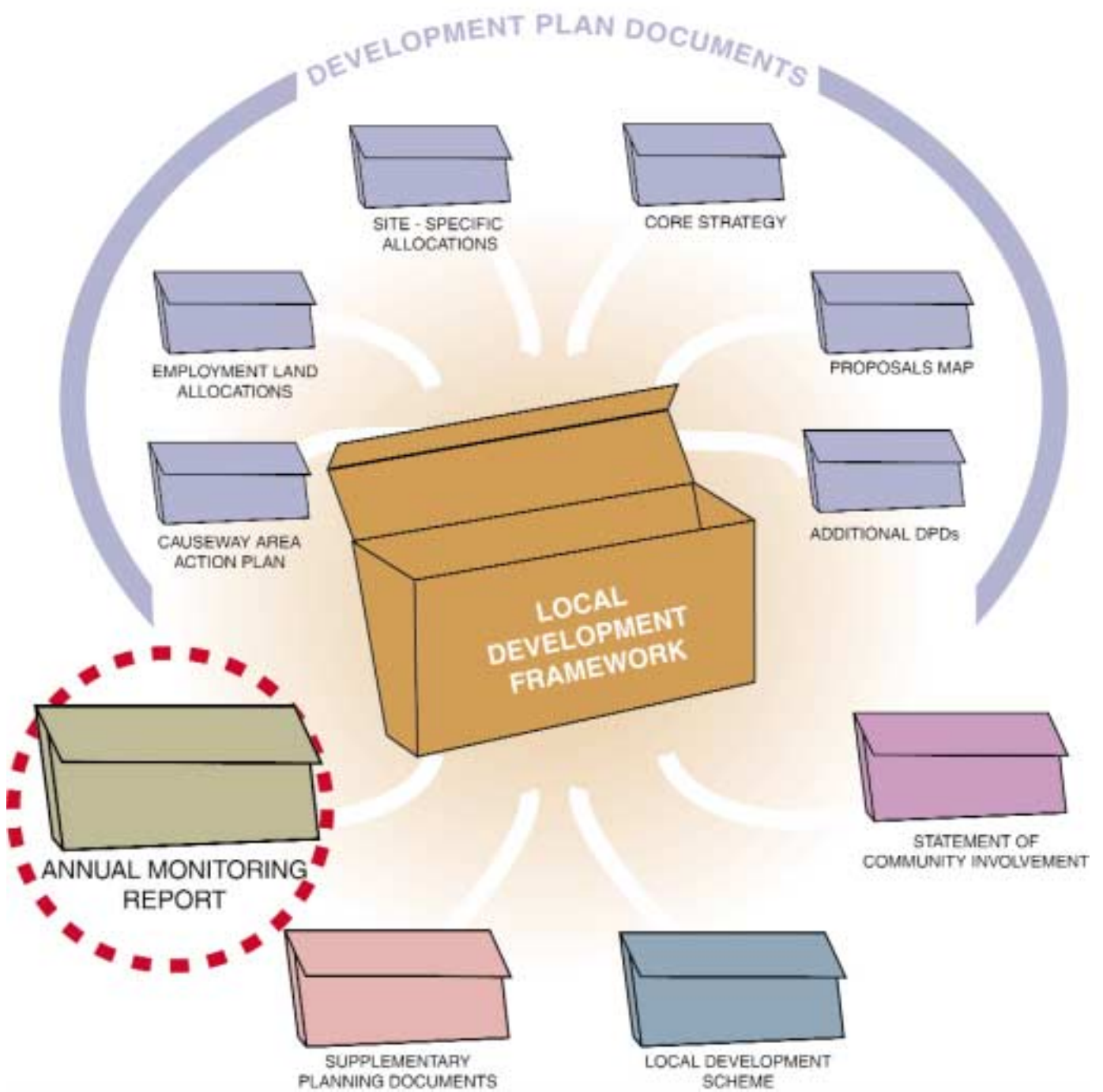






# Local Development Framework

## Annual Monitoring Report







# Annual Monitoring Report



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# Annual Monitoring Report

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## Executive Summary

**Maldon District Council is required by legislation to produce an Annual Monitoring Report (AMR) every year from 2005. This is the first AMR and monitors the period between 1st April 2004 and 31st March 2005. The purpose of the AMR is twofold. Firstly, it monitors the preparation of the Local Development Framework. This refers to the Local Development Scheme (LDS) and the milestones contained within that scheme. Secondly, it monitors the performance of the Maldon District Local Plan policies against related local strategies and initiatives as well as Sustainability Appraisal.**

The AMR follows the 'objectives-targets-indicators' approach set out by the Office of the Deputy Prime Minister (ODPM) publication Local Development Framework Monitoring: A Good Practice Guide (March 2005). The guidance recognises that an authority's first AMR may not be able to cover all aspects, but should meet minimum requirements as set out within the guide. Thus, this first AMR is more about establishing the monitoring framework, reflecting the LDF core output indicators as Sustainability Appraisal.

### KEY STATISTICS FOR MALDON DISTRICT

- Area of Maldon District: 35,890 hectares
- Population of Maldon District: 60,034 (ONS -2003 mid year estimate)
- GDP per capita (GDP/Pop) 2002 in Maldon District: £10955.03
- Index of Multiple Deprivation (IMD) Average Score: 280 (ODPM, June 2004)
- Rank of Index of Multiple Deprivation 2004 Income Scale: 316 (ODPM, June 2004)

## **PART A - PROGRESS OF THE LDF**

Maldon District Council has generally met the milestones for the preparation of the Local Development Documents indicated for completion in April - December 2005. Those areas of slippage are mainly due to the delay caused by the adoption of the Replacement Local Plan and the need to carry out further proposed modifications.

## **PART B -**

### **MONITORING POLICIES IN THE MALDON DISTRICT LOCAL PLAN**

#### **Development Characterisation**

The frequency usage of policies in the Local Plan reflects the character of Maldon District Developments:

- Extension to dwelling is the dominant type of development
- Erection of new housing either on brown field or green field sites
- Concentrating development within existing development boundaries
- Protection of the natural and the built environment

#### **Employment**

- Unemployment Rate: 1.8% (ONS, MARCH 2003)
- 78% of businesses are less than four employees (ANNUAL BUSINESS INQUIRY, 2002)
- Percentage of people aged 16-74 in employment working in Agriculture: 2.39%
- Dominant industry:           Distribution, hotels & restaurants (26.2%)  
                                          Banking, finance & insurance (27%)  
(ANNUAL BUSINESS INQUIRY, 2002)
- Commuting to work:       63.7% commute to work less than 20km  
                                          26.6% works mainly at or from home  
                                          9.6% travel to work over 20km  
  
(CENSUS, 2001)
- Total Vacant Employment Land at October 2003: 17.89ha
- Existing Allocated Employment Sites ( total area allocated 2001): 83.41ha

- Amount of floor space developed for employment (B1/B2/B8) between 01/04/2004 and 31/03/2005: 7,334 m<sup>2</sup>
- Amount of floor space developed for employment (B1/B2/B8) in development or regeneration areas between 01/04/2004 and 31/03/2005: 1,066 m<sup>2</sup>
- Amount of floor space for employment (B1/B2/B8) on previously developed land between 01/04/2004 and 31/03/2005: 2,056 m<sup>2</sup>
- Percentage of floor space for employment (B1/B2/B8) on previously developed land between 01/04/2004 and 31/03/2005: 8.46%
- Amount of mixed use development for Retail/Office units (A2/B1) between 01/04/2004 and 31/03/2005: 200 m<sup>2</sup>
- Amount of sites defined and allocated in the Local Plan allocation of Proposed Employment Sites between 01/04/2004 and 31/03/2005: 9.92ha excluded from Mixed Use Development sites
- Number of sites for which planning permission has been granted for B1(a), (b) and (c), B2 and B8 between 01/04/2004 and 31/03/2005: 26
- Amount of losses of employment land within the authority area between 01/04/2004 and 31/03/2005: none
- Amount of potential losses of employment land within the authority area between 01/04/2004 and 31/03/2005: 1.0475ha
- Amount of loss of employment land within employment or regeneration areas (defined and allocated in the local development framework) between 01/04/2004 and 31/03/2005: none
- Amount of employment land lost to residential development between 01/04/2004 and 31/03/2005: none
- Amount of employment land which has been granted planning permission for residential development uses between 01/04/2004 and 31/03/2005: 0.985

## Coast and Countryside

- Number of Ramsar Sites: 3
- Number of Special Protection Areas (SPA): 4
- Number of Special Areas of Conservation (SAC): 3
- Number of National Nature Reserves (NNR): 2

- Number of Sites of Special Scientific Interest (SSSI):10
- Number of Local Nature Reserves (LNR) (proposed): 3
- Number of Non-Statutory Nature Reserves:14
- Number of Environmentally Sensitive Areas (ESA): 1 - The whole of Maldon District
- Number of Wildlife Sites (WS):96
- Number of Regionally Important Geological Sites (RIGS):0
- Change in priority habitats and species (by type): 0
- Change in areas designated for their intrinsic environment value including sites of international, national, regional or sub-regional significance: 0

## Housing

- Total Households: 24,189 (source: 2001 Census)
- Average House Prices (in £s) January - March 2005 (source: Land Registry Office):
  - Detached: £343,281
  - Semi-detached: £169,871
  - Terraced Housing: £154,384
  - Flat/Maisonette: £105,494
  - Average: £230,530
- Number of empty and substantially unfurnished properties by 30/03/2005: 279
- Number of potential housing units (net) provision in Maldon District (to 31st March 2005): 1,329
- Number of net additional dwellings since the start of the 1996 Local Plan First Review: 2,399
- Number of net additional dwellings for the current year: 118
- Number of projected net additional dwellings up to the end of 2010: 3,728
- Annual net additional dwelling requirement with regard to the Essex and Southend-on-Sea Structure Plan allocation, April 2001: 67
- Annual net additional dwelling requirement with regard to the Planning Inspector's recommendation in the Replacement Local Plan, June 2004: 125

- Percentage of new and converted dwellings on previously developed land: 86%
- Percentage of new dwellings completed at less than 30 dwellings per hectare: 55.1%
- Percentage of new dwellings completed at between 30 and 50 dwellings per hectare: 25.4%
- Percentage of new dwellings completed at above 50 dwellings per hectare: 19.5%
- Number of affordable housing completions between April 2004 and March 2005: 0
- Number of planning permissions granted for affordable housing between April 2004 and March 2005: 6
- Number of authorised public Gypsy and Traveller Sites: 2
- Number of unauthorised Gypsy and Traveller Sites during 1st April 2004 to 31st March 2005: 2
- Number of planning permissions granted for residential caravans during 1st April 2004 to 31st March 2005: 2

## **Transport**

- Relatively poor transport infrastructure with no primary road routes passing through the District and the branch railway line servicing settlements to Burnham and Southminster.
- Percentage of travel to work by car: 62%
- Within the urban settlement areas of Maldon and Burnham-on-Crouch, 100% of new residential development has easy access to a GP, hospital, primary and secondary school, employment and a major health centre within 30 minutes.

## **Retail and Town Centres**

- Principal Town Centre: Maldon
- Smaller Town Centre: Burnham-on-Crouch
- District Town Centre: Heybridge
- Amount of total floor space of completed retail, office and leisure development: 3773 m<sup>2</sup>

- Percentage of completed retail, office and leisure development in town centres: 15.27% (only 4 retail and business office developments completed in the current monitoring year, 3 occurred in town centres, 1 in rural area that is a big development it covers 3197 m<sup>2</sup> total floor space)

## Recreation and Leisure

- Major Areas of Open Space within the District:
  - Promenade Park, Maldon (Green Flag Award)
  - Riverside Park, Burnham on Crouch
  - Elms Farm Park, Heybridge
- Amount of all publicly accessible open space: approximately 52.4ha
- Percentage of eligible open spaces managed to green flag award standard: 46%

## Built Environment

- Number of Conservation Areas: 14
- Number of Scheduled Ancient Monument sites: 19
- Number of Listed Buildings: 1022
  - Number of grade I Listed Buildings: 15
  - Number of grade II\* Listed Buildings: 49
  - Number of grade II Listed Buildings: 958

## Public Utilities

- Number of planning permissions granted for renewable energy facility during April 2004 to March 2005: 2

## Constraints

- Coastal areas fall within high flood risk area including parts of Maldon, Heybridge and Burnham on Crouch
- Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality: 1



## Introduction

Reasons for undertaking the AMR

Role of the AMR



# Chapter 1

## Reasons for undertaking the AMR

1.1 The Planning and Compulsory Purchase Act 2004 introduces a legal requirement for Local Authorities to produce an AMR every year. This must be based on the period 1st April to 31st March and be submitted to the Secretary of State no later than the following 31st December.

1.2 Local Development Frameworks should be continually reviewed and revised, to help authorities develop a comprehensive evidence base which will inform the preparation of Local Development Documents. For AMR purposes the Local Plan policies are monitored until replaced by Local Development Documents. A systematic and dynamic monitoring system will help authorities understand the wider social, environmental and economic issues affecting their areas and the key drivers of spatial change. The AMR will be the main mechanism for assessing the framework's performance and effects. Monitoring will be an essential means of establishing whether Local Development Documents are working and if any changes are subsequently required.

## Role of the AMR

1.3 The AMR is required to assess:

- 1) The implementation of the local development scheme:
  - Whether the timetable and milestones for the preparation of documents set out in the Local Development Scheme have been met or progress is being made towards meeting them or, where they are not being met or not on track to being achieved, the reason why;
- 2) The extent to which policies in Local Development Documents are being achieved:
  - Whether policies and related targets or milestones in the Local Plan have been met or progress is being made towards meeting them or, where they are not being met or not on track to being achieved, the reason why;

# Chapter 1

- What impact the policies are having in respect of national, regional and local policy targets and any other targets identified in the Local or Structure Plan;
- What significant effects implementation of the policies is having on the social, environmental and economic objectives by which sustainability is defined and whether these effects are as intended;
- Whether the policies in Local Development Documents need adjusting or replacing because they are not working as intended.

## Context of the AMR

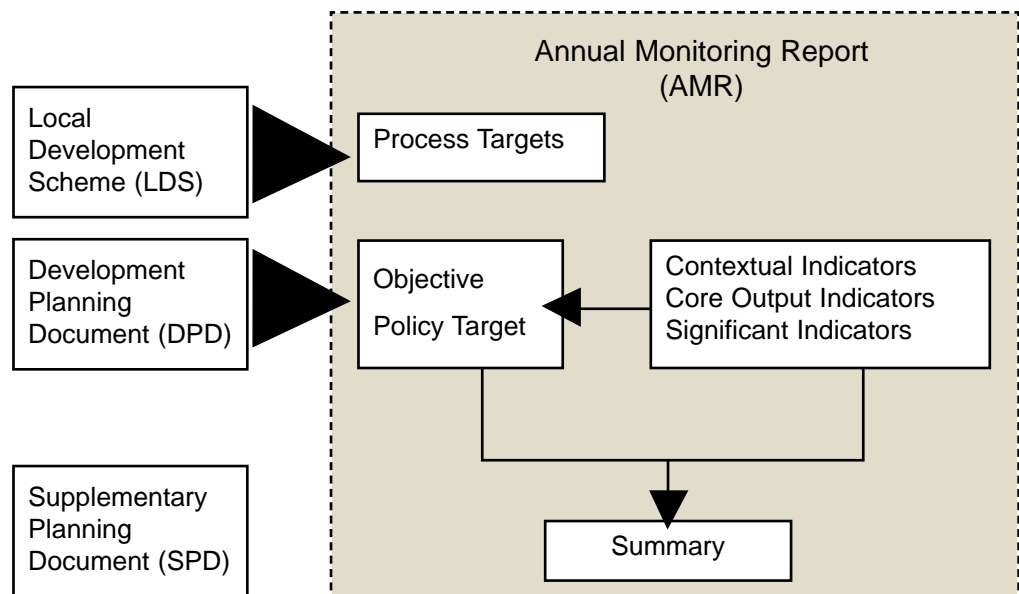
**1.4** Section 5.3 and 5.4 of PPS12 Local Development Frameworks indicates that adopted Local Plans will retain development plan status and their policies will automatically become 'saved' policies for a period of three years from commencement of the Act. During the three-year period Local Planning Authorities should bring forward Local Development Documents to replace saved policies in accordance with their Local Development Scheme.

**1.5** For Maldon, the saved policies are those in Maldon District Local Plan First Review (1996). When the Maldon District Replacement Local Plan is adopted, these policies will become the saved policies for the District for a further three years and entirely replace the First Review Plan.

## Methodology

**1.6** The AMR will adopt the 'objectives - policies - targets - indicators' approach. Measuring the performance of policies in Local Development Frameworks requires clear and specific objectives. Once objectives have been identified, and the related policies developed, it is possible to identify relevant output indicators and set appropriate targets. The monitoring and evaluation of progress towards objectives and targets then form part of the feedback mechanism to ensure the effective operation of policies, or highlight any revisions that may be required.

# Chapter 1



**1.7** Indicators are employed as a measurement tool in the monitoring process to assess the implementation and effects of policies. Three types of indicators are proposed in the AMR: contextual indicators; core and local output indicators; and significant effects indicators.

**1.8 Contextual indicators** describe the wider social, environment and economic background against which Local Development Framework policy operates. They aim to provide a backdrop against which to consider the effects of policies and inform the interpretation of output and significant effects indicators. In this AMR contextual indicators are used to create Area Profiles to build up a picture of the District.

**1.9 Core and local output indicators** are used to assess the performance of policies. They directly inform policy progress and achievement.

**1.10 Significant effects indicators** are used to assess the significant social, environmental and economic effects of policies. They inform monitoring of the impacts of policies on sustainability.

# Chapter 1

1.11 This, the first AMR, focuses on building up the monitoring framework. The starting point is the new LDF Core Output Indicators set out in Local Development Framework Monitoring: A Good Practice Guide. Various criteria were applied to test and adjust the local indicators for their relevance to LDF, including the availability and quality of data sources and relevance at the local level.

1.12 The information obtained for this AMR is both:

1) Quantitative

Most contextual and output indicators will be based on quantitative information. Sources of statistical data include:

- Maldon District Council's current 'UNIFORM' database of development control information
- The English Indices of Multiple Deprivation 2004 (updated every 4 years)
- 2001 population census (some items are updated annually)
- Ward Labour Market Profile
- Essex County Council Development Monitoring Services

2) Qualitative

Qualitative information is a useful supplement to quantitative information to broaden understanding of the effects of policy. Qualitative research is particularly appropriate to assess the implementation of policies on urban design and the quality of the built environment in terms of surveys of residents' views and perceptions.

## Limitations of the AMR

1.13 The purpose of the AMR is to take an integrated approach to the interpretation of planning policies contained in the adopted Maldon District Local Plan and Replacement Local Plan. Monitoring is a major task for the Council and to reflect available Council's resources some prioritisation has taken place in which aspects of the Local Plan are monitored.

# Chapter 1

1.14 The monitoring relies heavily upon existing sources of information. Building up a more effective monitoring information system will require continuous work in the future.

## Content and Structure of the AMR

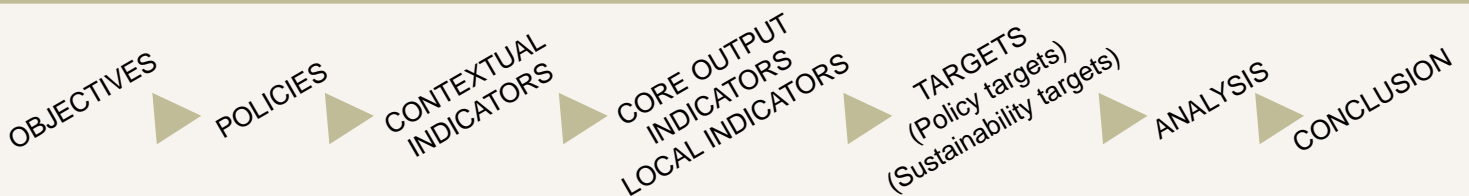
1.15 The Office of the Deputy Prime Minister (ODPM) publication LDF Monitoring: A Good Practice Guide suggests that the first AMR should include an analysis of how the 'saved' policies perform in relation to the core output indicators.

1.16 The first AMR (for the period 2004-05) needs to monitor the policies in the Maldon District Local Plan First Review (1996). However, the Maldon District Draft Replacement Local Plan Revised Deposit 2003 and Proposed Modifications 2005 plus Further Proposed Modifications 2005 have also been used as emerging plans by the Council over the AMR period. Therefore, the performance of these emerging policies is also monitored alongside the Local Plan First Review policies.

1.17 The guidance recognises that the first AMR may not be able to cover all aspects. Thus, this AMR is more about establishing the monitoring framework, starting to collect the core indicators and suggesting some local indicators to collect in future AMRs.

1.18 The structure of the AMR is divided thematically in accordance with the chapters of the Adopted Replacement Local Plan. The outline format used in each theme monitoring is as shown in table 1:

TABLE 1 FORMAT FOR MONITORING LOCAL PLAN THEMES





# Progress with the Maldon District LDF



## Chapter 2

2.1 In the monitoring period April 2004 - March 2005, there have been no milestones set out in the adopted Local Development Scheme (LDS) for the preparation of the LDF. Therefore, as an interim measure, the progress on the LDF is set out for the period 1 April 2005 - 31 December 2005.

2.2 The District Council has met the milestones for the preparation of the Local Development Documents indicated for completion in April - December 2005 in the adopted Local Development Scheme (LDS) as indicated in Table 2 below. The adopted timetable of the preparation of the Maldon District LDF (2005-2009) is shown in APPENDIX 1.

TABLE 2 PROGRESS WITH THE PREPARATION OF THE MALDON DISTRICT LDF

LOCAL DEVELOPMENT DOCUMENT	PROGRESS ON THE LDD (APRIL - DECEMBER 2005)	LDS MILESTONE MET
Adoption of Replacement Local Plan	This is approximately 2 months late. This is due to the need to undertake consultation on further proposed modifications which occurred between June and August 2005. This delay has impacted on the preparation of the SPDs which cannot proceed until there is appropriate "saved" policy in the Local Plan.	<input type="checkbox"/>
Start Statement of Community Involvement	This is proceeding on time.	<input checked="" type="checkbox"/>
Start Core Strategy DPD	This is proceeding on time with the commissioning of three important pieces of background evidence relating to Retail Needs, Landscape Character Assessment and Economic Development Study. These pieces of work have been commissioned jointly between MDC and neighbouring authorities to achieve efficiency savings as well as to deliver consistent background evidence between neighbouring areas for the LDF.	<input checked="" type="checkbox"/>
Start Pre-Production Employment Land Allocations DPD	As above in relation to the Core Strategy. This piece of work will be informed by the Economic Development Study background report.	<input checked="" type="checkbox"/>

## Progress with the Maldon District LDF

TABLE 2 contd PROGRESS WITH THE PREPARATION OF THE MALDON DISTRICT LDF

LDD	PROGRESS (APRIL - DECEMBER 2005)	MILESTONE MET
Pre-Production Sadds Wharf SPD	This piece of work was scheduled for an early start in anticipation that the developer would want to proceed once the Replacement Local Plan had reached an advanced stage. However, there has been limited progress as a result of both reduced developer pressure and the Replacement Local Plan further proposed modifications consultation referred to above. Timing will be reviewed in the annual monitoring of the LDS.	<input type="checkbox"/>
Start Pre-Production Timber Yard Heybridge Basin SPD	This piece of work was incepted by a meeting with the developers and the EA on 14 February. The EA requested a Flood Risk assessment during the meeting. That request stalled progress until this technical piece of work was commissioned and delivered. Progress has resumed with further meetings and a first workshop of a stakeholder group on 20 October 05. As above, the Replacement Local Plan further proposed modifications consultation has also slowed progress.	<input type="checkbox"/>
Adoption of Play Spaces SPD	This piece of work is running slightly late due to the delay occasioned by the Replacement Local Plan further proposed modifications consultation referred to above. It is now proceeding with a report of a draft SPD taken to Committee in September.	?
Start Pre-Production Parking Standards SPD	This piece of work is on track despite the delay occasioned by the Replacement Local Plan further proposed modifications consultation referred to above. It is now proceeding with a report of a draft SPD taken to Committee in September.	<input checked="" type="checkbox"/>
Start Pre-Production Accessibility to Buildings SPD	This piece of work is now proceeding. However, a draft SPD will not be taken to public consultation in advance of the LDS timetable.	<input checked="" type="checkbox"/>
Start Pre-Production Maldon Design Guide SPD	QUBE Consultants have been commissioned to prepare a background report due for completion in December 2005.	<input checked="" type="checkbox"/>

2.3 The key LDS milestones are being met. The LDS, SCI and background evidence gathering for DPDs is all on track. SPD progress has been more variable. The Accessibility to Buildings SPD and Maldon Design Guide SPD are in preparation to match the forthcoming LDS timetable or to bring their timing forward under LDS Review. Areas of slippage are mainly due to the delay occasioned by the Replacement Local Plan further proposed modifications consultation or where site specific, by developer timeframes and site development requirements.



## Chapter 3

### Geographical

Maldon District has an area of 35, 890 hectares and is located on the Essex Coast, 40 miles to the east of London. The District is predominantly rural and boasts 60 miles of coastline and the estuaries of the Rivers Blackwater and Crouch. The District has two market towns, Maldon and Burnham-on-Crouch which are key centres for retailing, leisure, services, transport links and information within the District.

### Population

The District has one of the lowest population densities in Essex, according to the mid-2003 population estimates. Rapid population growth took place in the 1990s with a 12.5% increase, the highest in Essex. Just under half of the District's residents live in Maldon, Burnham-on-Crouch and Heybridge, the main centres. The rest of the population is scattered across the District in a range of villages, approximate 26,000 dwellings within the District.

TABLE 3 MID 2003 ESTIMATES OF POPULATION IN MALDON DISTRICT

AGE RANGE	MALES	FEMALES	TOTAL	%AGE IN AGE BAND
0-9	3879	3459	7338	12.2%
10-19	3887	3539	7426	12.38%
20-29	2689	2540	5229	8.71%
30-39	4197	4432	8629	14.37%
40-49	4313	4438	8751	14.58%
50-59	4701	4788	9489	15.81%
60-69	3290	3160	6450	10.75%
70-79	1945	2176	4121	6.86%
80-89	760	1416	2176	3.63%
90 and over	104	321	425	0.71%
<b>Total</b>	<b>29765</b>	<b>30269</b>	<b>60034</b>	

SOURCE ONS - 2003 MID YEAR ESTIMATE

# Area Profile for Maldon District

## Chapter 3 Ethnic Groups

Maldon District has a predominantly white resident population with representation of other ethnic groups being significantly less than both the East of England and England and Wales averages.

TABLE 4 ETHNICITY OF MALDON DISTRICT'S RESIDENTS

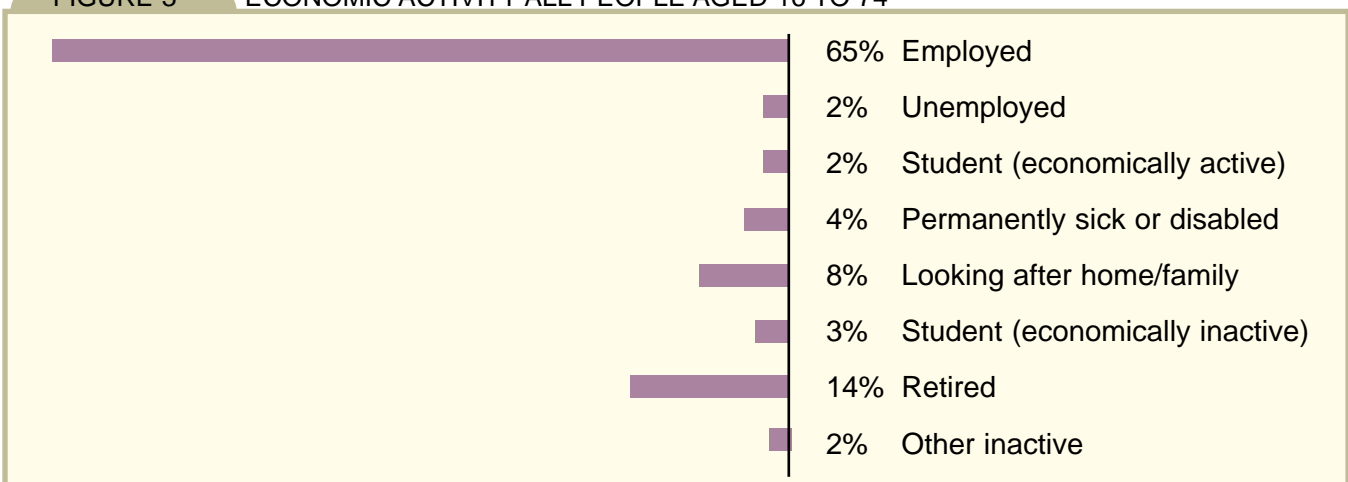
	MALDON	EAST OF ENGLAND	ENGLAND AND WALES
White	98.61%	95.12%	91.31%
Mixed	0.53%	1.08%	1.27%
Asian or Asian British	0.43%	2.26%	4.37%
Black or Black British	0.18%	0.9%	2.19%
Chinese or other ethnic group	0.25%	0.65%	0.65%

SOURCE 2001 CENSUS

## Socio-Economic Classification

The majority of Maldon District's residents are in employment (65%) with most of the remainder being either retired (14%) or looking after the home or family (8%). Unemployment accounts for only 2% of the resident population. (see figure 3).

FIGURE 3 ECONOMIC ACTIVITY ALL PEOPLE AGED 16 TO 74



# Area Profile for Maldon District

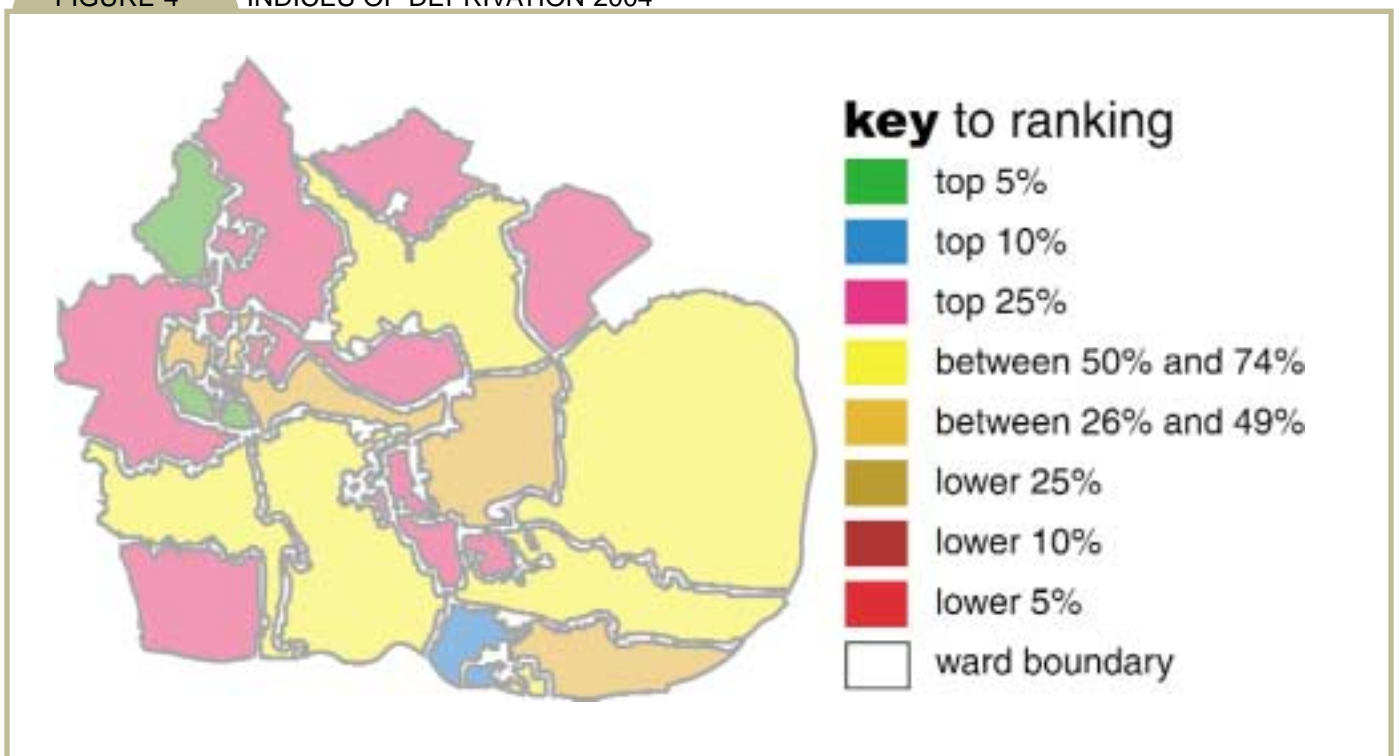
## Chapter 3

Maldon District has a score of 280 in the Index of Multiple Deprivation (IMD)

RANK ESSEX	AVERAGE SCORE	AVERAGE RANK	EXTENT	LOCAL CONCENTRATION
1	Colchester 217	Colchester 221	Colchester 193	Colchester 189
2	Braintree 237	Braintree 228	Braintree 263	Braintree 247
3	Maldon 280	Maldon 280	Rochford 271	Chelmsford 286
4	Rochford 316	Rochford 319	Maldon 298	Rochford 299
5	Chelmsford 320	Chelmsford 321	Chelmsford 274	Maldon 301

Essex average score: 238

FIGURE 4 INDICES OF DEPRIVATION 2004





# Development Characterisation

## General Usage of Local Plan Policies



# Chapter 4

## General Usage of Local Plan Policies

During the period of the AMR the majority of planning applications were approved, although a significant number were refused (see figure 5). Most applications were made in full (see table 5).

TABLE 5 TYPE OF DECISION BY PLANNING APPLICATION TYPE

TYPE	NO.	%	% APP	% REF	% GRANT LISTED BUILDING CONSENT	% GRANT CONS. AREA CONSENT	% PRIOR APP REQUIRED	% PRIOR APP NOT REQUIRED
ADVERT APPLICATION	14	1.2	79	21				
AGRICULTURAL DETERMINATION	1	0.09				25		100
CONSERVATION AREA CONSENT	8	0.69	50	25				
DEMOLITION PRIOR APPROVAL	1	0.09	100	0				
LISTED BUILDING CONSENT	62	5.32	39	48	13			
TREE IN CONSERVATION	56	4.81	100	0				
TELECOMMUNICATION DETERMINATION	9	0.77		33			22	45
TELECOMMUNICATION PRIOR NOTIFICATION	2	0.17	50	50				
FULL APPLICATION	965	82.83	80	20				
OUTLINE APPLICATION	47	4.03	68	32				
TOTAL DECISION	1165		75.5%	21.1%	2.6%	0.2%	0.2%	0.4%

FIGURE 5

NOTE: Valid planning decisions do not include preliminary inquiries, withdrawn applications and pending decisions.

## Development Characterisation

## General Usage of Local Plan Policies

Chapter  
4

The Council has reviewed all valid planning applications within the monitoring year 2004 - 2005 in order to offer an insight into the type of developments in the District. The findings are listed in Appendices 2 & 3. Whilst some policies have not been used during this period for the determination of an application, future applications may be submitted where the policy would be applicable. Also, a policy may have prevented an application being submitted because it could have been easily refused. For convenience, the five most quoted Local Plan policies are listed in table 6 (below):

TABLE 6 TOP FIVE QUOTED LOCAL PLAN POLICIES

NO.	LOCAL PLAN FIRST REVIEW	REPLACEMENT LOCAL PLAN
1st	M/BE/10 Extensions to Dwellings	M/BE/9 Extensions to dwellings
2nd	M/GEN/1 Development in the Rural Area	M/S/2 Development outside development boundaries
3rd	M/BE/1 Design of New Buildings	<del>M/BE/1 Design of buildings</del>
4th	M/BE/2 Design of Residential Buildings	<del>M/BE/3 Effect of development on occupiers of neighbouring buildings and land</del>
5th	M/NE/12 Protection of Landscape	<del>M/BE/2 Relationship of buildings to their surroundings</del>

NOTE: policies shown as ~~strike through~~ have now been modified or deleted from the Replacement Local Plan.

The frequency of usage of policies reflects the character of local developments. These are predominantly:

- Extension to dwelling is the dominant type of development
- Erection of new housing either on brown field or green field sites
- Concentrating development within existing development boundaries
- Protection of the natural and the built environment

## Chapter 4

### Best Value Performance Indicators (BVPI) and Targets

BVPI 106, the percentage of new homes on previously developed land within a development boundary, is the only BVPI currently monitored for planning policy performance. Further information on employment / commercial development on previously developed land will be provided in future AMRs.

The target for BVPI 106 is exceeded by a substantial margin. It is considered, however, that this percentage will reduce in future years as the supply of previously developed land is used up.

**TABLE 6** BVPI 106: PERCENTAGE OF ALL COMPLETED DEVELOPMENTS 2003/04 ON PREVIOUSLY DEVELOPED LAND

COMPLETED DEVELOPMENT ON PREVIOUSLY DEVELOPED LAND	FIRST REVIEW LOCAL PLAN POLICY:M/GEN/1 RLP EMERGING POLICY: M/S/1, M/S/2, M/H/5	
	PERFORMANCE INDICATOR	TARGET
Percentage of new homes on previously developed land within development boundary 2004/05 (BVPI 106)	60%	86%



## Employment

### Contextual Indicators



# Chapter 5

- Population of Maldon District: 60,034 (Source: Mid-year population estimate 2003)

LABOUR FORCE INFORMATION	MALDON (NUMBERS)	MALDON (%)
All people - working age	47,000	78.2
Males - working age	22,000	36.6
Females - working age	25,000	41.6

SOURCE: Labour Force Survey, ONS, June 2003-May 2004

- Unemployment Rate (Source: ONS, March 2003)  
Maldon District: 1.8%; Essex: 2.1%

- Number of businesses by employee size

NO. OF EMPLOYEES	MALDON		ESSEX	
	Count	%	Count	%
1-4	2,180	78%	45,618	71%
5-10	331	12%	8,820	14%
11-24	171	6%	5,113	8%
25-49	60	2%	2,420	4%
50-99	35	1%	1,145	2%
100+	22	1%	779	1%

SOURCE: Annual Business Inquiry, 2002  
Base: Maldon, 2,799; Essex, 63,895

- Number of businesses by industry

INDUSTRY SECTOR	MALDON		ESSEX	
	Count	%	Count	%
Utilities, agriculture and fishing	26	0.9%	415	0.6%
Manufacturing	322	11.5%	5,555	8.7%
Construction	426	15.2%	8,637	13.5%
Distribution, hotels & restaurants	732	26.2%	17,951	28.1%
Transport & communications	163	5.8%	3,535	5.5%
Banking, finance & insurance	756	27.0%	17,897	28.0%
Public administration, education & health	143	5.1%	4,833	7.6%
Other	231	8.3%	5,072	7.9%

SOURCE: Annual Business Inquiry, 2002  
Base: Maldon, 2,799; Essex, 63,895

## Employment

### Contextual Indicators

# Chapter 5

- Percentage of people aged 16-74 in employment working in Agriculture: 2.39%
- Commuting to work (Census, 2001)

DISTANCE TRAVELLED TO WORK	POP.	%
Works mainly at or from home	5,479	26.6
Less than 2km	5,171	25.1
2km to less than 5km	1,891	9.2
5km to less than 10km	2,733	13.3
10km to less than 20km	3,323	16.2
20km to less than 30km	1,138	5.5
30km to less than 40km	297	1.4
40km to less then 60km	281	1.4
60km and over	259	1.3
<b>Total</b>	<b>20,572</b>	

- 63.7% commute to work less than 20km
- 26.6% works mainly at or from home
- 9.6% travel to work over 20km

- Total Vacant Employment Land at October 2003: 17.89ha
- Existing Allocated Employment Sites

REF	SITE	TOTAL AREA ALLOCATED '01	LAND IN URBAN AREAS AVAIL IN '96	APPROP. USES
E1/1	Burnham Business Park, Burnham-on-Crouch	4.35ha	1.67ha	B1 B2 B8
E1/2	Springfield Industrial Estate, Burnham-on-Crouch	4.35ha		B1 B2 B8
E1/3	West Station Yard, Spital Road, Maldon	3.1ha		B1 B2 B8
E1/4	Station Approach Industrial Area, Burnham-on-Crouch	1.75ha	0.16ha	B1 B2
E1/5	Hall Road, Southminster	2.4ha		B1 B2
E1/6	Beckingham Business Park, Tolleshunt Major	6.3ha		B1 B2
E1/7	Mayland Industrial Estate, Mayland	1.2ha		B1
E1/8	The Causeway, Maldon	50.0ha	5.17ha	B1 B2 B8 S106
E1/9	Wycke Hill, Maldon	4.0ha	3.20ha	B1 B2
E1/10	Woodrolfe Road, Tollesbury	3.96ha		B1 B2
E1/11	Waterworks Site, Langford	2.0ha		B1 S106
		<b>83.41ha</b>	<b>10.2ha</b>	

NOTE: 1. Total gross area allocated. The amount of undeveloped land may be less.  
 2. 'Appropriate uses' refers to the Use Classes described in the Schedule to the Town and Country Planning (Use Classes) Order 2005. B1 = light industry/offices; B2 = general industry; B8 = distribution/warehousing.

## Employment

### Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 5

#### Strategic Objective (S i)

To make provision for sustainable employment opportunities.

#### POLICIES

Employment Policies within the adopted Local Plan (1996) and the emerging Replacement Local Plan

- Development Control Applications - Employment Policies  
(01/04/2004 -31/03/2005)

ADOPTED LOCAL PLAN POLICY	%
M/E/1 Protection of Industrial Land and Buildings	18
M/E/2 Extension or Intensification of Industrial /Commercial Uses	73
M/E/3 Protection of Employment Land Allocations	9
EMERGING REPLACEMENT LOCAL PLAN POLICY	%
M/E/1 Protection of business, industry and warehousing land allocations and existing large industrial employment areas	7
M/E/2 Sadd's Wharf Industrial employment allocation	3
M/E/3 Frontage to the Causeway and the River	3
M/E/4 Protection of existing industrial employment uses	17
M/E/5 Extension or intensification of industrial employment premises	51
M/E/6 Working from home	7
M/E/7 Use of buildings within residential curtilage for business purposes	12

## Employment

### Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 5

## CORE OUTPUT INDICATORS (COI)

- COIE1: Amount of floorspace developed for employment by type

PERMISSION NUMBER	ADDRESS	PROPOSED LAND USE	TOTAL FLOOR SPACE
04/00426/FUL	Burnham Business Park, Springfield Road	Light Industrial Building (B1)	928m <sup>2</sup>
04/00929/FUL	Osea Leisure Park, Goldhanger Road, Heybridge	General Storage Warehouse (B8)	217m <sup>2</sup>
02/00844/FUL	179 High Street, Maldon	Business Office (B1A)	70m <sup>2</sup>
03/01054/FUL	Great Eastern, Station Road, Maldon	Office (B1)	253m <sup>2</sup>
03/00632/FUL	Site 8-9 Wycke Hill Business Park, Maldon	Industry/Warehouse (B1 or B2 or B8)	845m <sup>2</sup>
03/00119/FUL	Maldon Crystal Salt Co., Wycke Hill Business Park, Maldon	Distribution Warehouse (B8)	315m <sup>2</sup>
04/00334/FUL	Land at 8-9 Wycke Hill Business Park	Industry/Warehouse (B1 or B2 or B8)	138m <sup>2</sup>
04/01231/FUL	Old Whitmans Farm, Hackmands Lane	General Business Use (B1)	640m <sup>2</sup>
04/00877/FUL	Great Canny Farm, Hackmans Lane	Business Office (B1A)	3197m <sup>2</sup>
03/00490/FUL	Bradwell Airfield, Bradwell-on-Sea	Light Industrial Building (B1)	446m <sup>2</sup>
04/00486/FUL	Adj Unit 8, Station Road, Tolleshunt D'Arcy	Light Industrial Building (B1)	135m <sup>2</sup>
05/00126/FUL	Brookhead Farm, Maldon Road	General Business Use (B1)	150m <sup>2</sup>
<b>TOTAL</b>			<b>7,334m<sup>2</sup></b>
<b>MIXED USE DEVELOPMENT</b>			
01/01153/FUL	Dovercourt Motors, Fambridge Road/Spital Road	Mixed Use Development Retail/Office Unit (A2/B1)	200m <sup>2</sup>

## Employment

### Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 5

- COIE2: Amount of floorspace developed for employment, by type, in development or regeneration areas

PERMISSION NUMBER	ADDRESS	PROPOSED LAND USE	TOTAL FLOOR SPACE	EXTANT LOCAL PLAN ALLOCATION
04/00426/FUL	Burnham Business Park, Springfield Road	Light Industrial Building (B1)	928m <sup>2</sup>	<input checked="" type="checkbox"/>
04/00334/FUL	Land at 8-9 Wycke Hill Business Park	Industry/Warehouse (B1 or B2 or B8)	138m <sup>2</sup>	<input checked="" type="checkbox"/>
<b>TOTAL</b>			<b>1066m<sup>2</sup></b>	

- COIE3: Amount of floorspace by employment type, which is on previously developed land

PERMISSION NUMBER	ADDRESS	PROPOSED LAND USE	TOTAL FLOOR SPACE	EXTANT LOCAL PLAN ALLOCATION
04/00426/FUL	Burnham Business Park, Springfield Road	Light Industrial Building (B1)	928m <sup>2</sup>	<input checked="" type="checkbox"/>
04/00929/FUL	Osea Leisure Park, Goldhanger Road, Heybridge	General Storage Warehouse (B8)	217m <sup>2</sup>	<input checked="" type="checkbox"/>
02/00844/FUL	179 High Street, Maldon	Business Office (B1A)	70m <sup>2</sup>	<input checked="" type="checkbox"/>
03/01054/FUL	Great Eastern, Station Road, Maldon	Office (B1)	253m <sup>2</sup>	<input checked="" type="checkbox"/>
03/00119/FUL	Maldon Crystal Salt Co., Wycke Hill Business Park, Maldon	Distribution Warehouse (B8)	315m <sup>2</sup>	<input checked="" type="checkbox"/>
04/00334/FUL	Land at 8-9 Wycke Hill Business Park	Industry/Warehouse (B1 or B2 or B8)	138m <sup>2</sup>	<input checked="" type="checkbox"/>
04/00486/FUL	Adj Unit 8, Station Road, Tolleshunt D'Arcy	Light Industrial Building (B1)	135m <sup>2</sup>	<input checked="" type="checkbox"/>
<b>TOTAL</b>			<b>2056m<sup>2</sup></b>	

\*8.46% of completed floorspace (m<sup>2</sup>) of B1, B2, B8 on previous developed land.

#### MIXED USE DEVELOPMENT

01/01153/FUL	Dovercourt Motors, Fambridge Road/Spital Road	Mixed Office Development Retail/Office Unit (A2/B1)	200m <sup>2</sup>	<input checked="" type="checkbox"/>
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## Employment

### Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 5

- COIE4: Employment land available by type
- i Sites defined and allocated in the Local Plan allocation of proposed employment sites

REF NUMBER	SITE	TOTAL AREA ALLOCATED	APPROPRIATE USES
E2/1	Bradwell Bait Farm, Maldon Road, Bradwell	1.8ha	B1 Mixed Use Housing
E2/2	Waterworks Site, Langford	1.5ha	B1 (a), (b), (c)
E2/3	Pantile Hill, Southminster	2.95ha	B1 B2
E2/4	Mapledean Nursery, Latchingdon	1.70ha	B1 B2
E2/5	Mayland Industrial Area, Mayland	0.42ha	B1
E2/6	Mayfair Mushroom Farm, Latchingdon	2.15ha	B1 B2
E2/7	Goldsands Road, Southminster	0.60ha	B1 B2
E2/8	Hall Road, Southminster	0.60ha	B1 B2

**9.92ha**

NOTE: Appropriate uses refer to the Use Classes described in the Schedule to the Town and Country Planning (Use Classes) Order 2005. B1 = light industry/offices; B2 = general industry; B8 = distribution/warehousing.

#### MIXED USE DEVELOPMENT

Timber Yard, Heybridge Basin	Mixed-use development of housing and Class B1 employment uses
Sadds Wharf, Maldon	Mixed-use including offices, housing and leisure

NOTE: The Council is preparing to develop Supplementary Planning Documents (SPD) for each of these two sites in association with the relevant developers.

## Employment

### Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 5

- COIE4: Employment land available by type
- ii Sites for which planning permission has been granted for B1(a), (b) and (c), B2 and B8 uses (Use Classes Order)

PERMISSION NUMBER	ADDRESS	ALLOCATION	TOTAL FLOORSPACE m <sup>2</sup>	PROPOSED LAND USE
03/00645/FUL	A1 Inter-national Ltd, Burnham Road, Purleigh		776	B8
03/00738/FUL	Springfield, Steeple Road, Latchingdon		473	B1
98/00944/FUL	Mapledean Works and land Adj Maldon Road, Latchingdon		4000	B1
02/00674/FUL	Plot 15, Burnham Business Park, Burnham-on-Crouch		156	B1
04/01078/FUL	Plot 9, Burnham Business Park, Springfield Road		1415	B8
04/01295/FUL	Dammerwick Farm, Marsh Road		459	B1
00/00848/FUL	Plot 12, Burnham Business Park, Springfield Road		236	B1
03/00557/FUL	Plots 1 & 2 Mildmay Industrial Estate, Foundry Land, Burnham-on-Crouch		140	B2
99/00256/OUT	Sadd's Wharf, Station Road		NOT SPECIFIED	B1
01/00082/FUL	Unit 3, Riverside Industrial Estate, Mill Lane		152	B1
01/00871/FUL	5-6 Galliford Road Industrial Estate		3254	B2
02/00124/FUL	Plot 10, Wycke Hill Business Park, Maldon		600	B8
04/00502/OUT	Unit 4a and 4b West Station Industrial Estate, Spital Road		650	B2
04/00014/FUL	Adj Plot 12, Wycke Hill Business Park		1432	B1
04/00015/FUL	Adj Focus, Wycke Hill Business Park		710	B1
97/00772/OUT	Unit 22G and Block 40, West Station Industrial Estate, Spital Road		334	B1
02/00955/FUL	Adjacent Purleigh Law, Walton Hall Road, Purleigh		300	B1
04/01153/FUL	West Wick Marina Ltd, Church Road, North Fambridge		120	B1
91/00374/FUL	Corporation Farm, Hackmans Lane, Purleigh		3090	B1
00/00557/FUL	Little Cooks Farm, Lower Burnham Road		756	B1orB2orB8
03/00216/FUL	Spratts Farm, Queensborough Road, Southminster		576	B1orB2orB8
96/00655/FUL	West Doctors Farm and South Queen Street		UNCLEAR	B1
98/00924/FUL	Site off Station Road		408	B1
93/00199/OUT5	Langford Waterworks, Hatfield Road		6224	B1
03/01306/FUL	Drinkwater Farm, Maldon Road		166	B1
00/00799/FULA	Anderson's Garage, Maldon Road		576	B1orB2orB8

## Employment

### Monitoring of Objectives, Policies and Core Output Indicators (COI)

## Chapter 5

- COIE5: Losses of employment land in (i) employment / regeneration areas and (ii) local authority area
  - i Within employment or regeneration area (defined and allocated in the local development framework): none
  - ii Within the authority area: none

During the April 2004 to March 2005 monitoring year the District has not totally lost any employment land. However, a few employment sites have been granted planning permissions for non-employment development uses. This potential loss of employment land is as follows:

PERMISSION NUMBER	ADDRESS	PROPOSAL	SITE (ha)
01/00934/FUL	Unit 1, SVT Building, Holloway Road, Heybridge	Change of Use Light Industrial to Children's Day Nursery	0.046
03/00440/FUL	The Tolley Shop, 19 Spital Road, Maldon	Demolition of outbuilding and stores and erection of Retail Unit with Flat over and New Dwelling	0.0165
03/01101/FUL	The Commodity Centre, Braxted Road, Great Braxted, Witham	Change of use from offices and caretakers flat to pair of semi-detached houses	0.14
04/00223/FUL	Adjacent To 104 Basin Road Heybridge, Maldon	Raise roof by 1 metre and change of use of Class B1 office to dwelling house	0.019
05/00005/FUL	4A Gate Street, Maldon	Change of use of first floor office to residential (building and land rear of 9 High Street, Maldon)	0.002
04/00822/FUL	2 Market Hill, Maldon	Renewal of planning permission granted under ref FUL/MAL/98/0308 for the conversion of offices to 3 flats	0.444
04/00165/OUT	Appliance Works, Witham Road, Tolleshunt Major, Maldon	Change of use from General industrial use (B2) to dwelling.	0.38
<b>TOTAL</b>			<b>1.0475</b>

## Employment

### Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 5

- COIE6: Amount of employment land lost to residential development
  - i Where land is lost to development identified in COIE5 (i) and (ii), the amount which is lost to completed residential development: none
  - ii Amount of employment land which has been granted planning permission for residential development uses: 0.985

PERMISSION NUMBER	ADDRESS	PROPOSAL	SITE (ha)
03/01101/FUL	The Commodity Centre Braxted Road, Great Braxted, Witham	Change of use from offices and caretakers flat to pair of semi- detached houses	0.14
04/00223/FUL	Adjacent To 104 Basin Road Heybridge, Maldon	Raise roof by 1 metre and change of use of Class B1 office to dwelling house	0.019
05/00005/FUL	4A Gate Street, Maldon	Change of use of first floor office to residential (building and land rear of 9 High Street, Maldon)	0.002
04/00822/FUL	2 Market Hill, Maldon	Renewal of planning permission granted under ref FUL/MAL/98/0308 for the conversion of offices to 3 flats	0.444
04/00165/OUT	Appliance Works, Witham Road, Tolleshunt Major, Maldon	Change of use from General industrial use (B2) to dwelling	0.38
<b>TOTAL</b>			<b>0.985</b>



## Coast and Countryside

### ■ Contextual Indicators



# Chapter 6

## Natural Environment Protection

IMPORTANCE	SITE DESIGNATION AND EXPLANATION	NO. OF SITES WITHIN DISTRICT
SITES OF INTERNATIONAL IMPORTANCE	<b>Ramsar Sites</b> Listed under the Convention on Wetlands of International Importance	3
SITES OF EUROPEAN IMPORTANCE	<b>Special Protection Areas(SPA)</b> Classified under the European Community Directive on the Conservation of Wild Birds	4
	<b>Special Areas of Conservation (SAC)</b> Designated under the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive)	3
SITES OF NATIONAL IMPORTANCE	<b>National Nature Reserves (NNR)</b> Declared under section 19 National Parks and Access to the Countryside Act 1949 or section 35 Wildlife and Countryside Act 1981	2
	Sites of Special Scientific Interest (SSI) Notified under section 28 Wildlife and Countryside Act 1981	10
	<b>Local Nature Reserves (LNR)</b> Designated by Local Authorities under section 21 National Parks and Access to the Countryside Act 1949	3 (proposed)
	<b>Non-statutory Nature Reserves</b> Established and managed by a variety of public and private bodies, eg. Essex Wildlife Trust (EWT)	14
	<b>Environmentally Sensitive Areas(ESA)</b> This scheme provides for financial incentives, encouraging farmers to adopt particular management practices to encourage enhancement and protection of particular landscape characters or habitats.	The whole Maldon District
	<b>Wildlife Sites (WS)</b> These are sites of a local or county significance. These are usually adopted by local authorities for planning purposes.	96
	<b>Regional Importance Geological Sites (RIGS)</b> These are sites of a local or country significance. These are usually adopted by local authorities for planning purposes.	0

## Coast and Countryside

Monitoring of  
Objectives,  
Policies and Core  
Output Indicators  
(COI)

# Chapter 6

### Strategic Objective (S li)

To protect and enhance the coast and countryside, recognising the contribution of their intrinsic character and beauty and diversity of their landscapes, heritage and wildlife, the wealth of natural resources and the character, ecology and economy of the District.

### POLICIES

Natural Environment policies in the adopted Local Plan (1996) and Coast and Countryside policies in the emerging Replacement Local Plan

### Development Control Applications - Coast and Countryside Policies (01/04/2004 -31/03/2005)

ADOPTED LOCAL PLAN POLICY	%
M/NE/1 Protection of High quality Agricultural Land	0
M/NE/2 Farm Diversification	0
M/NE/3 New Agricultural Dwellings	2.1
M/NE/4 Agricultural Occupancy Conditions	0.6
M/NE/5 Design of Farm Buildings	0.6
M/NE/6 Ancillary Agricultural Activities	0.3
M/NE/7 Intensive Livestock Units	0
M/NE/8 Conversion of Rural Buildings	6.6
M/NE/9 Replacement Dwellings in the Countryside	6.0
M/NE/10 The Coastline	12
M/NE/11 Nature Conservation	7.9
M/NE/12 Protection of Landscape	42.5
M/NE/13 Special Landscape Areas	20.7
M/NE/14 Landscape Improvements	6
M/NE/15 Protected Lanes	0.3

## Coast and Countryside

### Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 6

EMERGING REPLACEMENT LOCAL PLAN POLICY	%
<del>M/CC/1 Protection of international and national designated nature conservation sites</del>	6
M/CC/1a Development affecting internationally designated nature conservation sites	0.5
M/CC/1b Development affecting Nationally designated nature conservation sites	0.5
M/CC/2 Development affecting locally designated nature conservation sites	1
M/CC/3 Local Nature Reserves	0.3
M/CC/4 Protection of wildlife at risk on development sites	3
M/CC/5 Landscape protection	4
M/CC/6 Special Landscape Areas	18
M/CC/7 Formation of amenity lakes	0
M/CC/8 Maldon Riverside Area	0
M/CC/9 Historic Landscape Features	0.3
M/CC/10 The Coastal Zone	9
M/CC/11 Maldon Waterside Area	0.0
M/CC/12 Protection of the best and most versatile agricultural land	0
M/CC/13 Prior Approval for agricultural buildings	0
M/CC/14 Agricultural Workers Dwellings	1
M/CC/15 Temporary accommodation for agricultural workers	1
M/CC/16 Agricultural occupancy conditions	0.9
M/CC/17 Intensive livestock units	0
M/CC/18 Development ancillary to agriculture	0
M/CC/19 Farm diversification	0
M/CC/20 Re-use of Listed Buildings in Rural Areas Currently or Formerly in Agricultural Use	0
M/CC/21 Re-use of rural buildings for commercial purposes	0
M/CC/21A Rural Diversification	5
M/CC/22 Re-use of listed buildings in rural areas	0.6
M/CC/23 Re-use of rural buildings for residential purposes	1.5

## Coast and Countryside

### Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 6

EMERGING REPLACEMENT LOCAL PLAN POLICY	%
M/CC/24 Replacement dwellings	6
M/CC/25 Extensions to dwellings in the countryside	0
M/CC/26 Garden extensions in the countryside	2

NOTE: policies shown as ~~struck through~~ are now deleted from the Replacement Local Plan

#### Core Output Indicators (COI)

- COICC1: Change in areas and populations of biodiversity importance, including:
  - i Change in priority habitats and species (by type): none
  - ii Change in areas designated for their intrinsic environment value including sites of international, national, regional or sub-regional significance: none

## Housing

### Contextual Indicators

# Chapter 7

- Household (ONS, 2001 Census)
 

Total Households	<b>24,189</b>
Percentage living in detached dwelling	44.37%
Percentage living in semi detached dwelling	30.15%
Percentage living in terraced housing	16.03%
Percentage living in flats/maisonettes	8.3%
- Average House Prices: January -March 2005  
(SOURCE: LAND REGISTRY OFFICE)
 

Detached: £343,281
Semi-detached: £169,871
Terraced Housing: £154,384
Flat/Maisonette: £105,494
Over average: £230,530
- Number of empty and substantially unfurnished properties by 31/3/2005: 279
- Housing Provision in Maldon District by 31 March 2005

HOUSING PROVISION	NUMBER OF UNITS (NET) 31.3.05
Sites with planning permission at March 2005	626
Housing allocation Sites without Planning Permission, Replacement Local Plan (2005)	12
Sites without planning permission identified in the Maldon District Urban Capacity Study (UCS2002) that are expected to be developed within the Plan period (UCS constrained capacity)	300
Other Sites without planning permission	113
Further anticipated windfall sites	14
Windfall sites (Unfinished commencements from April 2002 - March 2005)	294
Estimated dwelling losses to non-housing uses 2001-2011 (RSP)	-30
<b>TOTAL</b>	<b>1329</b>

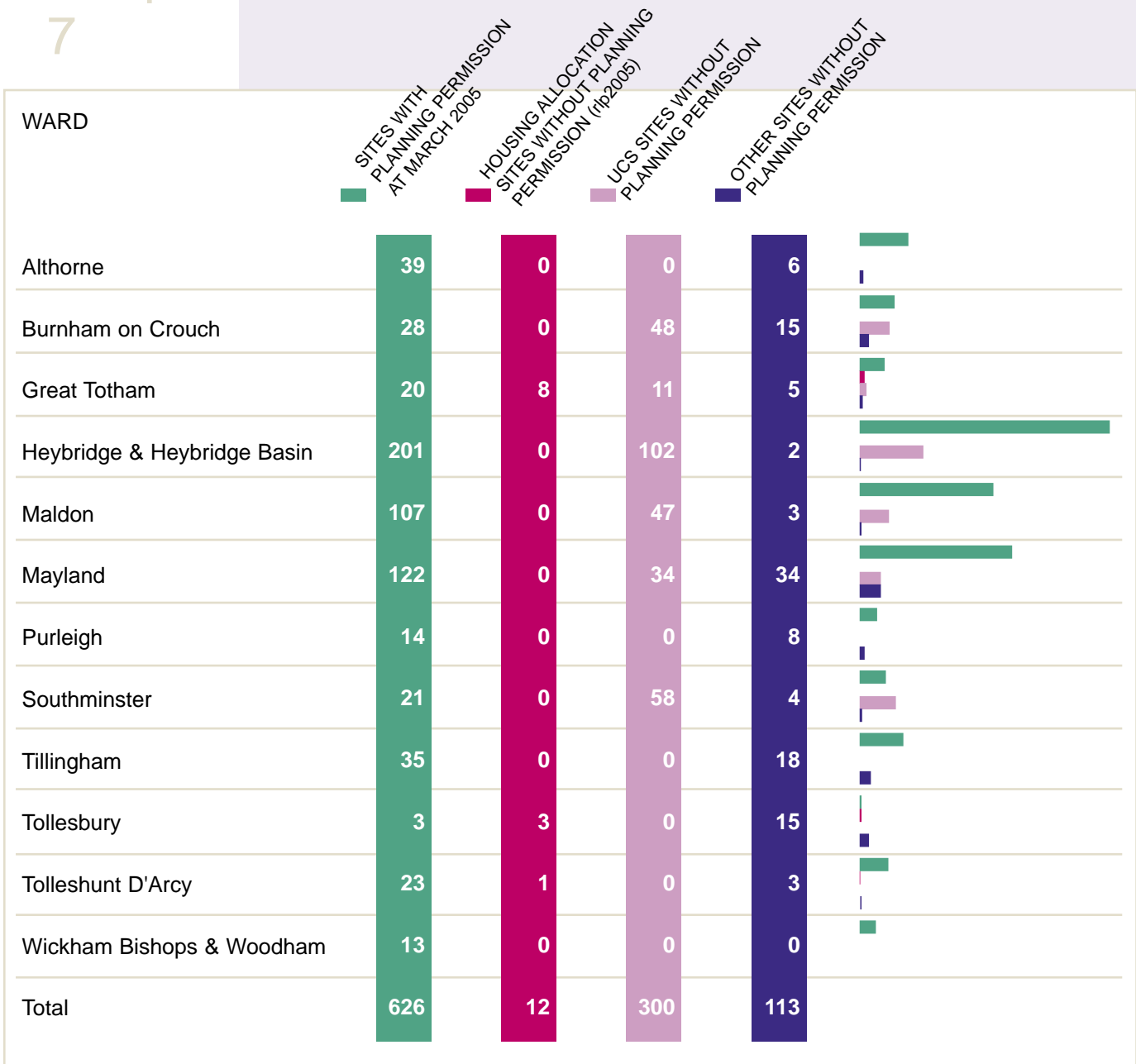
\* For further details on the above table, please refer to Appendix 5

# Housing

## Contextual Indicators

### Chapter 7

● Housing Provision in Maldon District by 31 March 2005



## Housing

### Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 7

#### Strategic Objective (S iii)

To restrain housing growth and focus new housing within development boundaries

#### POLICIES

Housing Policies within the adopted Local Plan (1996) and the emerging Replacement Local Plan

#### Development Control Applications - Housing Policies (01/04/04 -31/03/05)

ADOPTED LOCAL PLAN POLICY	%
M/H/1 Housing Provision	31
EMERGING REPLACEMENT LOCAL PLAN POLICY	
M/H/1 Location of new housing	3
M/H/2 Infilling housing in the countryside	11
M/H/3 Housing provision	0
M/H/4 Land allocated for residential development	17
M/H/5 Windfall sites for housing	11
M/H/6 Housing density	0
M/H/7 Extensions to high density dwellings	5
M/H/8 Conversion of dwellings and other buildings to flats	1
M/H/9 Conversion and reuse of upper floors for housing	1
M/H/10 Affordable housing	1
M/H/11 Rural Exceptions Sites	11
M/H/12 Special Family Needs	0
M/H/13 Residential care establishments and nursing homes	0
M/H/14 Houseboats	4
M/H/15 Mobile Homes	2
M/H/16 Replacement of mobile homes with permanent dwellings	2
M/H/17 Gypsy Sites - public or private residential caravan sites	0
M/H/18 Short Term Stopping Places for Gypsies	0
M/H/19 Gypsy Sites - Transit Sites	0

NOTE:  
policies  
shown as  
~~strikethrough~~  
are now  
deleted from  
the  
Replacement  
Local Plan

## Housing

### Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 7

## Core Output Indicators (COI)

- COIH1A: Maldon District Housing Trajectory against Structure Plan requirement

### MALDON DISTRICT HOUSING TRAJECTORY DATA

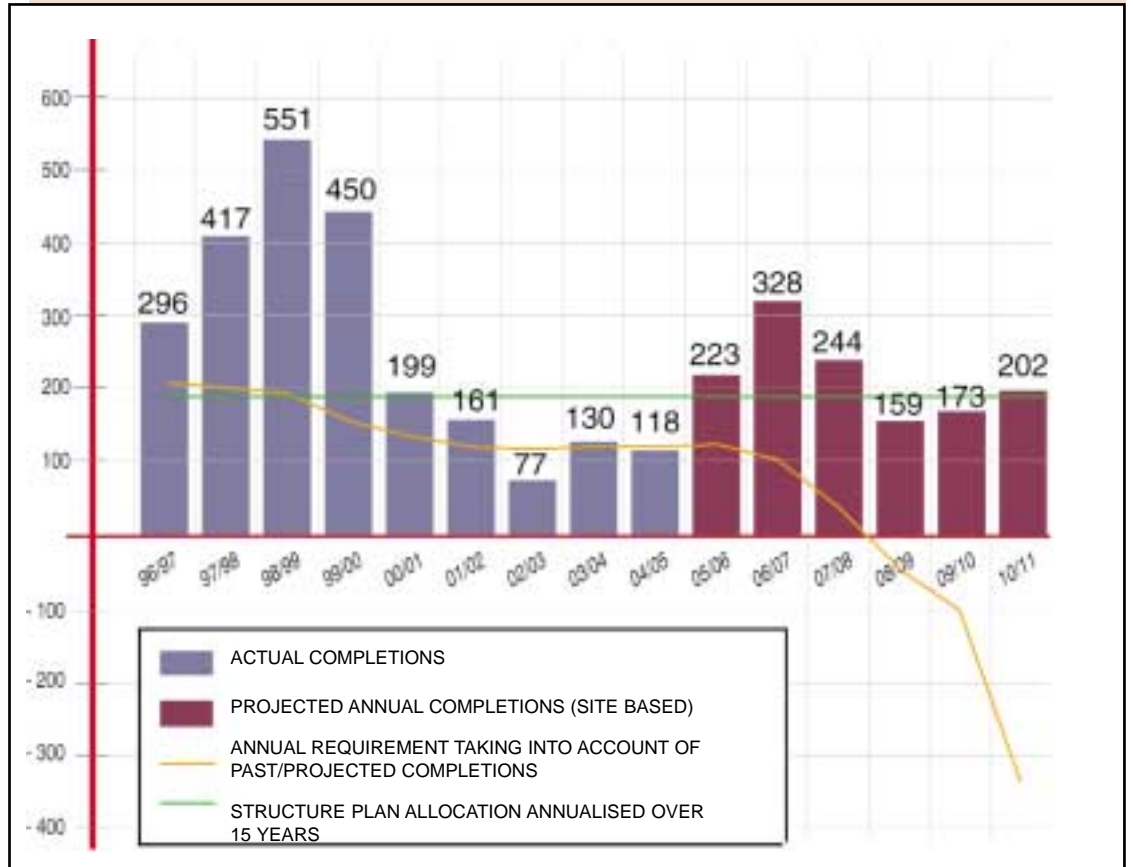
	COMPLETIONS									
	'96-'97	'97-'98	'98-'99	'99-'00	'00-'01	'01-'02	'02-'03	'03-'04	'04-'05	
Actual completions	296	417	551	450	199	161	77	130	118	
Actual/Projected Cumulative Completions	296	713	1264	1714	1913	2074	2151	2281	2399	
Annual requirement taking account of past/projected completions	187	179	161	128	99	89	81	81	74	
Annual Requirement taking account of completions only	109	339	703	966	978	952	842	785	716	
Structure Plan allocation annualised over 15 years	187	187	187	187	187	187	187	187	187	
Structure Plan allocation cumulative over 15 years	187	374	561	748	935	1122	1309	1496	1683	
	PROJECTIONS									
	'05-'06	'06-'07	'07-'08	'08-'09	'09-'10	'10-'11				
Projected annual completions (site based)	223	328	244	159	173	202				
Actual/Projected Cumulative Completions	2622	2950	3194	3353	3526	3728				
Annual requirement taking account of past/projected completions	67	36	-38	-131	-277	-726				
Annual Requirement taking account of completions only	752	893	950	922	908	928				
Structure Plan allocation annualised over 15 years	187	187	187	187	187	182				
Structure Plan allocation cumulative over 15 years	1870	2057	2244	2431	2618	2800				

# Housing

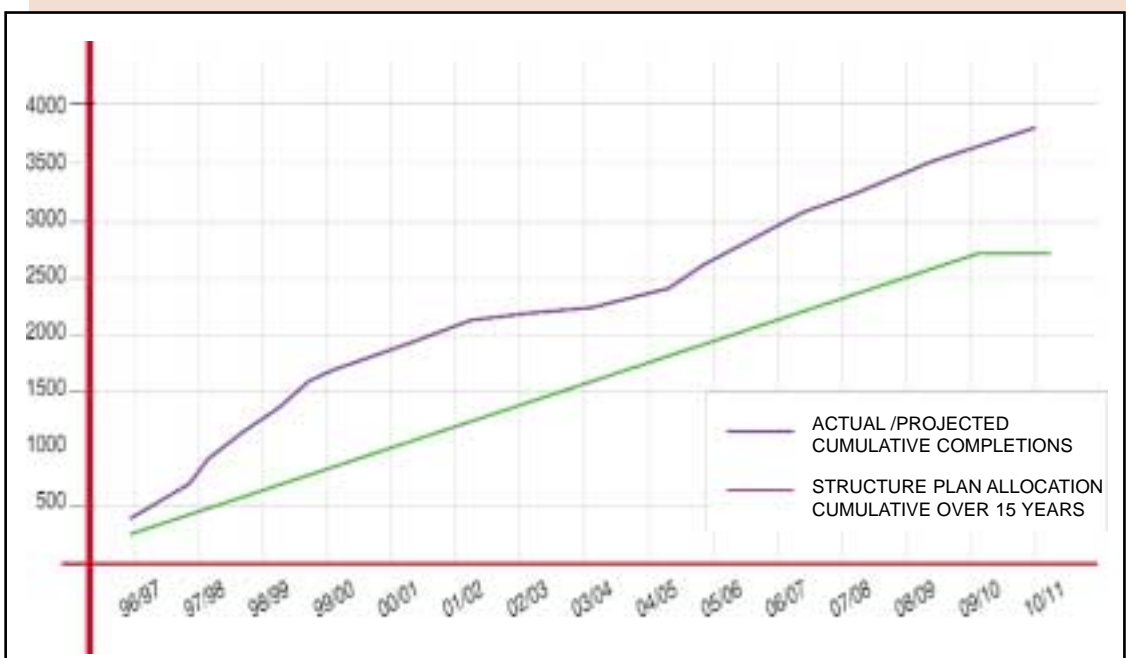
Monitoring of Objectives, Policies and Core Output Indicators (COI)

## Chapter 7

Maldon District Housing Trajectory, against Structure Plan requirement period 1996 / 2011



Maldon District Housing Completions and Projections, against Structure Plan requirement period 1996 / 2011



## Housing

Monitoring of  
Objectives,  
Policies and Core  
Output Indicators  
(COI)Chapter  
7

The District only needs a very low delivery rate to achieve the Structure Plan housing requirement. This is mainly because the majority of the allocated 2399 homes have been built as at 31 March 2005. Allocations were also considered in the planning inquiry for the Replacement Local Plan. Taking account of the findings of the Urban Capacity Study (UCS), allowance made for other sites without planning permission and for windfall sites, the inspector acknowledged that there would be a surplus of 347 units over the Structure Plan requirement. (Inspector's Report, 2004).

- COIH1B: Maldon District Housing Trajectory against Planning Inspector's Requirement Data

MALDON DISTRICT HOUSING TRAJECTORY AGAINST PLANNING INSPECTOR'S REQUIREMENT

	COMPLETIONS									
	'96-'97	'97-'98	'98-'99	'99-'00	'00-'01	'01-'02	'02-'03	'03-'04	'04-'05	
Actual completions	296	417	551	450	199	161	77	130	118	
Actual/Projected Cumulative Completions	296	713	1264	171	1913	2074	2151	2281	2399	
Annual requirement taking account of past/projected completions	210	204	187	157	130	123	119	125	124	
Annual Requirement taking account of completions only	86	293	634	874	863	814	681	601	509	
Structure Plan allocation annualised over 15 years	210	210	210	210	210	210	210	210	210	
Structure Plan allocation cumulative over 15 years	210	420	630	840	1050	1260	1470	1680	1890	
	PROJECTIONS									
	'05-'06	'06-'07	'07-'08	'08-'09	'09-'10	'10-'11				
Projected annual completions (site based)	223	328	244	159	173	202				
Actual/Projected Cumulative Completions	2622	2950	3194	3353	3526	3728				
Annual requirement taking account of past/projected completions	125	105	49	-16	-103	-379				
Annual Requirement taking account of completions only	522	640	674	623	586	581				
Planning Inspector's allocation annualised over 15 years	210	210	210	210	210	207				
Planning Inspector's allocation cumulative over 15 years	2100	2310	2520	2730	2940	3147				

# Housing

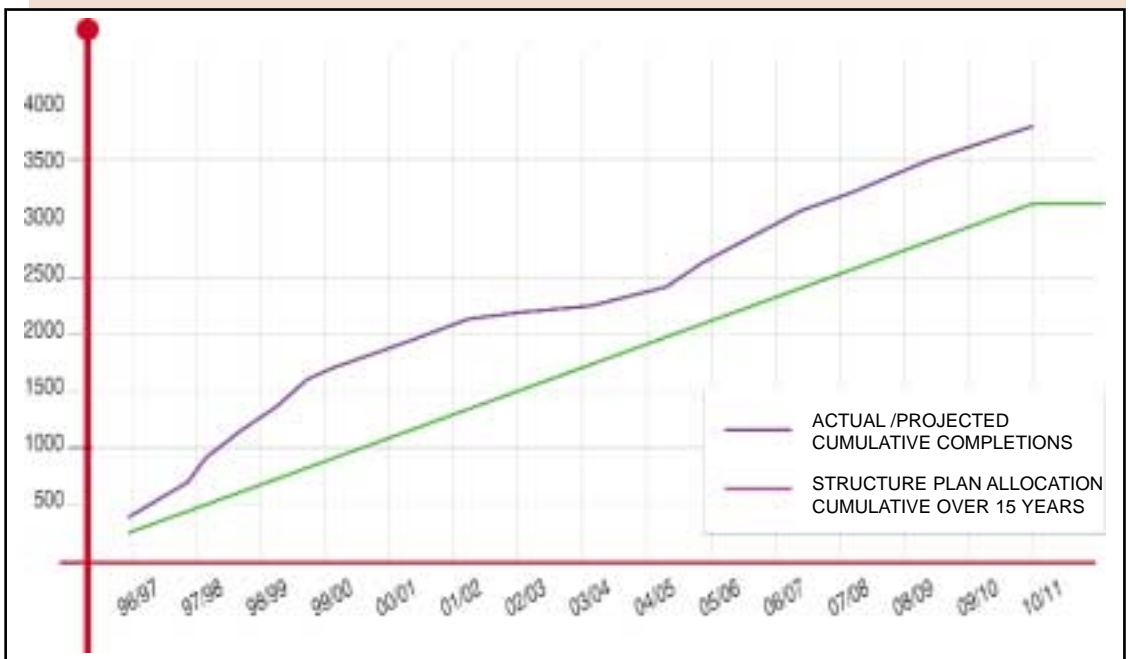
Monitoring of Objectives, Policies and Core Output Indicators (COI)

## Chapter 7

Maldon District Housing Trajectory, against Planning Inspector's Requirement period 1996 / 2011



Maldon District Housing Completions and Projections, against Planning Inspector's Requirement period 1996 / 2011



## Housing

### Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 7

- COIH2: Percentage of new and converted dwellings on previously developed land between 01/04/2004 and 31/03/2005

GROSS UNITS	NET UNITS	BROWN FIELD	GREEN FIELD
142	118	122	20

86% of completed dwellings and conversion of existing buildings provided on previously developed land, against total gross dwellings.

- COIH3: Percentage of new dwellings completed at:
  - less than 30 dwellings per hectare;
  - between 30 and 50 dwellings per hectare; and
  - above 50 dwellings per hectare

	LESS 30 DPH	BETWEEN 30-50 DPH	ABOVE 50 DPH
Net Additional Dwellings	55.1%	25.4%	19.5%

- COIH4: Affordable housing completions

AFFORDABLE HOUSING	NO.	PLACE	OWNER
Completion 2004-2005	0	-	-
Permission granted 2004-2005	6	Quest Motors	Colne Housing

## Housing

Gypsy and  
Traveller  
IssuesChapter  
7

## Gypsy and Traveller Issues

- COIGT1: Number of authorised public and private sites (both permanent and transit) and numbers of caravans on them over the period monitored, and any changes during the period.

Gypsy sites provided by local authority 12th January 2005

SITE NAME AND ADDRESS	NUMBER OF PLOTS	CARAVAN CAPACITY
1 Wood Corner, Old London Road, Woodham Walter	20	40
2 Brickhouse Road, Tolleshunt Major	6	12

Private Gypsy sites

DATE	AUTHORISED LOCAL AUTHORITY	AUTHORISED PRIVATE	UNAUTHORISED ENCAMPMENTS
Jan 2005	58	0	0
July 2004	42	11	3

- COIGT2: Number of unauthorised sites and numbers of caravans on them. Unauthorised encampments during 1st April 2004 to 31st March 2005

DATE	SITE NAME AND ADDRESS	CARAVAN CAPACITY
03/05	The Orchards, Lea Lane, Great Braxted, Witham, Essex	2
08/04	Tangelwood, Scalby Road, Southminster	1

## Housing

### Gypsy and Traveller Issues

# Chapter 7

- COIGT3: Details of any permissions granted for new public or private sites, or expansion of existing sites, during the monitoring period; and any other unimplemented permissions outstanding at the end of the period.

#### **Planning permissions granted for residential caravan during 1st April 2004 to 31st March 2005**

PLANNING APPLICATION NO.	PROPOSAL	ADDRESS
04/01236/FUL	Residential caravan	The Orchards, Lea Lane, Great Braxted, Witham, Essex
05/00283/FUL	Proposed extension of time beyond the limitations imposed by condition 1 of planning permission FUL/MAL/97/0366/1 for the continued stationing of a caravan for residential use personal to Mr B R Buckley and his family.	Two Acres, Loamy Hill Road, Tolleshunt Major, Maldon, Essex CM9 8LS

- COIGT4: Progress of any work to assess the housing needs of Gypsies and Travellers in accordance with the requirements of housing legislation and planning policy.

Maldon District Council is jointly working with neighbouring authorities for the production of an 'Essex County Wide Gypsy and Traveller Accommodation Needs Assessment'. Salford Housing & Urban Studies Department, University of Salford is commissioned to undertake this research. The 'Essex County Wide Gypsy and Traveller Accommodation Needs Assessment' project timetable is included as appendix 4.

## Housing Gypsy and Traveller Issues

# Chapter 7

- COIGT5: More generally, an assessment of the use and performance of existing development plan policies on this issue.

M/BE/16 in the Maldon District Local Plan First Review 1996 and M/H/17, M/H/18, M/H/19 in the emerging Maldon District Replacement Local Plan are Gypsy Sites policies applied within Maldon District. In order to protect the countryside from development, other relevant policies are taken into account in planning control exercise. The usage of development plan policies on gypsy issue during the period between 1st April 2004 to 31st March 2005 is summarised as follows:

STATUS	MALDON DISTRICT LOCAL PLAN FIRST REVIEW 1996	EMERGING MALDON DISTRICT REPLACEMENT LOCAL PLAN
APP	GEN 1	S2
	BE16	CC5
	NE12	CC26
		BE17
		H17
REF	GEN1	S2
		CC6
		H17

**\*Note on policy references**

- GEN1 Development in the Rural Area
- BE16 Gypsy Caravan Sites
- NE12 Protection of Landscape
- S2 Development outside development boundaries
- CC5 Landscape protection
- CC6 Special Landscape Area
- CC26 Garden extension in the countryside
- BE17 Protection of Conservation Areas
- H17 Gypsy Sites - public or private residential caravan sites

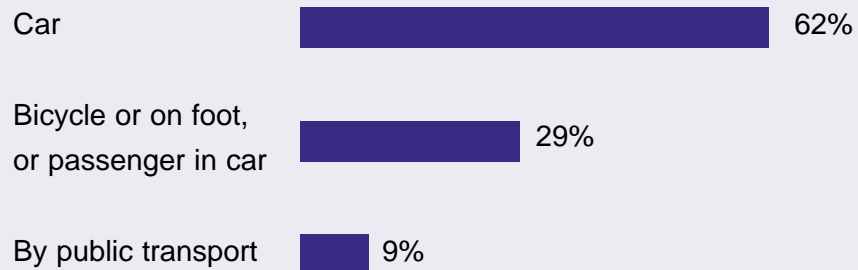


## Transport

- Contextual Indicators
- Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 8

Travel to work (SOURCE: 2001 Census)



The Maldon District is a rural area which has no major roads or dual carriageways, and only one rail link - the Southminster branch line which links part of the Dengie peninsular to the London main line.

### MONITORING OF OBJECTIVES, POLICIES AND CORE OUTPUT INDICATORS

#### Strategic Objective (S iv)

To promote sustainability in provisions for public and private transport

#### POLICIES

Transport Policies within the adopted Local Plan (1996) and the emerging Replacement Local Plan

## Transport

### Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 8

## Development Control Applications - Transport Policies (01/04/04 -31/03/05)

<b>ADOPTED LOCAL PLAN POLICY</b>	<b>%</b>
M/T/1 Traffic Management	0
<b>EMERGING REPLACEMENT LOCAL PLAN POLICY</b>	<b>%</b>
M/T/1 Sustainable transport and location of new development	23
M/T/2 Transport infrastructure in new developments	1
M/T/3 Rail freight facilities	0
M/T/4 Cycle Routes	0
M/T/5 Cycle parking provision	14
M/T/6 Improvement to pedestrian facilities	0
M/T/7 Shared car parking in new development	0
M/T/8 Vehicle parking standards	62

### Core Output Indicators (COI)

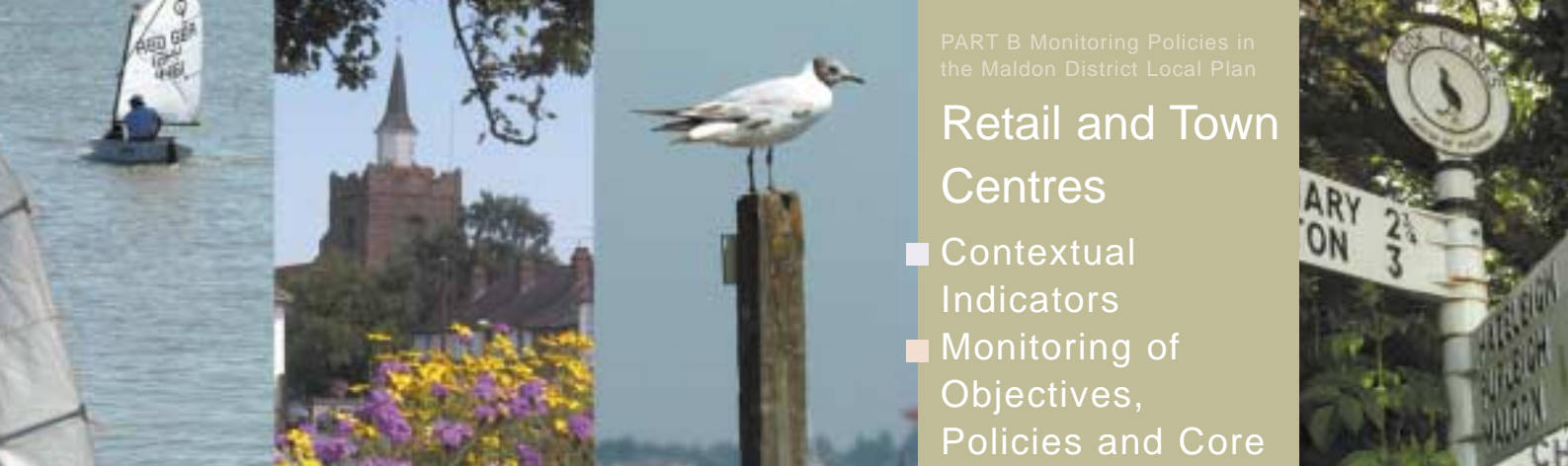
- COIT1: Percentage of completed non-residential development complying with car parking standards set out in the local development framework.

Unclear. In the monitoring period April 2004 - March 2005, the Vehicle Parking Standards SPD was not yet adopted.

- COIT2: Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.

100% of new residential development in Maldon and Burnham on Crouch.

Because of the rural nature of the District, in the rural area, there is dependence on the car for access to a post office, food shops, GP and primary school. Public transport is essential for those who have no access to private transport.



## Retail and Town Centres

- Contextual Indicators
- Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 9

- Principal Town Centre: Maldon
- Smaller Town Centre: Burnham-on-Crouch
- District Town Centre: Heybridge

These main shopping centres have strengths in the food and restaurant sectors and weakness in clothing and household goods and are vulnerable to out-of-centre retail development.

### MONITORING OF OBJECTIVES, POLICIES AND CORE OUTPUT INDICATORS

#### Strategic Objective (S v)

To retain and protect the existing retail base in urban and rural areas.

#### POLICIES

Shopping policies within the adopted Local Plan (1996) and Retail and Town Centres policies in the emerging Replacement Local Plan

## Retail and Town Centres

### Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 9

## Development Control Applications - Retail and Town Centres Policies (01/04/04 - 31/03/05)

ADOPTED LOCAL PLAN POLICY	%
M/SH/1 Shopping Development Outside Town Centres	0
M/SH/2 Exceptional Retail Uses	11
M/SH/3 Ground Floor Office Uses in Maldon Town Centre	0
M/SH/4 Conversion of Upper Floors to Flats	11
M/SH/5 Farm Shops	11
M/SH/6 Public Houses, Restaurants, Take Away Premises and Launderettes	67
EMERGING REPLACEMENT LOCAL PLAN POLICY	%
<del>M/SH/1 Retail Development</del>	0
M/SH/2 Core Retail Areas	0
M/SH/3 Protection of the retail function of town and district centres	14.2
M/SH/4 Maldon Market	0
M/SH/5 Town and District Centre development proposals	21.4
<del>M/SH/6 New public car park provision in Maldon town centre</del>	0
M/SH/7 Local Shopping Centres in urban areas	0
M/SH/8 Village shops and services	50
M/SH/9 Farm Shops	7.1
<del>M/SH/10 Retail uses in industrial employment areas</del>	7.1
<del>M/SH/11 Retail outlets ancillary to manufacturing businesses</del>	0

NOTE: policies shown as ~~strikethrough~~ are now deleted from the Replacement Local Plan

### Core Output Indicators (COI)

- COIRT1: Amount of completed retail, office and leisure development

SITE ADDRESS	DEVELOPMENT PROPOSAL	TOTAL FLOOR SPACE (m <sup>2</sup> )	DEVELOPMENT TYPE	RURAL/ URBAN
Land To Rear Of 77 High Street, Maldon	RETAIL (A1)	253	NEW	URBAN
179 High Street, Maldon	BUSINESS OFFICE (B1A)	70	CHANGE OF USE	URBAN
Great Eastern, Station Road, Maldon	OFFICE (B1)	253	NEW	URBAN
Great Canny Farm, Hackmans Lane	BUSINESS OFFICE (B1A)	3197	NEW	RURAL
<b>TOTAL</b>		<b>3773</b>		

- COIRT2: Percentage of completed retail, office and leisure development in town centres 15.27%

## Recreation and Leisure

- Contextual Indicators
- Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 10

- MAJOR AREAS OF OPEN SPACES WITHIN THE DISTRICT:  
Promenade Park, Park Drive, Maldon  
Riverside Park, Millfields/Foundry Lane, Burnham on Crouch  
Elms Farm Park, Heybridge Approach, Heybridge
- SMALLER PARKS:  
Longfields, Maldon  
Oak Tree Meadow, Heybridge  
St George's Field, Heybridge Basin  
The Downs, Maldon  
Drapers Farm, Heybridge  
Hester Place, Burnham on Crouch  
West Maldon, Maldon
- NATURE RESERVES:  
Wycke Meadow, Maldon
- CEMETERIES:  
Maldon  
Heybridge  
Burnham on Crouch
- POCKET PARKS:  
Cherry Gardens, Maldon  
The Leas, Heybridge  
Parish Parks and Playgrounds - information to follow in  
the subsequent AMR

### MONITORING OF OBJECTIVES, POLICIES AND CORE OUTPUT INDICATORS

#### Strategic Objective (S vi)

To improve access to and the provision of sport and leisure facilities and enhance tourism for all.

Recreation and  
LeisureMonitoring of  
Objectives,  
Policies and Core  
Output Indicators  
(COI)Chapter  
10

## POLICIES

Leisure, Recreation and Tourism policies within the adopted Local Plan (1996) and Leisure and Recreation policies in the emerging Replacement Local Plan

**Development Control Applications - Leisure and Recreation Policies  
(01/04/04 - 31/03/05)**

ADOPTED LOCAL PLAN POLICY	%
M/REC/1 Public Open Space Provision and Protection of Existing Playing Fields	12
M/REC/2 Leisure Plots	4
M/REC/3 Bridleways	0
M/REC/4 Riding Stables	28
M/REC/5 Recreation and Tourist Developments	28
M/REC/6 Golf Courses	0
M/REC/7 Waterside Uses	20
M/REC/8 Afteruse of Gravel Workings	0
M/REC/9 Hotel and Guest house Accommodation	0
M/REC/10 Extensions to Caravan/Chalet Sites	4
M/REC/11 Permanent Use of Land or Water for Minority Sports	4
EMERGING REPLACEMENT LOCAL PLAN POLICY	%
M/REC/1 Allocation of land for formal public open space	4
M/REC/2 Provision of public playing pitches	0
M/REC/3 Children's play space associated with new housing developments and elsewhere in the District	0
M/REC/4 Provision of children's play space not associated with new housing development	0
M/REC/5 Allocation of land for informal open space	4
M/REC/6 Provision of informal open space	0
M/REC/7 Provision of amenity areas	0
M/REC/8 Protection of existing public and private open space	8
M/REC/9 Open spaces in towns and villages	8
M/REC/10 Blackwater Leisure Centre Indoor sports, leisure and recreation facilities	0

## Recreation and Leisure

### Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 10

NOTE: policies shown as ~~strikethrough~~ are now deleted from the Replacement Local Plan

EMERGING REPLACEMENT LOCAL PLAN POLICY	%
<del>M/REC/11 Shared use</del>	0
<del>M/REC/12 New recreation and leisure facilities</del>	4
M/REC/12A Leisure and Civic Quarter, South East Maldon	0
M/REC/13 Public Footpaths Rights of Way	4
M/REC/14 The Blackwater Rail Trail	0
M/REC/15 Riding establishments	33
M/REC/16 Small scale proposals for recreation and tourist developments in the countryside	4
M/REC/17 Golf courses, extensions and facilities	0
M/REC/18 Golf driving ranges	0
M/REC/19 Permanent uses of land or water for sport	4
M/REC/20 Water recreation facilities	16
M/REC/21 After-use of gravel workings	0
<del>M/CC/20 Tourist accommodation on farms</del>	0
M/REC/22 Hotel and guest house accommodation	0
M/REC/23 Static and touring caravan sites, or chalet sites and camping sites	4
M/REC/24 Redevelopment of tourist accommodation	4
<del>M/REC/25 Leisure Plots</del>	0

- COIRL1: Percentage of eligible open spaces managed to green flag award standard 46%. Promenade Park: approximately 24.17ha. The amount of all publicly accessible open space: approximately 52.4ha

Eligible open space means areas that are managed to Green Flag Award scheme standards. The award is an independent and nationally recognised award that is given to the park, not the organisation that runs it. Green Flag judges are looking for parks that are: welcoming, healthy, safe and secure, clean and well maintained, managed in a sustainable way, effectively marketed, well managed and parks that conserve and manage the local heritage and involve the community.



**Built  
Environment**  
■ Contextual  
Indicator  
■ Monitoring of  
Objectives,  
Policies and Core  
Output Indicators  
(COI)

# Chapter 11

## Built Environment Conservation

Maldon District is rich in archaeology and historic buildings.

- Number of Conservation Areas: 14
- Number of Scheduled Ancient Monument sites: 19
- Location of important parks, gardens and landscape: 1 - Braxted Park
- Number of Listed Buildings: 1022
- Number of grade I Listed Buildings: 15
- Number of grade II\* Listed Buildings: 49
- Number of grade II Listed Buildings: 958

### MONITORING OF OBJECTIVES, POLICIES AND CORE OUTPUT INDICATORS

#### Strategic Objective (S vii)

To create a sustainable and accessible environment in which living, working and leisure encourage pride in the District, recognising its important historic qualities.

#### POLICIES

Built Environment policies within the adopted Local Plan (1996) and the emerging Replacement Local Plan

**Built  
Environment**  
Monitoring of  
Objectives,  
Policies and Core  
Output Indicators  
(COI)

# Chapter 11

## Development Control Applications - Built Environment Policies (01/04/04 - 31/03/05)

ADOPTED LOCAL PLAN POLICY	%
M/BE/1 Design of New Buildings	16
M/BE/2 Design of Residential Buildings	10
M/BE/3 Density	4
M/BE/4 Layout of Housing Areas	0.1
M/BE/5 Open Space in Towns and Villages	0.1
M/BE/6 Bus Routes	0.1
M/BE/7 Facilities for Pedestrians	0.1
M/BE/8 Facilities for Cyclists	0
M/BE/9 Traffic in Housing Areas	0.2
M/BE/10 Extensions to Dwellings	37
M/BE/11 Landscape of Development Sites	5
M/BE/12 Car Parking Standards	6
M/BE/13 Social Housing	0.1
M/BE/14 Conversion to Flats	0.1
M/BE/15 Mobile Homes and Houseboats	0.5
M/BE/16 Gypsy Caravan Sites	0.1
M/BE/17 Conservation Area Protection and Enhancement	7
BE/18 Applications in Conservation Areas	1
M/BE/19 Demolition in Conservation Areas	1
M/BE/20 Alterations, Additions and Changes of Use of Listed buildings	6
M/BE/21 Demolition of Listed Buildings	0.1
M/BE/22 Preservation and Repair of Listed Buildings	1
M/BE/23 Protection of Archaeological Sites	0.4
M/BE/24 Archaeology and Development	0.2
M/BE/25 Applications for Express Consent	0.2
M/BE/26 Applications for Advertisements in Conservation Areas	0.5
M/BE/27 Applications for Advertisements in Areas of Special Control	0.3
M/BE/28 Other Applications for Advertisements	0.3
M/BE/29 Applications for Advertisements at Petrol Filling Stations	0

Built  
Environment  
Monitoring of  
Objectives,  
Policies and Core  
Output Indicators  
(COI)

# Chapter 11

ADOPTED LOCAL PLAN POLICY	%
M/BE/30 Applications for Advertisements located remote from the site	0
M/BE/31 Traffic signs and Advertisements	0
M/BE/32 Discontinuance Notices for Advertisements	0
M/BE/33 Access for People with Disabilities	0.4
M/BE/34 Special Family Needs	0.5
M/BE/35 Residential Care Establishments	0.1
<b>EMERGING REPLACEMENT LOCAL PLAN POLICY</b>	
M/BE/1 Design of buildings	16
M/BE/1A Inclusive access and accessibility	0.2
M/BE/2 Relationship of buildings to their surroundings	12
M/BE/3 Effect of development on occupiers of neighbouring buildings and land	13
M/BE/4 Public and private circulation spaces	0.2
M/BE/5 Designing a safe environment	0
M/BE/6 Parking Areas	1
<del>M/BE/7 Landscaping</del>	4
<del>M/BE/8 Landscape scheme implementation</del>	2
M/BE/9 Extensions to dwellings	30
M/BE/10 Shop Fronts	0.2
M/BE/11 Lighting	0.2
M/BE/12 Access for disabled people	0.6
<del>M/BE/13 Change of use and design of new buildings</del>	0.4
M/BE/14 Advertisements on buildings	0.5
M/BE/15 Display of advertisements remote from the site being advertised	0
M/BE/16 Advertisements within Conservation Areas	0.4
<del>M/BE/17 Protection of Conservation Areas</del>	4
M/BE/18 Control of demolition in Conservation Areas	1.2
M/BE/19 Development in Conservation Areas	5
M/BE/20 Demolition of Listed Buildings	0.5
M/BE/21 Change of use affecting listed buildings	1
M/BE/22 Extensions and additional buildings in the curtilage of Listed Buildings	6

Built Environment  
Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 11

EMERGING REPLACEMENT LOCAL PLAN POLICY	%
<del>M/BE/23 Preservation of nationally important archaeological sites</del>	0
M/BE/23 Development at Local archaeological sites	0.6
M/BE/24 Telecommunication development	0.5
M/BE/25 Requirement for "Prior Approval".	0
<del>M/BE/26 The installation of satellite dishes</del>	0
M/BE/27 The installation of satellite dishes in Conservation Areas and on Listed Buildings	0.1

NOTE:  
policies shown as ~~strickthrough~~ are now deleted from the Replacement Local Plan



**Public Utilities**  
 ■ Contextual Indicator  
 ■ Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 12

Within the District key public services are provided by agencies as follows:

- County Council: responsible for education, social services, libraries, highways and waste disposal
- District Council: waste collection and street cleaning
- Fire and Rescue Services
- Health Authority
- Utilities: water supply, sewage disposal, gas, electricity, telecommunications

## MONITORING OF OBJECTIVES, POLICIES AND CORE OUTPUT INDICATORS

Strategic Objective (S viii)

To co-ordinate public utility provision with new development

### POLICIES

Public Services policies within the adopted Local Plan (1996) and Public Utilities policies in the emerging Replacement Local Plan

### Development Control Applications - Public Utilities Policies (01/04/04 -31/03/05)

ADOPTED LOCAL PLAN POLICY	%
<del>M/PS/1 Telecommunications</del>	100
EMERGING REPLACEMENT LOCAL PLAN POLICY	
M/PU/1A Provision of Education Facilities	0
M/PU/1B Recycling facilities in new developments	0
M/PU/1 Protection of health care facilities	0
M/PU/2 New health care facilities	0
M/PU/3 Maldon Fire Station	0
M/PU/4 Civic and Community uses	0
M/PU/5 Renewable Energy	100

**NOTE:**

policies shown as ~~strike through~~ are now deleted from the Replacement Local Plan

Public Utilities  
Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 12

## Core Output Indicators (COI)

- COIPU1: Planning Permission granted for Renewable Energy by type

LOCAL PLAN POLICIES	TYPE OF RENEWABLE ENERGY
PU5 Renewable Energy	Photovoltaic cells and small wind generator Wind power-generating development

## Constraints

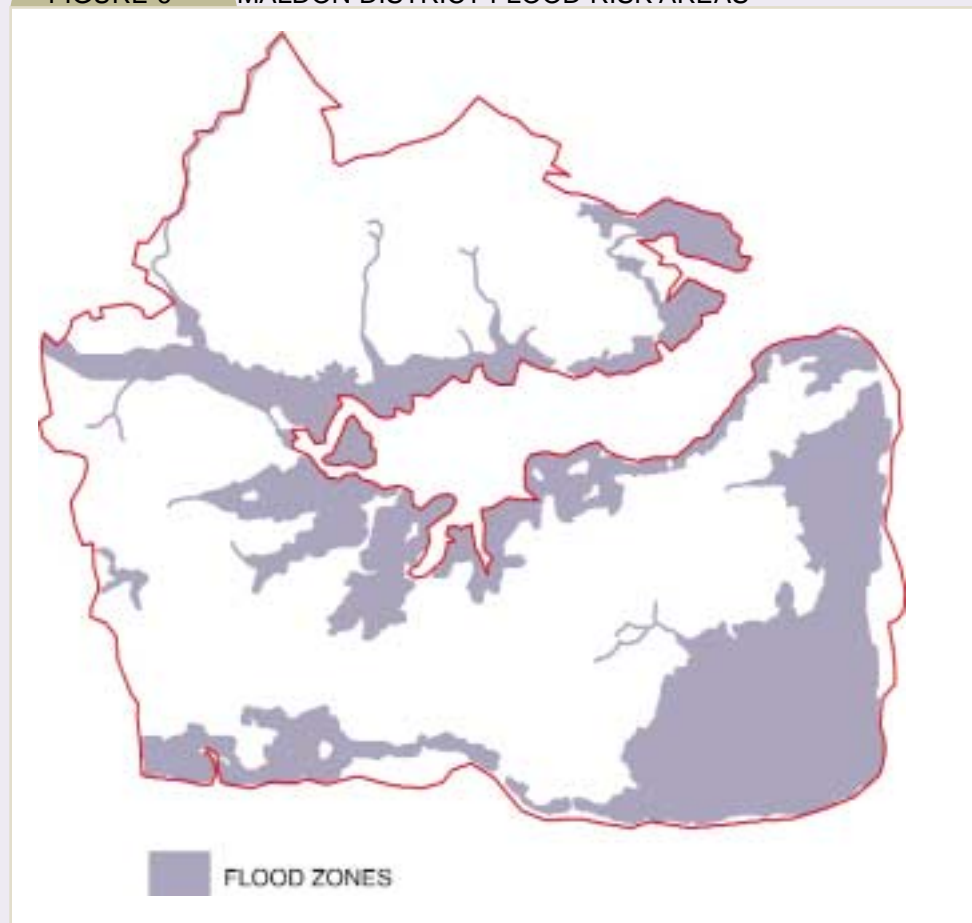
### ■ Contextual Indicators



## Chapter 13

- Due to the District's coastal location and the natural processes that occur, large areas are at risk from tidal flooding.
- Flood risk is a major development constraint in Maldon District, particularly in the Coastal Zone.
- At risk from tidal flooding: Maldon, Heybridge, Burnham (not taking account of sea defences)
- Environment Agency is responsible for producing Flood Risk Maps (the Flood Map and the Flood Map) of areas at risk of flooding.

FIGURE 6 MALDON DISTRICT FLOOD RISK AREAS



## Constraints

### Monitoring of Objectives, Policies and Core Output Indicators (COI)

# Chapter 13

## MONITORING OF OBJECTIVES, POLICIES AND CORE OUTPUT INDICATORS

### Strategic Objective (S ix)

To control development within the natural, man-made and statutory constraints that exist in and apply to the District.

### POLICIES

Constraints policies within the emerging Replacement Local Plan

### Development Control Applications - Constraints Policies (01/04/04 -31/03/05)

ADOPTED LOCAL PLAN POLICY	%
None	
EMERGING REPLACEMENT LOCAL PLAN POLICY	
M/CON/1 Development in Areas at Risk from Flooding	60
M/CON/2 Sustainable Drainage Systems	6
M/CON/3 Coastal Defence	1
M/CON/4 Development on unstable land	15
M/CON/4A Pollution prevention	13
M/CON/5 Contaminated land	4
M/CON/6 Development affecting airports	0

### Core Output Indicators (COI)

- COICON1: Number of planning permission granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. 1

PERMISSION NUMBER	ADDRESS	PROPOSAL	REASON FOR APPROVAL
04/00223/ FUL	Adjacent To 104 Basin Road, Heybridge, Maldon, Essex CM9 4RP	Raise roof by 1 metre and change of use of Class B1 office to dwelling house	It was approved by Planning Committee against the Council's recommendation for refusal. Further details refer to appendix 6 and 7

There was no inappropriate development in the flood plain and development that adversely affects water quality.



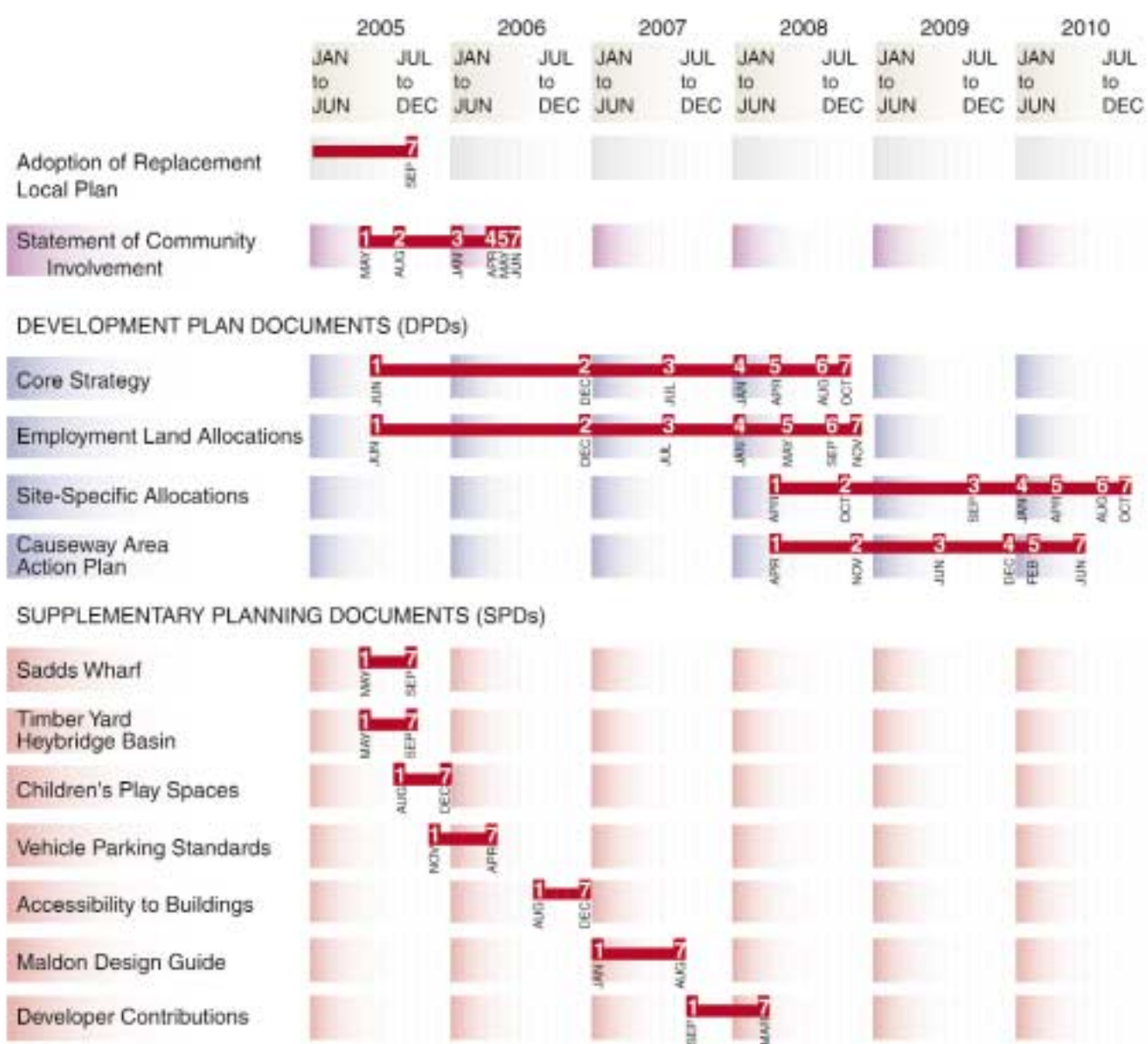
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# Appendix 1

## Timetable for the preparation of the Maldon District LDF 2005 - 2010



**KEY**  
 1 = Commencement; 2 = Public participation on preferred options; 3 = submission; 4 = Pre-Examination meeting;  
 5 = Commencement of Examination; 6 = Inspector's Report; 7 = Adoption





## Appendix 2

Non-quoted policies within the Adopted Local Plan (1996) and Emerging Replacement Local Plan (01/04/2004 - 31/03/2005)



### Adopted Local Plan (1996)

#### Maldon District Local Plan First Review (1996) policies

M/BE/8	Facilities for Cyclists
M/BE/29	Applications for Advertisements at Petrol Filling Stations
M/BE/30	Applications for Advertisements located remote from the site
M/BE/31	Traffic signs and Advertisements
M/BE/32	Discontinuance Notices for Advertisements
M/BE/36	Development on Unstable Land
M/NE/1	Protection of High Quality Agricultural Land
M/NE/7	Intensive Livestock Units
M/SH/1	Shopping Development Outside Town Centres
M/SH/3	Ground Floor Office Uses in Maldon Town Centre
M/REC/3	Bridleways
M/REC/6	Golf Courses
M/REC/8	Afteruse of Gravel Workings
M/REC/9	Hotel and Guest House Accommodation
M/T/1	Traffic Management
M/M/1	Monitoring

### Emerging Replacement Local Plan

#### Maldon District Replacement Local Plan Emerging Policies

<i>M/CON/6</i>	<i>Development affecting Airports</i>
M/CC/7	Formation of amenity lakes
<i>M/CC/8</i>	<i>Maldon Riverside Area</i>
<i>M/CC/12</i>	<i>Protection of the best and most versatile agricultural land</i>
M/CC/13	Prior Approval for agricultural buildings
M/CC/17	Intensive livestock units
M/CC/18	Development ancillary to agriculture
M/CC/19	Farm diversification
M/CC/21	Re-use of rural buildings for commercial purposes
M/CC/25	Extensions to dwellings in the countryside
M/H/4	Land allocated for residential development
M/H/7	Extensions to high density dwellings
M/H/13	Residential care establishments and nursing homes
<i>M/H/14</i>	<i>Houseboats</i>
M/H/18	Short Term Stopping Places for Gypsies
M/H/19	Gypsy Sites - Transit Sites
<i>M/E/1b</i>	<i>Timber Yard</i>
<i>M/E/1c</i>	<i>Sadd's Wharf</i>
M/BE/5	Designing a safe environment
M/BE/15	Display of advertisements remote from the site being advertised

#### NOTE

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## Appendix 2

Non-quoted policies within the Adopted Local Plan (1996) and Emerging Replacement Local Plan (01/04/2004 - 31/03/2005)

### Emerging Replacement Local Plan

#### Maldon District Replacement Local Plan Emerging Policies

<del>M/BE/25</del>	<del>Requirement for "Prior Approval"</del>
<del>M/BE/26</del>	<del>The installation of satellite dishes</del>
<del>M/SH/1</del>	<del>Retail Development</del>
M/SH/2	Core Retail Areas
M/SH/4	Maldon Market
<del>M/SH/6</del>	<del>New public car park provision in Maldon town centre</del>
M/SH/7	Local Shopping Centres in urban areas
<del>M/SH/11</del>	<del>Retail outlets ancillary to manufacturing businesses</del>
M/REC/2	Provision of public playing pitches
<i>M/REC/3</i>	<i>Children's play space associated with new housing developments and elsewhere in the District</i>
M/REC/4	Provision of children's play space not associated with new housing development
M/REC/6	Provision of informal open space
M/REC/7	Provision of amenity areas
<i>M/REC/10</i>	<i>Blackwater Leisure Centre Indoor sports, leisure and recreation facilities</i>
<del>M/REC/11</del>	<del>Shared use</del>
<i>M/REC/12A</i>	<i>Leisure and Civic Quarter, South East Maldon</i>
<i>M/REC/14</i>	<i>The Blackwater Rail Trail</i>
<i>M/REC/17</i>	<i>Golf courses, extensions and facilities</i>
<i>M/REC/18</i>	<i>Golf driving ranges</i>
<i>M/REC/21</i>	<i>After-use of gravel workings</i>
<del>M/CC/20</del>	<del>Tourist accommodation on farms</del>
<i>M/REC/22</i>	<i>Hotel and guest house accommodation</i>
<del>M/REC/25</del>	<del>Leisure Plots</del>
M/T/3	Rail freight facilities
M/T/4	Cycle Routes
M/T/6	Improvement to pedestrian facilities
M/T/7	Shared car parking in new development
<i>M/PU/1A</i>	<i>Provision of Education Facilities</i>
<i>M/PU/1B</i>	<i>Recycling facilities in new developments</i>
M/PU/1	Protection of health care facilities
M/PU/2	New health care facilities
M/PU/3	Maldon Fire Station
<del>M/PU/4</del>	<del>Civic and Community uses</del>

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## Appendix 3

Development Control Usage of Policies within Adopted Local Plan (1996) and Emerging Replacement Local Plan (01/04/2004 - 31/03/2005)



### Adopted Local Plan (1996)

POLICY		NUMBER OF TIMES	% OF TIMES
M/BE/10	Extensions to Dwellings	504	43.26
M/GEN/1	Development in the Rural Area	288	24.72
M/BE/1	Design of New Buildings	222	19.06
M/BE/2	Design of Residential Buildings	143	12.27
M/NE/12	Protection of Landscape	142	12.19
M/BE/17	Conservation Area Protection and Enhancement	93	7.98
M/BE/20	Alterations, Additions and Changes of Use of Listed buildings	88	7.55
M/BE/12	Car Parking Standards	76	6.52
M/NE/13	Special Landscape Areas	69	5.92
M/BE/11	Landscape of Development Sites	65	5.58
M/BE/3	Density	63	5.41
M/NE/10	The Coastline	40	3.43
M/NE/11	Nature Conservation	26	2.23
M/E/2	Extension or Intensification of Industrial /Commercial Uses	24	2.06
M/NE/8	Conversion of Rural Buildings	22	1.89
M/NE/9	Replacement Dwellings in the Countryside	20	1.72
M/BE/19	Demolition in Conservation Areas	17	1.46
BE/18	Applications in Conservation Areas	16	1.37
M/BE/22	Preservation and Repair of Listed Buildings	15	1.29
M/H/1	Housing Provision	11	0.94
M/BE/15	Mobile Homes and Houseboats	7	0.60
M/BE/26	Applications for Advertisements in Conservation Areas	7	0.60
M/BE/34	Special Family Needs	7	0.60
M/NE/3	New Agricultural Dwellings	7	0.60
M/REC/4	Riding Stables	7	0.60
M/REC/5	Recreation and Tourist Developments	7	0.60
M/E/1	Protection of Industrial Land and Buildings	6	0.52
M/BE/23	Protection of Archaeological Sites	6	0.52
M/BE/33	Access for People with Disabilities	6	0.52

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## Appendix 3

Development  
Control Usage  
of Policies within  
Adopted Local Plan  
(1996) and  
Emerging  
Replacement Local  
Plan (01/04/2004 -  
31/03/2005)

### Adopted Local Plan (1996)

POLICY		NUMBER OF TIMES	% OF TIMES
M/SH/6	Public Houses, Restaurants, Take Away Premises and Laundrettes	6	0.52
M/PS/1	Telecommunications	6	0.52
M/BE/14	Conversion to Flats	5	0.43
M/REC/7	Waterside Uses	5	0.43
M/BE/13	Social Housing	4	0.34
M/BE/27	Applications for Advertisements in Areas of Special Control	4	0.34
M/BE/28	Other Applications for Advertisements	4	0.34
M/E/3	Protection of Employment Land Allocations	3	0.26
M/BE/9	Traffic in Housing Areas	3	0.26
M/BE/24	Archaeology and Development	3	0.26
M/BE/25	Applications for Express Consent	3	0.26
M/REC/1	Public Open Space Provision and Protection of Existing Playing Fields	3	0.26
M/BE/16	Gypsy Caravan Sites	2	0.17
M/BE/21	Demolition of Listed Buildings	2	0.17
M/NE/4	Agricultural Occupancy Conditions	2	0.17
M/NE/5	Design of Farm Buildings	2	0.17
M/NE/14	Landscape Improvements	2	0.17
M/BE/4	Layout of Housing Areas	1	0.09
M/BE/5	Open Space in Towns and Villages	1	0.09
M/BE/6	Bus Routes	1	0.09
M/BE/7	Facilities for Pedestrians	1	0.09
M/BE/35	Residential Care Establishments	1	0.09
M/NE/6	Ancillary Agricultural Activities	1	0.09
M/NE/15	Protected Lanes	1	0.09
M/SH/2	Exceptional Retail Uses	1	0.09
M/SH/4	Conversion of Upper Floors to Flats	1	0.09
M/SH/5	Farm Shops	1	0.09
M/REC/2	Leisure Plots	1	0.09
M/REC/10	Extensions to Caravan/Chalet Sites	1	0.09
M/REC/11	Permanent Use of Land or Water for Minority Sports	1	0.09

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## Appendix 3

Development  
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Emerging  
Replacement Local  
Plan (01/04/2004 -  
31/03/2005)

### Emerging Replacement Local Plan

POLICY		NUMBER OF TIMES	% OF TIMES
M/BE/9	Extensions to dwellings	385	33.05
<i>M/S/2</i>	<i>Development outside development boundaries</i>	237	20.34
<i>M/BE/1</i>	<i>Design of buildings</i>	205	17.60
<del>M/BE/3</del>	<del>Effect of development on occupiers of neighbouring buildings and land</del>	167	14.33
<del>M/BE/2</del>	<del>Relationship of buildings to their surroundings</del>	157	13.48
<i>M/CC/5</i>	<i>Landscape protection</i>	137	11.76
<i>M/BE/22</i>	<i>Extensions and additional buildings in the curtilage of Listed Buildings</i>	77	6.61
<i>M/BE/19</i>	<i>Development in Conservation Areas</i>	66	5.67
M/CC/6	Special Landscape Areas	63	5.41
<i>M/T/8</i>	<i>Vehicle Parking Standards</i>	54	4.64
<del>M/BE/7</del>	<del>Landscaping</del>	51	4.38
<del>M/BE/17</del>	<del>Protection of Conservation Areas</del>	49	4.21
<del>M/CON/1</del>	<del>Development in Areas at Risk from Flooding</del>	41	3.52
<del>M/H/1</del>	<del>Location of new housing</del>	41	3.52
<del>M/CC/10</del>	<del>The Coastal Zone</del>	31	2.66
M/H/5	Windfall sites for housing	23	1.97
<del>M/CC/1</del>	<del>Protection of international and national designated nature conservation sites</del>	21	1.80
<i>M/CC/24</i>	<i>Replacement dwellings</i>	21	1.80
M/E/5	Extension or intensification of industrial employment premises	21	1.80
<del>M/BE/8</del>	<del>Landscape scheme implementation</del>	21	1.80
<i>M/T/1</i>	<i>Sustainable transport and location of new development</i>	20	1.72
<i>M/CC/21A</i>	<i>Rural Diversification</i>	17	1.46
M/S/1	Development boundaries and new development	16	1.37
M/BE/6	Parking Areas	16	1.37
<i>M/BE/18</i>	<i>Control of demolition in Conservation Areas</i>	16	1.37
M/H/3	Housing provision	15	1.29
M/BE/21	Change of use affecting listed buildings	15	1.29

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## Appendix 3

Development  
Control Usage  
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(1996) and  
Emerging  
Replacement Local  
Plan (01/04/2004 -  
31/03/2005)

### Emerging Replacement Local Plan

POLICY		NUMBER OF TIMES	% OF TIMES
<i>M/H/6</i>	<i>Housing density</i>	14	1.20
M/H/12	Special Family Needs	14	1.20
<i>M/T/5</i>	<i>Cycle parking provision</i>	12	1.03
<i>M/CON/4</i>	<i>Development on unstable land</i>	10	0.86
<i>M/CC/4</i>	<i>Protection of wildlife at risk on development sites</i>	10	0.86
<i>M/CON/4A</i>	<i>Pollution prevention</i>	9	0.77
M/BE/12	Access for disabled people	8	0.69
M/BE/23	Development at Local archaeological sites	8	0.69
M/REC/15	Riding establishments	8	0.69
M/CC/26	Garden extensions in the countryside	7	0.60
<i>M/H/8</i>	<i>Conversion of dwellings and other buildings to flats</i>	7	0.60
<i>M/E/4</i>	<i>Protection of existing industrial employment uses</i>	7	0.60
<i>M/BE/24</i>	<i>Telecommunication development</i>	7	0.60
<i>M/SH/8</i>	<i>Village shops and services</i>	7	0.60
<i>M/H/15</i>	<i>Mobile Homes</i>	6	0.52
M/BE/14	Advertisements on buildings	6	0.52
M/BE/20	Demolition of Listed Buildings	6	0.52
M/CC/15	Temporary accommodation for agricultural workers	5	0.43
<i>M/CC/23</i>	<i>Re-use of rural buildings for residential purposes</i>	5	0.43
M/E/7	Use of buildings within residential curtilage for business purposes	5	0.43
<del>M/BE/13</del>	<del>Change of use and design of new buildings</del>	5	0.43
M/BE/16	Advertisements within Conservation Areas	5	0.43
M/CON/2	Sustainable Drainage Systems	4	0.34
M/CC/2	Development affecting locally designated nature conservation sites	4	0.34
<i>M/CC/14</i>	<i>Agricultural Workers Dwellings</i>	4	0.34
<i>M/H/2</i>	<i>Infilling housing in the countryside</i>	4	0.34
<i>M/REC/20</i>	<i>Water recreation facilities</i>	4	0.34
M/CON/5	Contaminated land	3	0.26
M/CC/11	Maldon Waterside Area	3	0.26
M/CC/16	Agricultural occupancy conditions	3	0.26

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## Appendix 3

Development Control Usage of Policies within Adopted Local Plan (1996) and Emerging Replacement Local Plan (01/04/2004 - 31/03/2005)

POLICY		NUMBER OF TIMES	% OF TIMES
<i>M/E/1</i>	<i>Protection of business, industry and warehousing land allocations and existing large industrial employment areas</i>	3	0.26
M/E/6	Working from home	3	0.26
M/BE/1A	Inclusive access and accessibility	3	0.26
M/BE/10	Shop Fronts	3	0.26
M/SH/5	Town and District Centre development proposals	3	0.26
M/CC/1a	Development affecting internationally designated nature conservation sites	2	0.17
M/CC/1b	Development affecting Nationally designated nature conservation sites	2	0.17
M/CC/22	Re-use of listed buildings in rural areas	2	0.17
M/H/16	Replacement of mobile homes with permanent dwellings	2	0.17
M/H/17	Gypsy Sites - public or private residential caravan sites	2	0.17
M/BE/4	Public and private circulation spaces	2	0.17
M/BE/11	Lighting	2	0.17
M/SH/3	Protection of the retail function of town and district centres	2	0.17
M/REC/8	Protection of existing public and private open space	2	0.17
M/REC/9	Open spaces in towns and villages	2	0.17
M/PU/5	Renewable Energy	2	0.17
M/CON/3	Coastal Defence	1	0.09
M/CC/3	Local Nature Reserves	1	0.09
M/CC/9	Historic Landscape Features	1	0.09
<del>M/H/9</del>	<del>Conversion and reuse of upper floors for housing</del>	1	0.09
M/H/10	Affordable housing	1	0.09
M/H/11	Rural Exceptions Sites	1	0.09
M/E/2	Sadd's Wharf Industrial employment allocation	1	0.09
M/E/3	Frontage to the Causeway and the River	1	0.09

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## Appendix 3

Development Control Usage of Policies within Adopted Local Plan (1996) and Emerging Replacement Local Plan (01/04/2004 - 31/03/2005)

POLICY		NUMBER OF TIMES	% OF TIMES
M/BE/27	The installation of satellite dishes in Conservation Areas and on Listed Buildings	1	0.09
<i>M/SH/9</i>	<i>Farm Shops</i>	1	0.09
<del>M/SH/10</del>	<del>Retail uses in industrial employment areas</del>	1	0.09
<i>M/REC/1</i>	<i>Allocation of land for formal public open space</i>	1	0.09
<i>M/REC/5</i>	<i>Allocation of land for informal open space</i>	1	0.09
<del>M/REC/12</del>	<del>New recreation and leisure facilities</del>	1	0.09
M/REC/13	Public Footpaths Rights of Way	1	0.09
M/REC/16	Small scale proposals for recreation and tourist developments in the countryside	1	0.09
M/REC/19	Permanent uses of land or water for sport	1	0.09
<i>M/REC/23</i>	<i>Static and touring caravan sites, or chalet sites and camping sites</i>	1	0.09
M/REC/24	Redevelopment of tourist accommodation	1	0.09
M/T/2	Transport infrastructure in new developments		

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# Appendix 4

## Essex County Wide Gypsy and Traveller Accommodation Needs Assessment Project timetable



May 2005

Meet with Housing and Planning representatives to refocus project  
Project manager to undertake cultural awareness training for G/T  
Project Team (As & AA) to present revised proposal to stake-holders

June 2005

Review of existing information  
Establish contact with site managers/attend site managers meeting-focus group  
Focus groups with housing / planning staff  
Produce briefing paper

July 2005

Review of existing information  
Piloting questionnaire (Chelmsford)  
Focus groups with housing/planning staff  
Meeting with steering group 22.7.05 @ 2.30pm

August 2005

Review of existing information  
Produce briefing paper

September 2005

Field-work

October 2005

Preliminary data analysis  
Produce interim report  
Fieldwork  
Meeting with steering group-date tbc  
Produce briefing paper

November 2005

Field-work

December 2005

Data analysis  
Produce final draft report  
Meeting with steering group-date tbc  
Information dissemination/presentation of findings



# Appendix 5

## Maldon District Housing Trajectory Data (1996-2005)

### NOTES

\* Site in Adopted Local Plan = A  
 Unadopted Plan Review = B  
 Not allocated = N

\*\* eg stage reached, estimate of when next stage will be reached, risks to projected nos/timing of completions + greenfield or brownfield

	SITE AREA (hectares)	ALLOCATION*	EST TOTAL NO. OF UNITS TO BE BUILT	NO. OF UNITS COMPLETED AS AT 31.3.05	TOTAL NO. OF UNITS/YEAR (EST FOR YEAR OF COMPLETION 1 APRIL TO 31 MARCH)					FURTHER COMMENTS**	
					05/06	06/07	07/08	08/09	09/10		10/11
<b>ALTHORNE</b>											
2. 111 Imperial Avenue, Mayland		N	1	0	1	0	0	0	0	0	U/C 2005
2. Granary House, Main Road, Mundon		N	1	0	1	0	0	0	0	0	Lost 04 - garage & workshops -U/C 2005
2. 274 Esplanade, Mayland		N	1	0	1	0	0	0	0	0	U/C 2004
2. 57-61 West Avenue, Mayland		N	2	0	1	1	0	0	0	0	U/C 2005
2. 54A Imperial Avenue, Mayland		N	1	0	0	1	0	0	0	0	
2. Land Adj. The Elms, Maldon Road, Mundon		N	1	0	0	0	1	0	0	0	
2. 23/25 North Drive, Mayland		N	2	0	0	1	1	0	0	0	
2. R/O Austral House, Burnham Road, Althorne CM3 6DN		N	1	0	0	0	1	0	0	0	
2. Brick House Farm Cottages, New Hall Lane, Mundon		N	1	0	0	0	1	0	0	0	Dwells lost 2004
2. Everitts Caravan Park, The Esplanade, Mayland		N	14	0	4	6	4	0	0	0	U/C 2004
2. Butterfields Farm Cottage, Butterfield Chase, Latchingdon		N	1	0	1	0	0	0	0	0	Dev. Lost 2003
2. 78 Imperial Avenue, Mayland		N	5	0	0	0	2	3	0	0	
2. Land Garden Close, Althorne		N	1	0	1	0	0	0	0	0	U/C 2005
2. Site of Homestead, Summerhill		N	1	0	0	0	1	0	0	0	
2. Oakleigh Garage, Burnham Rd		N	1	0	0	0	1	0	0	0	
2. Trelanner, Summerhill		N	1	0	0	0	1	0	0	0	
2. Water Tower, Lower Burnham Rd		N	1	0	0	0	1	0	0	0	
2. Adj 1 The Promenade		N	3	0	2	0	1	0	0	0	
+ Adj 5 Summerdale		N	1	0	0	0	0	0	0	1	Expired PP
+ 7 The Street Althorne		N	1	0	0	0	0	0	1	0	Expired PP
+ The Granary, Burnham Road		N	1	0	0	0	0	0	0	1	1991 land survey
+ Adj Wingmoor, The Street		N	1	0	0	0	0	0	0	1	1991 land survey
+ 7 The Street		N	1	0	0	0	0	0	0	1	Expired PP
+ Adj Glenwood, Burnham Road		N	1	0	0	0	0	0	0	1	Expired PP
<b>Sub Total</b>			<b>45</b>	<b>0</b>	<b>12</b>	<b>9</b>	<b>15</b>	<b>3</b>	<b>1</b>	<b>5</b>	

# Appendix 5

## Maldon District Housing Trajectory Data (1996-2005)

### NOTES

\* Site in Adopted Local Plan = A  
 Unadopted Plan Review = B  
 Not allocated = N

\*\* eg stage reached, estimate of when next stage will be reached, risks to projected nos/timing of completions + greenfield or brownfield

SITE AREA (hectares)  
 ALLOCATION\*  
 EST TOTAL NO. OF UNITS TO BE BUILT  
 NO. OF UNITS COMPLETED AS AT 31.3.05  
 05/06  
 06/07  
 07/08  
 08/09  
 09/10  
 10/11  
 TOTAL NO. OF UNITS/YEAR (EST FOR YEAR OF COMPLETION 1 APRIL TO 31 MARCH)  
 FURTHER COMMENTS\*\*

### BURNHAM ON CROUCH

2. 47 Alexandra Road		N	1	0	0	0	1	0	0	0		
2. Adj. The Tree Den, Badgers Keep		N	1	0	0	1	0	0	0	0		
2. Land 9 Church Road		N	2	0	0	1	1	0	0	0		
2. Adj. Pinchos 16 Maldon Road		N	1	0	0	0	1	0	0	0		
2. 62B Station Road		N	1	0	0	0	1	0	0	0		
2. Adj St Peters Field, Maldon Road		N	1	0	0	1	0	0	0	0		
2. 17 Coronation Road		N	2	0	0	1	1	0	0	0		
2. 1 Hillside Road		N	1	0	0	1	0	0	0	0		
2. Flat 5-6 The Crows Nest Belvedere Road		N	1	0	0	0	1	0	0	0		
2. 19 Coronation Road		N	1	0	0	1	0	0	0	0		
2. 1 Chapel Road		N	1	0	0	0	1	0	0	0		
2. Land Adj 5 Riverside Road		N	4	0	0	2	2	0	0	0		
2. Anchor Cottage, The Quay		N	1	0	0	0	1	0	0	0		
2. 38 Providence		N	1	0	0	0	1	0	0	0		
2. Land Adj. 36 Alamein Road		N	1	0	0	0	1	0	0	0		
2. 60 Station Road		N	1	0	0	1	0	0	0	0		
2. Railway Hotel, Station Road		N	7	0	0	3	2	2	0	0		
* Station Road	0.37	N	16	0	0	0	2	5	6	3		
* Providence	0.02	N	1	0	0	0	0	0	1	0		
* Orchard Road	0.04	N	1	0	0	0	0	0	0	1		
* Dunkirk Road	0.03	N	1	0	0	0	0	0	0	1		
* Station Road	0.035	N	1	0	0	0	0	0	0	1		
* Lilian Road	0.03	N	1	0	0	0	0	0	0	1		
* Western Road	0.015	N	1	0	0	0	0	0	0	1		
* Station Approach	0.025	N	1	0	0	0	0	0	0	1		
* Alexandra Road	0.025	N	1	0	0	0	0	0	0	1		
* Glendale Road	0.025	N	1	0	0	0	0	0	0	1	UCS	
* Dorset Road	0.02	N	2	0	0	0	0	0	1	1	UCS	
* Dorset Road	0.025	N	2	0	0	0	0	0	1	0	UCS	

# Appendix 5

## Maldon District Housing Trajectory Data (1996-2005)

### NOTES

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 ALLOCATION\*  
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 NO. OF UNITS COMPLETED AS AT 31.3.05  
 05/06  
 06/07  
 07/08  
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 TOTAL NO. OF UNITS/YEAR (EST FOR YEAR OF COMPLETION 1 APRIL TO 31 MARCH)  
 FURTHER COMMENTS\*\*

### BURNHAM ON CROUCH

* Mangapp Chase	0.08	N	2	0	0	0	0	0	0	2	UCS	
* Mangapp Chase	0.07	N	1	0	0	0	0	0	0	1	UCS	
* Beauchamps	0.16	N	4	0	0	0	0	2	1	1	UCS	
* Bouvel Drive	0.06	N	1	0	0	0	0	0	0	1	UCS	
* Romanway	0.55	N	8	0	0	0	0	2	3	3	UCS	
* Remembrance Avenue	0.2	N	3	0	0	0	0	0	2	1	UCS	
+ Riverside Road		N	2	0	0	0	0	0	1	1	1991 land survey	
+ Royal Burnham Yacht Club		N	10	0	0	0	0	4	4	2	1991 land survey	
+ 65 High Street		N	1	0	0	0	0	0	0	1	Expired PP	
+ 2 Station Road		N	1	0	0	0	0	0	0	1	Expired PP	
+ 22 High Street BOC South		N	1	0	0	0	0	0	0	1	Expired PP	
<b>Sub Total</b>			<b>91</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>16</b>	<b>15</b>	<b>20</b>	<b>28</b>		

### GREAT TOTHAM

2. Mount Lodge, 6 Mount Lodge Chase		N	2	0	0	1	1	0	0	0	Mount Lodge, 6 Mount Lodge Chase	
2. Land Adj. Prince of Wales P.H.		N	2	0	0	1	1	0	0	0		
2. 15 Plains Road		N	1	0	1	0	0	0	0	0	LOST 2004	
2. 5 Mount Lodge Chase		N	1	0	0	1	0	0	0	0		
2. The Ramblers, Wash Lane, Little Totham		N	1	0	1	0	0	0	0	0	U/C 2005	
2. The Commodity Centre, Braxted Road, Great Braxted		N	1	0	0	1	0	0	0	0	C/u from offices & caretakers flat	
2. Adj 9 Maldon Road		N	5	0	0	3	2	0	0	0		
2. Colliers Trucks Builders, Land at Hall Road		N	6	0	0	3	3	0	0	0		
2. Adj Grove House, 60 Colchester Road		N	1	0	0	1	0	0	0	0		
8. East of The Street	0.43	B	8	0	0	0	2	2	2	2		
+Opp Spring Cottage, School Rd		N	1	0	0	0	0	0	1	0	1991 land survey	
* Adj to 8 Totham Hill Green	0.08	N	1	0	0	0	0	0	0	1	UCS	

# Appendix 5

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 FURTHER COMMENTS\*\*

### GREAT TOTHAM

* 1 Spring Lane	0.08	N	2	0	0	0	0	0	0	1	1	UCS
* adjacent to 4 Walden House Road	0.125	N	2	0	0	0	0	0	0	0	2	UCS
* rear of 1 Walden House Road	0.08	N	1	0	0	0	0	0	0	0	1	UCS
* between 21 Havey Road & Conrad (off Walden House)	0.2	N	2	0	0	0	0	0	0	1	1	UCS
* 55 Maldon Road	0.38	N	3	0	0	0	0	0	0	2	1	UCS
+ adjacent 52 Maldon Road		N	1	0	0	0	0	0	0	0	1	1991 land survey
+ Adj 5 Mount Lodge Chase		N	1	0	0	0	0	0	0	0	1	Expired PP
+ 4 Prince of Wales Road		N	1	0	0	0	0	0	0	0	1	Expired PP
+ Moors Farm, Moors Farm Chase		N	1	0	0	0	0	0	0	0	1	Expired PP
<b>Sub Total</b>			<b>44</b>	<b>0</b>	<b>2</b>	<b>11</b>	<b>9</b>	<b>2</b>	<b>7</b>	<b>13</b>		

### HEYBRIDGE & HEYBRIDGE BASIN

2. Land Hall Road, Heybridge		N	124	0	5	35	30	30	20	4		Loss = Chalets. Unilateral undertaking Town & Country Planning Act
2. 13 Glebe Road, Heybridge		N	1	0	0	1	0	0	0	0		
2. Land 2 Mitchell's Farm Cottages, Langford Road, Langford		N	1	0	0	1	0	0	0	0		
2. 27 Crescent Road, (Plot 1)		N	1	0	0	1	0	0	0	0		BUILT 2005
2. 27 Crescent Road, (Plot 2)		N	1	0	1	0	0	0	0	0		U/C 2005
2. Land Adj. 53 & 55 Hillary Close		N	3	0	0	1	2	0	0	0		1 bungalow for disabled & 2 flats
5. South of Holloway Road		N	10	0	0	0	10	0	0	0		
5. Elm Farm, Phase 5		N	60	0	0	20	25	15	0	0		
* Garage, Anchor Lane	0.16	N	8	0	0	0	0	0	4	4		UCS
* Jacobs Farm, Goldanger Road	3.22	N	88	0	0	0	10	20	30	28		UCS
* Adjacent 55 Goldhanger Road	0.44	N	6	0	0	0	0	2	2	2		UCS
+ Adjacent 11 Towers Road		N	1	0	0	0	0	0	0	1		1991 land survey
+ Adjacent Lynton, Basin Road		N	1	0	0	0	0	0	1	0		1991 land survey
<b>Sub Total</b>			<b>305</b>	<b>0</b>	<b>6</b>	<b>59</b>	<b>77</b>	<b>67</b>	<b>57</b>	<b>39</b>		

# Appendix 5

## Maldon

### District Housing Trajectory Data (1996-2005)

#### NOTES

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#### MALDON

2. Land Adj. 47 Mundon Road	N	1	0	1	0	0	0	0	0	0	U/C 2005	
2. 44 Mundon Road	N	1	0	0	1	0	0	0	0			
2. 4A Gate Street	N	1	0	0	1	0	0	0	0	C/u 1st flr office		
2. 2 The Causeway	N	1	0	0	1	0	0	0	0	2 maisonettes		
2. Land R/o 18 High Street,	N	1	0	0	1	0	0	0	0	1st flr studio apart.		
2. The Tolley Shop, 19 Spital Road	N	2	0	1	1	0	0	0	0	Loss outbuildings. New 1 x 2 bed dwell & 1 x 1 bed flat + retail unit		
2. 35 High Street, Maldon	N	1	0	0	1	0	0	0	0	C/U 1st flr restaurant - T/P 04 2nd flr flat - N/S 04		
2. Land R/o 29 & 29A Spital Road	N	1	0	0	1	0	0	0	0			
2. 113 High Street	N	1	0	0	1	0	0	0	0			
2. 21B High Street	N	1	0	0	1	0	0	0	0			
2. Land R/o 29-29A Spital Road	N	1	0	0	1	0	0	0	0			
2. Land Acacia Drive & R/o 53 & 55 Spital Rd	N	1	0	0	1	0	0	0	0			
2. 2 Market Hill	N	3	0	0	3	0	0	0	0			
5. Quest Motors 127-129 High St	N	56	0	8	15	20	13	0	0	Res + retail		
2. Land R/o 151 High Street	N	1	0	0	1	0	0	0	0	Loss - Workshop		
2. Rivendell, White Horse Lane	N	2	0	1	1	0	0	0	0	U/C 04 -Loss 1st flr. shop to 2 flats		
2. Heybridge Hall, Hall Road, Heybridge	N	1	0	0	1	0	0	0	0			
2. New Trees, Wellington Road,	N	2	0	1	1	0	0	0	0			
2. Old Mill House, Old Mill Close, High Street,	N	7	0	0	3	4	0	0	0	loss Garage Block - 7 flats		
2. Adj 3 Norfolk Road	N	1	0	1	0	0	0	0	0			
2. R/O 99 Spital Road	N	4	0	1	3	0	0	0	0			
2. 39 High Street	N	2	0	1	1	0	0	0	0			
2. Tennis Courts, Fambridge Road/ Park Road	N	8	0	2	3	3	0	0	0	Unilateral undertaking Town and Country Planning Act		

# Appendix 5

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 FURTHER COMMENTS\*\*

### MALDON

2. R/O 148 Fambridge Road		N	1	0	1	0	0	0	0	0	
2. 148 Fambridge Road		N	4	0	2	2	0	0	0	0	
2. Site off Lambourne Grove,		N	1	0	1	0	0	0	0	0	
2. 20 Queen Street		N	2	0	1	1	0	0	0	0	
2. The Friary, West Carmelite Way		N	-2	0	0	-2	0	0	0	0	Loss 3 flats
2. Pumping Station, Spital Road,		N	1	0	1	0	0	0	0	0	
* Meadway	0.195	N	5	0	0	0	0	3	2	1	UCS
* Adjacent 70 Mill Road	0.045	N	4	0	0	0	0	0	1	3	UCS
* Adjacent 17 Royal Court	0.04	N	3	0	0	0	0	0	0	3	UCS
* Adjacent 26a Royal Court	0.06	N	3	0	0	0	0	0	0	3	UCS
* 118 Wantz Road	0.0575	N	8	0	0	0	0	0	4	4	UCS
* 26 Downs Road	0.135	N	1	0	0	0	0	0	0	1	UCS
* Rear of 16 Market Hill	0.2	N	4	0	0	0	0	0	2	2	UCS
* 21 Market Hill	0.07	N	2	0	0	0	0	0	0	2	UCS
* 52-56 High Street	0.15	N	6	0	0	0	0	0	3	3	UCS
* Rear 102 High Street	0.15	N	4	0	0	0	0	0	2	2	UCS
* 1a Butt Lane	0.005	N	1	0	0	0	0	0	0	1	UCS
* 143-145 High Street	0.06	N	3	0	0	0	0	0	2	1	UCS
* 151 High Street	0.01	N	1	0	0	0	0	0	0	1	UCS
* 20 London Road	0.1	N	2	0	0	0	0	0	1	1	UCS
+ Adj 7 Dryden close		N	1	0	0	0	0	0	0	1	Expired PP
+ Adj 27 Orchard Road		N	1	0	0	0	0	0	0	1	Expired PP
+r/o 53 and 55 Spital Road		N	1	0	0	0	0	0	0	1	Expired PP
<b>Sub Total</b>			<b>157</b>	<b>0</b>	<b>23</b>	<b>44</b>	<b>27</b>	<b>16</b>	<b>17</b>	<b>30</b>	

### MAYLAND

5. St Lawrence Caravan Park, Main Road, St Lawrence		N	96	0	10	25	16	15	15	15	U/C 2003
2. Silver Birches, Smiths Avenue		N	1	0	0	1	0	0	0	0	
2. Adj. Barracuda, Seaway, St Lawrence		N	1	0	0	1	0	0	0	0	

# Appendix 5

## Maldon

### District Housing Trajectory Data (1996-2005)

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 FURTHER COMMENTS\*\*

#### MAYLAND

2. Adj. 1 Rose Cottages, Maldon Road, Steeple		N	1	0	1	0	0	0	0	0	0	U/C 2005
2. R/o 231 Promenade		N	2	0	1	1	0	0	0	0		
2. Bay View & Helene, Main Road, St Lawrence		N	1	0	1	0	0	0	0	0	0	U/C 2005
2. 533 Moorhen Avenue, St Lawrence		N	1	0	0	1	0	0	0	0	0	
2. 12 Sunny Way, St Lawrence		N	1	0	0	1	0	0	0	0	0	
2. 76A-76B The Drive		N	2	0	1	1	0	0	0	0	0	
2. 76A-76B The Drive		N	1	0	0	1	0	0	0	0	0	
2. Adj. 183 St. Lawrence Drive, St. Lawrence		N	1	0	1	0	0	0	0	0	0	U/c 2003
2. 6 Wembley Avenue		N	1	0	1	0	0	0	0	0	0	
2. Adj Cynara, Sunnyway		N	1	0	1	0	0	0	0	0	0	
2. Between Kerry Lee and Larnley, Seaway		N	1	0	1	0	0	0	0	0	0	
2. Plot 503/504 Moorhen Avenue		N	1	0	1	0	0	0	0	0	0	
2. Post Office, The Street		N	1	0	1	0	0	0	0	0	0	
2. Beverley, Steeple House, The Street		N	9	0	0	4	5	0	0	0	0	
* Steeple Road	0.49	N	5	0	0	0	0	3	1	1	0	UCS
* Esplanade	0.28	N	2	0	0	0	0	1	1	0	0	UCS
* Imperial Avenue	0.145	N	2	0	0	0	0	0	1	1	0	UCS
* Marine Parade	0.13	N	2	0	0	0	0	0	1	1	0	UCS
* Esplanade	0.57	N	11	0	0	0	3	2	5	1	0	UCS
* West Avenue	0.1	N	2	0	0	0	0	0	1	1	0	UCS
* West Avenue	0.1	N	2	0	0	0	0	0	1	1	0	UCS
* Nipsells Chase	0.03	N	1	0	0	0	0	0	0	1	0	UCS
* The Drive	0.055	N	1	0	0	0	0	0	0	1	0	UCS
* The Drive	0.12	N	2	0	0	0	0	0	1	1	0	UCS
* North Drive	0.23	N	2	0	0	0	0	0	1	1	0	UCS

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					05/06	06/07	07/08	08/09	09/10	10/11	
<b>MAYLAND</b>											
* Wembley Avenue	0.1	N	1	0	0	0	0	0	0	1	UCS
* Princes Avenue	0.1	N	1	0	0	0	0	0	0	1	UCS
+ 22 Imperial avenue		N	1	0	0	0	0	0	0	1	1991 land survey
+ 28 Nipsells Chase		N	1	0	0	0	0	0	0	1	1991 land survey
+ North of 84 Nipsells Chase		N	1	0	0	0	0	0	0	1	1991 land survey
+ South of Nipsells Chase		N	1	0	0	0	0	0	0	1	1991 land survey
+ Plot 201, North Drive		N	1	0	0	0	0	0	0	1	1991 land survey
+ 208 North Drive		N	1	0	0	0	0	0	0	1	1991 land survey
+ 44 The Drive		N	1	0	0	0	0	0	0	1	1991 land survey
+ East of Lawling Place		N	1	0	0	0	0	0	0	1	1991 land survey
+ West of Lee Lodge		N	1	0	0	0	0	0	0	1	1991 land survey
+ South of Lee Lodge		N	1	0	0	0	0	0	0	1	1991 land survey
+ 175 West Avenue		N	2	0	0	0	0	0	1	1	1991 land survey
+ Adjacent Kildare, The Street		N	1	0	0	0	0	0	0	1	1991 land survey
+ West of the Star		N	2	0	0	0	0	0	1	1	1991 land survey
+ Adjacent Vine Cottage		N	1	0	0	0	0	0	0	1	1991 land survey
+ Greenfield, Main Road		N	1	0	0	0	0	0	0	1	1991 land survey
+ Adj ImporMEA, Moorhen Avenue		N	1	0	0	0	0	0	0	1	1991 land survey
+ Slades/Plot 550, Moorhen Avenue		N	1	0	0	0	0	0	0	1	1991 land survey
+ Pondersoa, Moorhen Avenue		N	1	0	0	0	0	0	0	1	1991 land survey
+ N of Swallows, Mountview Crescent		N	1	0	0	0	0	0	0	1	1991 land survey
+ Adjacent Abercon, Riverton Drive		N	1	0	0	0	0	0	0	1	1991 land survey
+ Adj. 30 Waterfront, Sea View Parade		N	1	0	0	0	0	0	0	1	1991 land survey
+ Rear of Loe Bar, Seaway		N	2	0	0	0	0	0	1	1	1991 land survey
+ Caprice, Seaway		N	1	0	0	0	0	0	0	1	1991 land survey
+ E of Field House, St Lawrence Drive		N	3	0	0	0	0	0	2	1	1991 land survey
+ 183 W of St Lawrence Drive		N	1	0	0	0	0	0	0	1	1991 land survey
+ West of Stonleigh, Sunnyway		N	2	0	0	0	0	0	1	1	1991 land survey

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					05/06	06/07	07/08	08/09	09/10	10/11	
<b>MAYLAND</b>											
+ 485/486 Beachy Drive		N	1	0	0	0	0	0	0	1	Expired PP
+ Adj 514 Moorhen Avenue		N	1	0	0	0	0	0	0	1	Expired PP
<b>Sub Total</b>			<b>190</b>	<b>0</b>	<b>13</b>	<b>43</b>	<b>24</b>	<b>21</b>	<b>34</b>	<b>55</b>	
<b>PURLEIGH</b>											
2. The Old Fire Station, Latchingdon Rd Cold Norton		N	2	0	0	2	0	0	0	0	Lost - Fire Station 2005
2. Land Adj. Cyn Coed, Maldon Road, Latchingdon		N	1	0	1	0	0	0	0	0	U/C 2004
2. Land Opp. Mosklyns Farm, Chelmsford Road		N	1	0	0	1	0	0	0	0	
2. R/O 1A & 3 Cherry Blossom Lane, Cold Norton		N	1	0	0	1	0	0	0	0	
2. Barn Farm, Lower Burnham Road, Cold Norton		N	1	0	0	1	0	0	0	0	C/u Agri to mixed use (workshop & res) - U/C 2005
2. Cock Clarks, Village Hall, Hackmans Lane		N	1	0	0	1	0	0	0	0	U/C 2005
2. Land East of 2 Rectory Road, North Fambridge		N	3	0	0	2	1	0	0	0	U/C 2005
2. Adj. Manor Farm Avenue, North Fambridge		N	1	0	0	1	0	0	0	0	
2. Land East of The Gables, Roberts Road, Nth Fambridge		N	1	0	0	1	0	0	0	0	
2. East Croft Cottages, Fambridge Road		N	1	0	0	1	0	0	0	0	
2. Marsh House Farm, Lower Burnham Road		N	1	0	0	1	0	0	0	0	
+ Adjacent Malview, Lodge Lane		N	1	0	0	0	0	0	0	1	1991 land survey
+ Adj Oak Lodge		N	3	0	0	0	0	3	0	0	Expired PP
+ Village Hall, Hackmans Lane		N	1	0	0	0	0	0	0	1	Expired PP
+ Springtime, Franklin Road		N	1	0	0	0	0	0	0	1	1991 land survey
+ Adjacent Fleet Cottage, the Avenue		N	1	0	0	0	0	0	0	1	1991 land survey

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### PURLEIGH

+ Adjacent Northlands, The Avenue		N	1	0	0	0	0	0	0	1	1991 land survey
<b>Sub Total</b>			<b>22</b>	<b>0</b>	<b>8</b>	<b>5</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>5</b>	

### SOUTHMINSTER

2. Adj. The Vicarage, Burnham Rd		B	3	0	0	1	2	0	0	0	Brownfield.
2. Land R/o 12 Queen Street		N	2	0	1	1	0	0	0	0	U/C 2005
2. Plot 4, Adj. The Vicarage, Burnham Road		B	1	0	0	0	1	0	0	0	Brownfield.
2. Adj. The Vicarage, Burnham Rd		B	6	0	0	2	2	2	0	0	Brownfield.
2. Southminster Garage, Pantile Hill		N	2	0	1	1	0	0	0	0	Lost 04 - Garage
2. Thatched Cottage, 35 Queen St		N	1	0	0	0	0	0	0	0	
2. 2 Station Road		N	1	0	1	0	0	0	0	0	U/C 2004 - Ext to form 2nd flat
2. R/O 8-10 High Street		N	2	0	0	1	1	0	0	0	
2. Land Adj. 1 Pumpmead Close		N	1	0	1	0	0	0	0	0	U/C 2005
2. 18 High Street		N	1	0	1	0	0	0	0	0	
2. R/o 10 High Street		N	1	0	0	0	1	0	0	0	
* Steeple Road	0.06	N	1	0	0	0	0	0	1	0	UCS
* Coombe Road	0.035	N	2	0	0	0	0	1	1	0	UCS
* Coombe Road	0.03	N	1	0	0	0	0	0	1	0	UCS
* Kings Road	0.04	N	1	0	0	0	0	0	1	0	UCS
* Kings Road	0.045	N	1	0	0	0	0	0	1	0	UCS
* The Chase	0.03	N	1	0	0	0	0	0	1	0	UCS
* Princes Avenue	1.24	N	35	0	0	0	0	14	10	11	UCS
* Kings Road	0.38	N	12	0	0	0	0	6	3	3	UCS
* Station Road	0.1	N	4	0	0	0	0	2	1	1	UCS
+ Adjacent 50 High street		N	1	0	0	0	0	0	1	0	1991 land survey
+ Adjacent 17 North End		N	1	0	0	0	0	0	0	1	1991 land survey
+ Adjacent 29 Pantile Hill		N	1	0	0	0	0	0	1	0	1991 land survey
+ 26-28 High Street		N	1	0	0	0	0	0	1	0	Expired PP
<b>Sub Total</b>			<b>83</b>	<b>0</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>25</b>	<b>24</b>	<b>16</b>	

# Appendix 5

## Maldon District Housing Trajectory Data (1996-2005)

### NOTES

\* Site in Adopted Local Plan = A  
 Unadopted Plan Review = B  
 Not allocated = N

\*\* eg stage reached, estimate of when next stage will be reached, risks to projected nos/timing of completions + greenfield or brownfield

	SITE AREA (hectares)	ALLOCATION*	EST TOTAL NO. OF UNITS TO BE BUILT	NO. OF UNITS COMPLETED AS AT 31.3.05	TOTAL NO. OF UNITS/YEAR (EST FOR YEAR OF COMPLETION 1 APRIL TO 31 MARCH)					FURTHER COMMENTS**	
					05/06	06/07	07/08	08/09	09/10		10/11
<b>TILLINGHAM</b>											
5. Vicarage Lane		N	20	0	0	10	10	0	0	0	U/C 2005 (Section 52 agreement)
2. Village Hall, Vicarage Lane		N	5	0	0	2	3	0	0	0	
2. The White Horse PH Tillingham Road, Dengie		N	1	0	1	0	0	0	0	0	U/C 2004 - C/U of public house
2. 44 South Street		N	1	0	0	1	0	0	0	0	
2. Adj. Windjammer, Waterside, Bradwell-On-Sea		N	1	0	0	1	0	0	0	0	
2. Bradwell Endowed PS, East End Road, Bradwell		N	1	0	0	1	0	0	0	0	
2. Drinkwater Farm, Maldon Road		N	2	0	0	2	0	0	0	0	
2. Hockley Road and East End, Bradwell		N	1	0	0	1	0	0	0	0	
2. Woodcroft, Bacons Chase, Bradwell		N	1	0	0	1	0	0	0	0	
2. 58 South Street		N	1	0	0	1	0	0	0	0	
2. Adj 9 The Square		N	1	0	0	1	0	0	0	0	
+ R/o Vicarage Lane/South Street		N	18	0	0	0	0	6	8	4	Expired PP
<b>Sub Total</b>			<b>53</b>	<b>0</b>	<b>5</b>	<b>21</b>	<b>9</b>	<b>6</b>	<b>8</b>	<b>4</b>	
<b>TOLLESBURY</b>											
8. Darnet Road	0.16	B	3	0	0	0	0	1	1	1	
2. Adj. 91 Mell Road		N	1	0	1	0	0	0	0	0	
2. Adj 73 Mell Road		N	1	0	0	1	0	0	0	0	
2. Marsh House, Wycke Lane		N	1	0	0	1	0	0	0	0	
+ Adj The Skippers, Hunts Farm Close		N	1	0	0	0	0	0	1	0	1991 land survey
+ Adj 101 Mell Road		N	1	0	0	0	0	0	1	0	1991 land survey
+ Rear of 105 Mell Road		N	1	0	0	0	0	0	0	1	1991 land survey
+ Adj 75 Mell Road		N	1	0	0	0	0	0	1	0	1991 land survey
+ Adj 21 West Street		N	1	0	0	0	0	0	0	1	1991 land survey
+ Adj 45 West Street		N	1	0	0	0	0	1	0	0	1991 land survey

# Appendix 5

## Maldon District Housing Trajectory Data (1996-2005)

### NOTES

\* Site in Adopted Local Plan = A  
 Unadopted Plan Review = B  
 Not allocated = N

\*\* eg stage reached, estimate of when next stage will be reached, risks to projected nos/timing of completions + greenfield or brownfield

SITE AREA (hectares)  
 ALLOCATION\*  
 EST TOTAL NO. OF UNITS TO BE BUILT  
 NO. OF UNITS COMPLETED AS AT 31.3.05  
 05/06  
 06/07  
 07/08  
 08/09  
 09/10  
 10/11  
 TOTAL NO. OF UNITS/YEAR (EST FOR YEAR OF COMPLETION 1 APRIL TO 31 MARCH)  
 FURTHER COMMENTS\*\*

### TOLLESBURY

+ Adj 76 West Street		N	1	0	0	0	0	0	0	1	1991 land survey
+ Adjacent 1 Woodrolfe Farm Lane		N	1	0	0	0	0	0	0	1	1991 land survey
+ Land off Wycke Lane		N	5	0	0	0	1	2	1	1	1991 land survey
+ 9 Hall Road		N	1	0	0	0	0	0	0	1	Expired PP
+ 38 High Street		N	1	0	0	0	0	0	0	1	Expired PP
<b>Sub Total</b>			<b>21</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>5</b>	<b>8</b>	

### TOLLESHUNT D'ARCY

8. North of Chapel Road	0.29	B	1	0	0	0	0	0	0	1	0	
1. Land between Coal Yrd & Trevanvean Farm, Chapel Road		B	1	0	1	0	0	0	0	0	0	Brownfield. 1 unit UC at 1st Oct. 2002
2. 2 D'Arcy Road, Tiptree		N	1	0	1	0	0	0	0	0	0	
2. Appliance Works, Witham Road, Tolleshunt Major		N	7	0	1	3	3	0	0	0	0	Loss B2 Saw mill
2. Field Adj. Perrily Place, Oxley Hill		N	1	0	1	0	0	0	0	0	0	U/C 2003
2. Lanes Garage, Witham Road, Tolleshunt Major		N	3	0	1	2	0	0	0	0	0	U/C 2005
2. Elysian Gardens, Tollesbury		N	3	0	1	2	0	0	0	0	0	U/C 2005
2. 35 Church Street, Goldhanger		N	1	0	1	0	0	0	0	0	0	U/C 2005
2. Adj. 9 Elysian Gardens, Tollesbury		N	2	0	1	1	0	0	0	0	0	U/C 2005
2. Adj. Gobelts Farm, Barnhall Rd. Tolleshunt Knights		N	1	0	1	0	0	0	0	0	0	U/c 2003
2. Balmoral, Bakers Lane, Tolleshunt Major		N	1	0	0	1	0	0	0	0	0	
2. Adj 13 West Street		N	1	0	1	0	0	0	0	0	0	
2. 1 Darcy Road		N	1	0	0	1	0	0	0	0	0	
+ Adjacent 15 Barnhall Road		N	1	0	0	0	0	0	0	0	1	1991 land survey
+ Adjacent 13 Strawberry Lane		N	1	0	0	0	0	0	0	1	1	1991 land survey
+ Village Hall		N	1	0	0	0	0	0	0	1	0	Expired PP
<b>Sub Total</b>			<b>27</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>2</b>		

# Appendix 5

## Maldon District Housing Trajectory Data (1996-2005)

### NOTES

\* Site in Adopted Local Plan = A  
 Unadopted Plan Review = B  
 Not allocated = N

\*\* eg stage reached, estimate of when next stage will be reached, risks to projected nos/timing of completions + greenfield or brownfield

	SITE AREA (hectares) ALLOCATION*	EST TOTAL NO. OF UNITS TO BE BUILT	NO. OF UNITS COMPLETED AS AT 31.3.05	TOTAL NO. OF UNITS/YEAR (EST FOR YEAR OF COMPLETION 1 APRIL TO 31 MARCH)						FURTHER COMMENTS**	
				05/06	06/07	07/08	08/09	09/10	10/11		
<b>WICKHAM BISHOPS AND WOODHAM</b>											
2. Ashputtle, The Street, Woodham Walter	N	1	0	1	0	0	0	0	0	0	Lost 2004
2. 6 Welland Close, W'm Bishops	N	1	0	0	1	0	0	0	0	0	MAL0107/01 x 2 dwells (wholly s/s in error 2004)
5. Land Btwn. 7 & 9 Kelvedon Rd, W'm Bishops	N	5	0	1	4	0	0	0	0	0	
2. Land Junction Witham Rd & Church Rd, W'm Bishops	N	3	0	1	2	0	0	0	0	0	U/C 2004
2. Hazeleigh Garage, Burnham Rd, Hazeleigh	N	2	0	1	1	0	0	0	0	0	Lost garage 04- U/C 2005
2. Hoe Mill Cottage, Hoe Mill Road	N	1	0	0	1	0	0	0	0	0	
<b>Sub Total</b>		<b>13</b>	<b>0</b>	<b>4</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Windfall site</b>	<b>N</b>	<b>294</b>	<b>0</b>	<b>137</b>	<b>100</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	Unfinished commencement from April 2002 to March 2005
<b>Further anticipated windfall sites</b>	<b>N</b>	<b>14</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>2</b>		Allowance for windfalls
<b>Estimate dwelling losses to non-housing uses 2005-2011</b>		<b>-30</b>	<b>0</b>	<b>-5</b>	<b>-5</b>	<b>-5</b>	<b>-5</b>	<b>-5</b>	<b>-5</b>	<b>-5</b>	The figure of 5 units lost a year is designed by MDC. (Housing Technical Report 2003)
<b>Grand Total</b>		<b>1329</b>	<b>0</b>	<b>223</b>	<b>328</b>	<b>244</b>	<b>159</b>	<b>173</b>	<b>202</b>		

### NOTE:

- UCS: The Urban Capacity Study (UCS) for the Maldon District was produced for the Council by the consultancies Buro Happold and EDAW in March 2002. It covers potential Housing development opportunities in the six largest settlements of the District, being Maldon, Heybridge, Burnham-on-Crouch, Great Totham, Mayland and Southminster.
- 1991 Land Survey: A survey of development potential was undertaken in 1991, and the sites that remain uncommitted by Planning Permission are considered to remain as opportunities for further residential development.
- Expired Planning Permissions: Some of the expired planning permissions can contribute to the overall picture of potential land supply.
- Allowance for windfalls: The Maldon District Council has applied the 10% factor to the UCS constrained capacity without planning permission less the capacity identified on Greenfield sites. The statistics apply as follows:

Appendix 5  
Maldon  
District Housing  
Trajectory Data  
(1996-2005)

### Calculation of Windfall Allowance (Urban Capacity Study Sites)

a.	UCS constrained capacity	631
b.	UCS constrained capacity without planning permission at March 2005	300
c.	Capacity of Greenfield Sites	291
d.	Greenfield sites with planning permission	129
e.	Greenfield sites without planning permission (c-d)	162
f.	Previously-developed sites without planning permission (b-e)	138
g.	Windfall factor to be applied	10%
h.	Rounded windfall allowance (f x g)	14

### Summary of Housing Provision (2005 - 2011)

WARD	SITES WITH PLANNING PERMISSION AT 03.05	HOUSING ALLOCATION SITES WITHOUT PLANNING PERMISSION (RLP 05)	UCS SITES WITHOUT PLANNING PERMISSION	OTHER SITES WITHOUT PLANNING PERMISSION
Althorne	39	0	0	6
Burnham on Crouch	28	0	48	15
Great Totham	20	8	11	5
Heybridge & Heybridge Basin	201	0	102	2
Maldon	107	0	47	3
Mayland	122	0	34	34
Purleigh	14	0	0	8
Southminster	21	0	58	4
Tillingham	35	0	0	18
Tollesbury	3	3	0	15
Tolleshunt D'Arcy	23	1	0	3
Wickham Bishops and Woodham	13	0	0	0
<b>Total</b>	<b>626</b>	<b>12</b>	<b>300</b>	<b>113</b>

Appendix 5  
Maldon  
District Housing  
Trajectory Data  
(1996-2005)

## Housing Provision

	NUMBER OF UNITS (NET) 2005
Sites with planning permission at March 2005	626
Housing allocation Sites without Planning Permission, Replacement Local Plan (2005)	12
Sites without planning permission identified in the Maldon District Urban Capacity Study (UCS2002) that are expected to be developed within the Plan period (UCS constrained capacity)	300
Other Sites without planning permission	113
Further anticipated windfall sites	14
Windfall sites (Unfinished commencements (from April 2002- March 2005)	294
Estimated dwelling losses to non-housing uses 2001-2011(RSP)	-30
<b>Total</b>	<b>1329</b>





# Appendix 6 Recommendations by Environment Agency



**Our Ref :** AE/2004/013128-1/1  
**Your Ref :** FUL/MAL/04/00223



**ENVIRONMENT  
AGENCY**

**Date :** 01 April 2004

Planning Department  
Maldon District Council  
Princes Road  
Maldon  
Essex  
CM9 7DL



Dear Sir/Madam

**RAISE ROOF BY 1 METRE AND CHANGE OF USE OF CLASS B1 OFFICE TO DWELLING HOUSE. ADJ TO 104 BASIN ROAD HEYBRIDGE MALDON ESSEX**

Thank you for referring the above application which was received on 16th March 2004.

The Agency **OBJECTS** to the proposed development as submitted on the grounds.

We recognise that constructing an additional floor on the existing building will provide a refuge above the predicted 1 in 200 flood level.

However the Flood Risk Assessment (FRA) has identified that the site will be subject to over 2 m depth of flood water should the sea defences fail. The Agency view this much water entering habitable accommodation as a significant risk. We therefore **object** to this proposal as it stands.

We recognise that an office may contain more or less valuable items than, say a lounge or kitchen. However we are only able to comment on the flood risk issues of future developments.

When considering a development which will allow habitable accommodation to flood, the risk to mental as well as physical health should be considered. Flooding of ones home is obviously a traumatic event, and should not be overlooked.

The risk to life still persists in habitable accommodation other than bedrooms. Cases where visiting friends stay over, or personal injuries make it more comfortable to spend a night or two on the sofa can all place people in harms way.

We await further consultation.

If you have any queries please do not hesitate to contact Carol Mayston on 01473 706007

Environment Agency  
Cobden Road, Ipswich, Suffolk, IP3 9JE, Tel: 01473 727112, Fax: 01473 271150





## Appendix 7

### Minutes of Planning Committee Meeting



#### 186. PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

The Committee determined the following planning applications having taken into account all representations and consultation replies received. This included those contained in the Members' Update Report circulated at the meeting.

##### C1 FUL/MAL/04/00223 HEYBRIDGE EAST

Raise roof by 1 metre and change of use of Class B1 office to dwelling hous. Adjacent To 104 Basin Road Heybridge Maldon. Applicant:- Mrs S Tolfrey. Agent:- Smart Planning Ltd

It was noted that the Environment Agency had objected to the application on the grounds of the serious risk of flooding in the area.

Councillor Mrs A N Warr, a Ward Member, spoke on behalf of Councillor B E Harker, the other Ward Member, in his absence. She said that Councillor Harker could not understand the Environment Agency's objection. It was his view that, because the proposed dwelling would comprise two floors of accommodation compared with the existing single storey unit, it would be safer in the event of flooding since a means of escape would exist from the upper level. In addition, Councillor Mrs Warr pointed out that an office building already existed on the site where people had been employed and presumably, had not been adversely affected by being exposed to possible flood risk. It was also pointed out that the adjoining workshop building had already been converted into residential accommodation and that this part of Heybridge had not been flooded in the past.

Other Members considered that the Committee should follow the Environment Agency's expert advice and refuse the application. They drew the Committees' attention to the fact that the risk of flooding in the area had increased due to rising sea levels and, accordingly, the Environment Agency's guidelines had become more stringent. In addition, if this application was approved it would set a precedent for other developments in areas at risk from flooding.

After further discussion the Chairman put to the meeting the Officers' recommendation to refuse the application and, upon a vote being taken, this was not agreed by the Committee. Councillor W J Stichbury then put forward a proposal that this application be approved, contrary to the Officers' recommendation. This proposal was duly seconded and, upon a vote being taken, was agreed by the Committee. It was agreed that conditions of approval should relate to time limit, materials - and

in this respect it had been noted that the Conservation Officer had requested further details of the materials to be used, particularly with regard to the roof - flood proofing and emergency measures, car parking, landscaping and protection of the existing protected tree at the corner of the site.

APPROVED subject to the following conditions:

- 1 CT4a
- 2 The development hereby permitted shall only be undertaken with the use of natural slate for the roof and ridge coverings and the areas of new rendering shall match the finish and colouring of the existing rendering. All window frames and other joinery shall only be in timber with a painted finish and shall be retained as such thereafter.
- 3 The development hereby permitted shall be undertaken strictly in accordance with the applicant's Flood Risk Assessment, a copy of which was submitted with the planning application, in accordance with a timetable/plans which shall previously have been submitted to and agreed in writing with the Local Planning Authority before the commencement of the works.
- 4 The applicant/occupier is required to have in place a flood action plan to respond to any flood warnings issued by the Environment Agency. Details of the flood plan shall previously have been submitted to and agreed in writing by the Local Planning Authority, in consultation with the Environment Agency, prior to first occupation of the development hereby permitted.
- 5 Prior to the occupation of the dwelling hereby permitted the car parking space shall be provided and retained thereafter for vehicle parking purposes
- 6 Prior to the commencement of the development hereby permitted a scheme for the landscaping of the frontage of the property shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be implemented within the planting season following the commencement of the development and any tree or shrub dying or removed within 5 years of planting shall be replaced within the subsequent planting season.
- 7 For the duration of the construction period the existing tree adjoining the frontage of the application site shall be protected in accordance with details which shall be submitted to and approved in writing by the local planning authority.

#### REASON FOR APPROVAL

Having regard to the provision of accommodation at first floor level and the provision of flood protection measures as proposed by the applicant, it is considered that the development will not prejudice the terms of policy M/CON/1 of the draft Replacement Local Plan.



## Appendix 8

### Background Papers for AMR



### Annual Monitoring Guidances

- Annual Monitoring Report (AMR) - FAQs and Seminar Feedback on Emerging Best Practice 2004/05 (ODPM, September 2005)
- Creating Local Development Frameworks: A Companion Guide to PPS12 (ODPM, September 2004)
- Local Development Framework Monitoring: A Good Practice Guide (ODPM, March 2005)
- Local Development Framework Core Output Indicators update 1/2005 (ODPM, October 2005)
- Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks - Consultation Paper (ODPM, September 2004)

### Background Papers

- Essex & Southend-on-Sea Replacement Structure Plan (ECC, April 2001)
- East of England Plan: draft revision to the Regional Spatial Strategy (RSS) for the East of England (Go-East, December 2004)
- East of England Plan Annual Monitoring Report 2004 (Go-East, February 2005)
- East of England Plan Annual Monitoring Report 2004 Section B: Indicators (Go-East, February 2005)
- Gypsy and Traveller Unit ODPM (Essex Local Government Association Meeting, July 2005)
- Housing Technical Report (MDC, December 2003)
- Housing Technical Report Supplementary Statement 1 (MDC, December 2003)
- Housing Technical Report Supplementary Statement 2 (MDC, December 2003)
- Maldon District Local Plan First Review (MDC, August 1996)
- Maldon District Draft Replacement Local Plan revised deposit (MDC, January 2003)
- Maldon District Draft Replacement Local Plan proposed modifications (MDC, February 2005)
- Maldon District Draft Replacement Local Plan proposed modifications (MDC, February 2005)
- Maldon District Draft Replacement Local Plan public local inquiry 2003-2004 (MDC, June 2004)
- Maldon 2010 Community Plan (MDC, December 2002)
- Residential Land Available In Maldon District (MDC, October 2003)

### Good Practice Elsewhere

- Rushmoor Plan Annual Monitoring Report April 2004 to March 2005 First Draft (Rushmoor Borough Council, September 2005)
- Surrey Heath Local Development Framework Annual Monitoring Report 2003-2004 (Surrey Heath Borough Council, December 2004)



