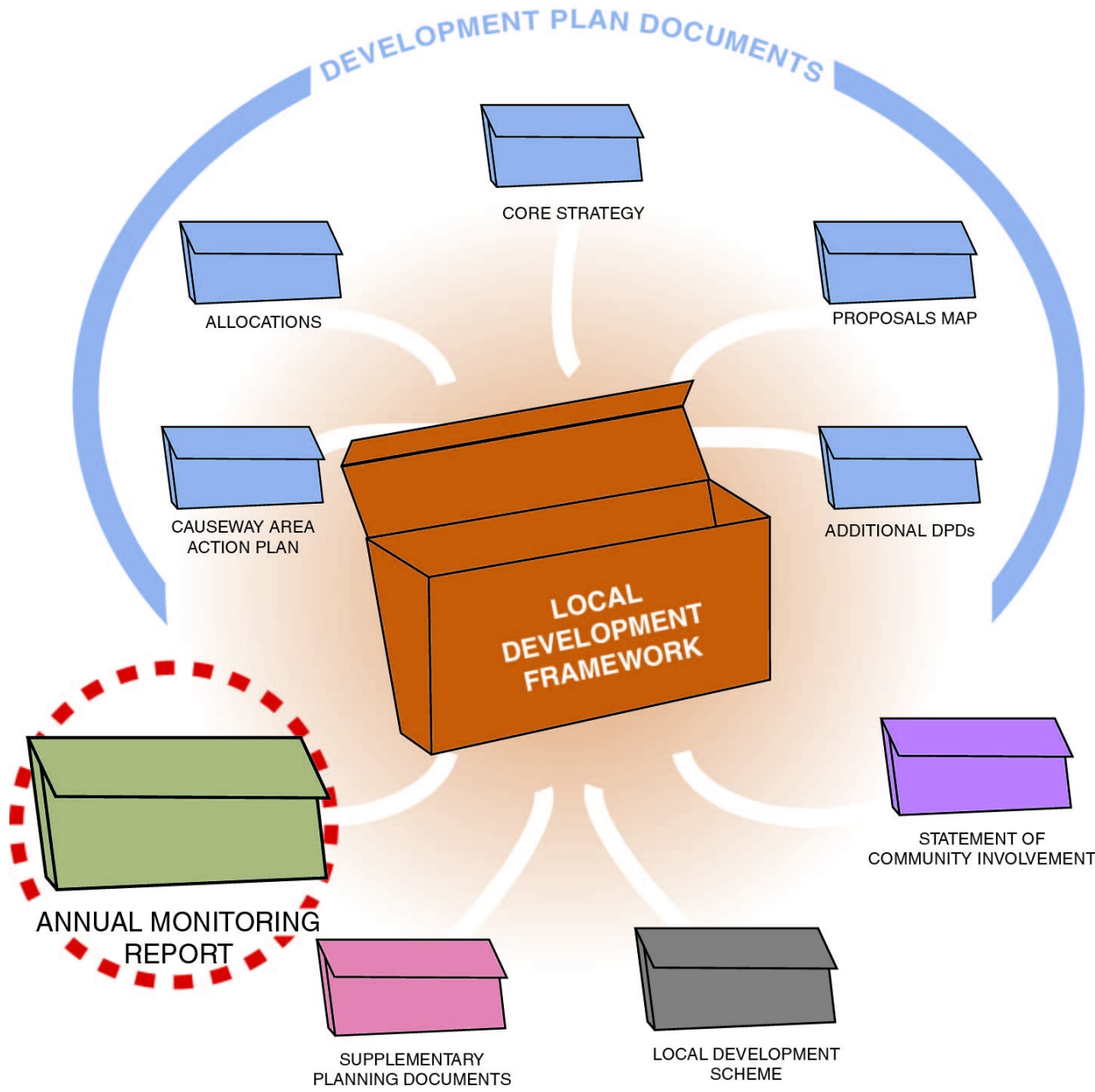


MALDON DISTRICT
LOCAL DEVELOPMENT
FRAMEWORK

Annual Monitoring Report 2005 / 06

December 2006







Executive Summary

Maldon District Council | Annual Monitoring Report 05 - 06

Executive Summary

Maldon District Council is required by legislation to produce an Annual Monitoring Report (AMR) every year from 2005, to monitor the Council's progress in both plan making and the effectiveness of policies in the Local Development Framework. Crucially the production of the AMR is linked to Planning Delivery Grant allocation.

This AMR essentially covers the period between 1st April 2005 and 31st March 2006 and it intends to improve the monitoring framework based on the Government Office for the East of England's recommendations and the experiences gained from the first AMR. The objectives of this AMR include:

- To examine what has happened in the District in the past;
- To help identify key challenges and opportunities for the future, and
- To enable the Council to consider adjusting its planning policies in a consistent and structured way, avoiding bias and subjectivity.

The main findings show that Maldon District is a less deprived area, with important environmental assets. However, key indicators show some of the challenges which the Council faces, in particular:

Area Profile

- Rapid recent population growth.
- Transforming into an aging society.
- Poor geographical access to key services which are important for people's day-to-day life, such as supermarkets/ convenience stores, primary schools, GP premises and post offices.
- The lack of affordable housing.
- Having a higher percentage of population aged 16-74 with low levels of educational attainment.
- A large number of Maldon residents are long distance commuters.
- The main shopping centre has strength in the food and restaurant sectors and weakness in clothing and household goods and is vulnerable to out-of-centre retail development

Land Use and Development trends

- Much of the District's land is undevelopable agricultural land of very high biodiversity and landscape value.
- A high proportion of planning applications are for minor developments in relation to extensions, alterations to houses and the erection of houses whereas very few are major development proposals, particularly for developments providing employment opportunities.
- 12% of planning applications received were for developments associated with agricultural use of land and other business.



Executive Summary

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- Developments involving listed buildings and conservation areas are significant in terms of the numbers of applications received.
- The most frequently quoted policies reflect that protecting the natural and the built environment is the priority concern of the Council when making a decision on planning applications. The current planning focus of the Council is on the need for precautionary management of additional development in the countryside. These are predominantly:
 - Concentration of development within existing development boundaries
 - Extension to dwellings
 - Erection of new housing either on brown field or green field sites
 - Enhancing the quality of design in towns and villages in order to protect the natural and the built environment
 - Restraint of parking spaces in developments

Sustainable Planning Outcomes

The Local Plan is intended to implement Government policy, regional guidance, the provisions of the Structure Plan and work towards the achievement of sustainable development, protecting the natural environment for this and future generations. The Council has addressed its high quality natural and built environment in its decision making process. Consequently, of the three legs of sustainable development the environmental leg is given preference as shown below. This paints a clear picture across the District:

- 97.52% of new homes were built on previously developed land within development boundaries.
- Due to the majority of housing provision (2567) having been made at 31st March 2006, the District only needs 233 additional dwellings to achieve the Essex and Southend-on-Sea Replacement Structure Plan (RSP) housing target of 2,800 new dwellings for the District in the period from 1996 to 2011.
- With the current housing completion rate, the District will meet the RSP housing requirement by the end of 2008.
- At 31st March 2006, planning permission (either outline or full) existed for 700 dwellings that had not been built, and it is assumed that these sites will be completed within the plan period.
- The Residential Site Survey 2005 shows a potential for a further 539 housing units on small identified sites within existing development boundaries in the District.
- Most of residential developments are low-density development (no new residential schemes completed were above 50 dwellings per hectare).
- Over 97% of new residential development is within 30 minutes public transport time of a primary school and GP as a result of their locations within or close to the town centres of Maldon and Burnham on Crouch.
- About 60% of new residential development is within 30 minutes public transport time of a Major Retail Centre and employment area (500 or more).



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- Due to the poor provision of the infrastructure services in the rural area only 43% of new residential development is within 30 minutes public transport time of a hospital and 55% for a secondary school.
- 2719 m² of total floorspace has been developed for employment uses, all of which has been built on previously developed land. There is no planning permission granted on the vacant employment sites identified in April 2005.
- There is no completed retail, office and leisure development during the monitoring year and approximately 4.84 ha of sites for non-residential uses was converted to market housing.
- The delivery of affordable housing through Section 106 agreements is relatively low, only 6 affordable housings were completed during the monitoring year. This is due to the lack of major developments in the District.

The Council seeks to address and balance these issues. The adopted Local Development Scheme (LDS) provides a framework for ensuring that effective policies are in place to address key objectives in priority areas.

Progress on the adoption of the Replacement Local Plan in accordance with the timetable set down in the first LDS has been subject to two months' slippage which is due to the need to undertake consultation on further proposed modifications which occurred between June and August 2005. Likewise, some Supplementary Planning Documents are slightly behind the schedule as a result of the Maldon Replacement Local Plan Further Proposed Modifications consultation referred to above. However, the preparation of Local Development Documents has been proceeding on time. In the light of these minor slippages and taking account of new pressures the Council commenced the revision of the LDS in April and the Local Development Scheme First Review was adopted in September 2006.

The AMR is an on-going exercise and this second report still largely sets out baseline information from which changes will be monitored in future years. Trends need to be identified over longer periods of time than a single year, and appropriate policy adjustments made accordingly.

The monitoring relies heavily upon existing sources of information. Therefore, steps will be taken to ensure information on all output indicators will be included in future AMRs. In addition, it needs to review monitoring systems within the Authority in order to allow the more efficient collection, transfer and presentation of information electronically.



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Reasons for undertaking the AMR

- 1.1** A key objective of the new planning system is that local development documents will be 'spatial' rather than purely land-use plans delivered through the grant and refusal of planning permissions. The spatial approach to planning also requires more comprehensive evidence in terms of the information they are based upon than has traditionally occurred with development plans. Two of the tests of soundness against which Planning Inspectors will consider development plan documents at independent examination are whether:
- Policies are founded on a robust and credible evidence base; and
 - There are clear mechanisms for implementation and monitoring (paragraph 4.24 of PPS12)
- 1.2** The Planning & 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 end of the following December.
- 1.3** 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 to 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.

Planning Delivery Grant

- 1.4** The Government has announced that Planning Delivery Grant for 2007-2008 will be based on the AMR for the reporting period from April 2005 to March 2006 with full monitoring of progress in both plan making and planning policies for sustainable outcomes. The measure of sustainable outcome will have two elements:



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- Efficiency- measured by compliance with Local Development Scheme milestones
- Quality- measures by the national, regional and local indicators.

Role of the AMR

1.5 As required by Section 35 of the Planning & Compulsory Purchase Act 2004, Part 8 of the Town and Country Planning (Local Development) (England) Regulations 2004 and Regulation 17 of the Environmental Assessment of Plans and Programmes Regulations 2004 and Planning Policy Statement 12, authorities must undertake five key monitoring tasks, all of which are inter-related. Therefore, the AMR aims to establish a single monitoring system that provides information based on all LDF documents which include the assessment of:

- 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;
- 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;
 - 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

1.6 Section 5.3 and 5.4 of PPS12 Local Development Frameworks indicate 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. From 27th September 2007 the adopted development plan would cease to be in effect except where the Secretary of State extends the time for such policies.

1.7 The Maldon District Replacement Local Plan (MDRLP) was adopted on 3rd November 2005 and entirely replaced Maldon District Local Plan Review (1996). Policies of the MDRLP are acting as saved policies for the District during preparation of the Core Strategy Development Plan Document.



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- 1.8** 'Local Development Framework Monitoring – A Good Practice Guide' (DCLG, 2005) lists the matters that should be included in the AMR. A central policy requirement is to report on performance against output indicators which embrace Core Output Indicators, Local Indicators and Significant Effects Indicators.

Methodology

- 1.9** 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.
- 1.10** 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.
- 1.11 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.
- 1.12 Core and local output indicators** are used to assess the performance of policies. They directly inform policy progress and achievement.
- 1.13 Significant effects indicators** are used to assess the significant social, environmental and economic effects of policies. They inform monitoring of the impact of policies on sustainability.
- 1.14** The information obtained for this AMR is both:

- Quantitative

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

- The English Indices of Multiple Deprivation 2004 (update every 4 years)
- 2001 population census (some items are updated annually)
- Ward Labour Market Profile
- Essex County Council Development Monitoring Services 2005
- Maldon District Council's current 'Uniform' database of development control information



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- 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

- 1.15** 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 prioritization has taken place in which aspects of the Local Plan are monitored.
- 1.16** 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

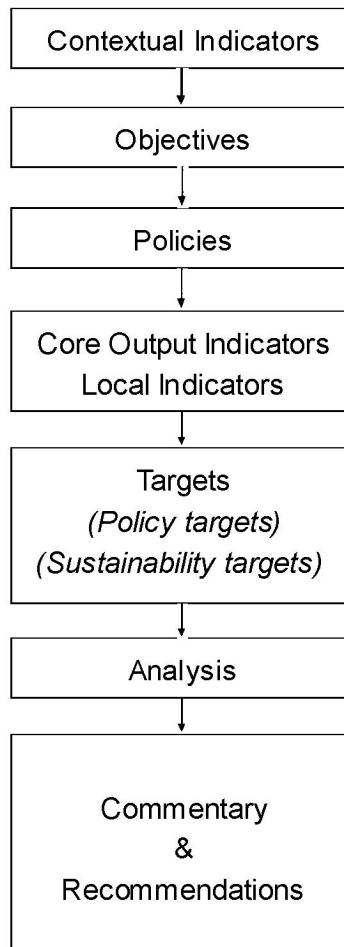
- 1.17** This is the second AMR which essentially covers the period between 1st April 2005 and 31st March 2006. To help understanding, some of data it contained covers early year and there is also some later most up-to-date information. Prior to 3rd November 2005 the adoption of the Maldon District Replacement Local Plan, the Maldon District Local Plan First Review (1996) and emerging plans acted as 'saved' policies for the District over the AMR period. Therefore, this AMR should monitor the performance of policies contained in the following documents:
 - Maldon District Local Plan First Review (1996)
 - Maldon District Draft Replacement Local Plan (2003),
 - Maldon District Draft Replacement Local Plan Proposed Modifications (2005)
 - Maldon District Draft Replacement Local Plan Further Proposed Modifications (2005)
 - Maldon District Replacement Local Plan (2005)
- 1.18** The second AMR intends to improve the monitoring framework based on the Government Office for the East of England's recommendations of the last year's exercise. This includes an analysis of how 'saved' policies perform in relation to Core Output Indicators and the setting of targets on these indicators. In order to better inform policy making for the Core Strategy DPD this report also reviews general usage of local plan policies against which planning applications were granted or refused during the monitoring period.
- 1.19** The structure of the AMR is divided thematically in accordance with the chapters of the Maldon District Replacement Local Plan. The outline format used in each theme monitoring is as shown in Figure 1.1:



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Figure 1.1 Format for Monitoring Local Plan Themes





2 Progress with Local Development Framework

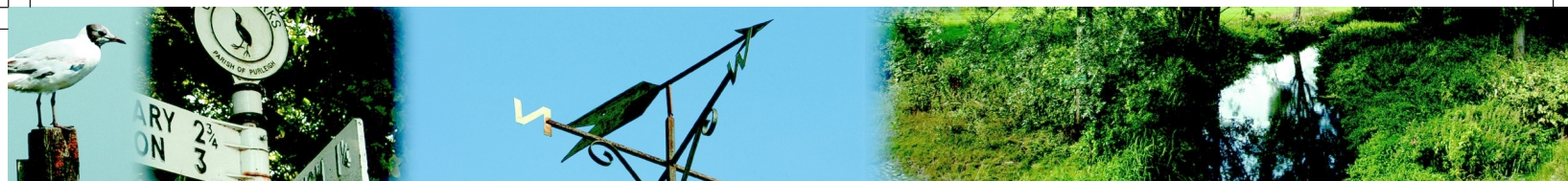
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2 Progress with Local Development Framework

- 2.1 The Local Development Scheme for the Maldon District was submitted to Government Office for East of England in March 2005 and adopted by the Council in May 2005.
- 2.2 The LDS sets out a timetable for the preparation of local planning policies in Local Development Documents (LDDs) that will make up the Local Development Framework for the District and outlines their contents and the important stages in their production. The adopted timetable of the preparation of the Maldon District LDF (2005-2010) is shown in Appendix 1.
- 2.3 Although the monitoring period is essentially between 1st April 2005 to 31st March 2006, this AMR has extended the closing date to 30th November 2006 so that it can provide a comprehensive picture of plan-making performance against Local Development Scheme (LDS) timetable. The timing of plan milestones should follow the first LDS which was adopted by the Council in May 2005 as requested by the Government. (Planning Delivery Grant 2007/2008 Proposed Allocation Criteria, July 2006).
- 2.4 Progressing the Maldon District Local Plan to adoption was the Council's first priority for the monitoring year. The Maldon District Replacement Local Plan was adopted on 3rd November 2005 and this is two months behind schedule due to the need to undertake public consultation on Further Proposed Modifications. This delay has impacted on the preparation of the Supplementary Planning Documents (SPDs) which cannot proceed until there are appropriate 'saved' policies in the Local Plan. The Council adopted two SPDs in summer 2006. The key milestones for the preparation of the Development Plan Documents (DPDs) are met as indicated in Table 2.1.

Table 2.1 Progress with the preparation of the Maldon District LDF Compared to Milestones in the 1st LDS (2005/06)

Local Development Document	Progress on the LDD (April 2005 – November 2006)	LDS Milestone Met
<u>Adoption of Replacement Local Plan</u>	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.	X



Progress with Local Development Framework 2

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Local Development Document	Progress on the LDD (April 2005 – November 2006)	LDS Milestone Met
<u>Statement of Community Involvement</u>	Submission to Secretary of State in May 2006 for examination by PINS by written representations. Examination ongoing at November 2006.	X
Development Plan Documents (DPDs)		
<u>Start Core Strategy DPD</u>	This is proceeding on time: <ul style="list-style-type: none"> With the completion important pieces of background evidence, including those relating to Retail Needs, Landscape Character Assessment and Economic Futures, policy options in respect of a number of key issues in the District have been considered by the Council. As part of the plan making process, the Scoping Report of Maldon District Core Strategy Sustainability Appraisal was sent out to three statutory consultees and other relevant bodies during October to November 2006. The result of the consultation will inform a Sustainability Appraisal report for further public consultation alongside 'Issues & Options' later on. 	√
<u>Start Pre-Production Employment Land Allocations DPD</u>	The Economic Futures document outlines a number of issues for the District and this will inform decisions on employment land allocation. Generally, this piece of work is proceeding on time.	√
<u>Site-Specific Allocations DPD</u>	No milestones identified for the monitoring year.	N/A
<u>Causeway Area Action Plan DPD</u>	No milestones identified for the monitoring year.	N/A
Supplementary Planning Documents (SPD)		
<u>Adoption of Sadds Wharf SPD</u>	Discussions held with owners / developers in October 2006 to discuss proceeding with SPD. Draft SPD now being prepared to revised LDS timescale.	X
<u>Adoption of Timber Yard Heybridge Basin SPD</u>	Draft SPD agreed for consultation in October 2006 in accordance with revised LDS timescale.	X



2 Progress with Local Development Framework

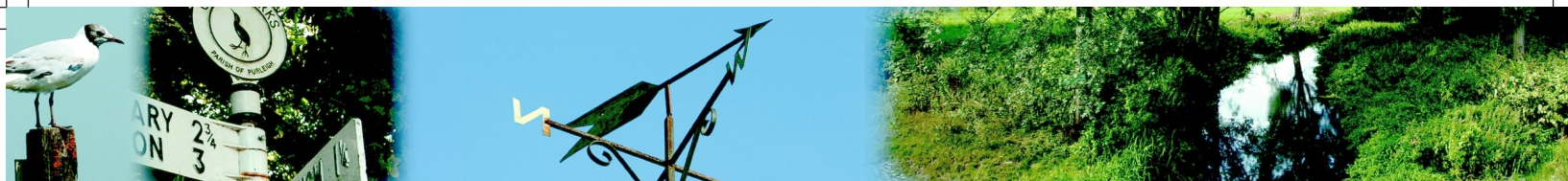
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Local Development Document	Progress on the LDD (April 2005 – November 2006)	LDS Milestone Met
<u>Adoption of Children's Play Spaces SPD</u>	The SPD on Children's Play Spaces was adopted by the Council in March 2006. This piece of work is three months late due to the delay occasioned by the Maldon Replacement Local Plan Further Proposed Modifications consultation referred to above.	X
<u>Adoption of Parking Standards SPD</u>	The Vehicle Parking Standards SPD was approved for adoption in July 2006. This piece of work is three months late due to the delay occasioned by the Maldon Replacement Local Plan further proposed modifications consultation referred to above.	X
<u>Adoption of Accessibility to Buildings SPD</u>	A public consultation on the Accessibility to Buildings SPD was carried out between 9 th October to the 20 th November 2006. It is now proceeding with a Committee report in December for adoption. This piece of work is proceeding on time.	√
<u>Pre-Production Maldon Design Guide SPD</u>	Do not have a planned milestone in the monitoring year but consultants have completed a background report in respect of Maldon Design Guide. Officers will now be developing the report into draft SPD over the coming months. This piece of work is on track.	N/A
<u>Pre-Production Developer Contributions SPD</u>	No milestones identified for the monitoring year. Interim Developer Contributions Guide adopted. SPD now timetabled to follow adoption of Core Strategy in LDS First Review	N/A

2.5 The SPD preparation progress, in accordance with the timetable set down in the first LDS, has been subject to slippage. It has mainly resulted from the delay occasioned by the Replacement Local Plan Further Proposed Modifications consultation or, where site specific, by developer timeframes and site development requirements.

2.6 In light of these slippages the Council commenced the revision of the LDS in April and the Local Development Scheme First Review was adopted in September 2006 (Appendix 2). The first review of the LDS describes the background of each proposed document and any necessary changes to the documents or timetable within the LDS. The significant changes are list below:

- **To combine the Employment Land Allocations and the Site-specific Allocations into a single document 'Allocations'**. This is due to the District only needing very low delivery rate to achieve the housing requirement of the East of England Plan (Regional



Progress with Local Development Framework 2

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Spatial Strategy) over the period 2001-2021. In consequence there is no likely need to produce an Allocation DPD for employment separately to housing and retail or other aspects. A combined document also contributes to consideration of all allocation implications in the round.

- **To advance slightly the timetable for the production of the Causeway Area Action Plan** in recognition of the important role this area of Maldon is likely to play in meeting development needs and achieving physical and economic regeneration.
- **To reschedule the preparation of Supplementary Planning Documents (SPD).** The Sadd's Wharf and Heybridge Basin Timber Yard SPDs are moved back, reflecting the extended adoption process for the Replacement Local Plan and to some extent developer timeframes. The SPD on Developer Contributions slips to beyond the period for adoption of the Core Strategy. This reflects a shortage of appropriate Local Plan or Structure Plan policy on which to base the SPD but it also allows for clearer, co-ordinated thinking to emerge across the Essex authorities.

2.7 As part of the production of the Core Strategy, the Council has reviewed its understanding of the prevailing social, economic and environmental conditions in the District prior to the publication of the issues and alternative options report during this monitoring year. Table 2.2 sets out the progress of preparing the Evidence Base for the Core Strategy Development Plan Document.

Table 2.2 Evidence Base Sources

Background Document	Status
Economic Futures	Completed in March 2006
Retail Study	Completed in November 2006
Gypsies and Travellers Housing Needs	Completed (February 2006 – note a RSS single issue review is now in progress)
Landscape Character Assessment	Completed in August 2006
Townscape Characterisation	Completed in October 2006
Strategic Flood Risk Assessment	Due in March 2006
Nature Conservation Study – Phase 1 Habitat Survey	Due in September 2006
Green Space Strategy	In progress
Housing- Urban Capacity Study Update	In progress
Transport – Local Transport Plan 2 / Highway Agency Data	Available
Conservation Area Review and Appraisals	Completion due in March 2006



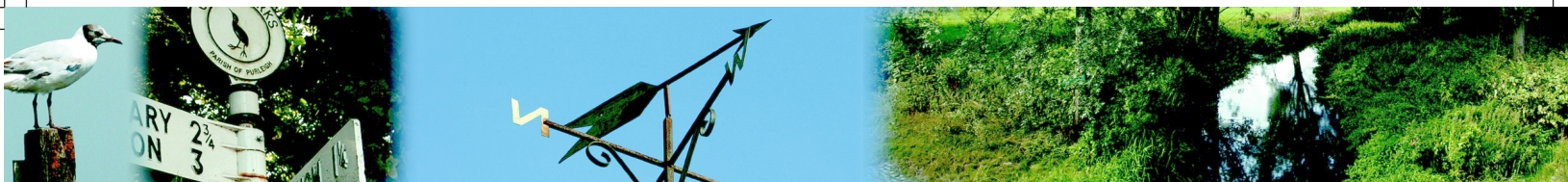
2 Progress with Local Development Framework

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Background Document	Status
Ward Profiling	Completed in October 2006
Housing Assessment	To undertake in 2007
Parish Plans	Progressed for some Parishes

Summary

2.8 Progress on the adoption of the Replacement Local Plan in accordance with the timetable set down in the first LDS has been subject to two months' slippage which is due to the need to undertake consultation on further proposed modifications which occurred between June and August 2005. Likewise, some Supplementary Planning Documents are slightly behind schedule occasioned by the Maldon Replacement Local Plan Further Proposed Modifications consultation referred to above. However, the preparation of Local Development Documents has been proceeding on time. In light of these slippages, and taking account of new pressures, the Council commenced the revision of the LDS in April and the Local Development Scheme First Review was adopted in September 2006. As part of the production of the Core Strategy, the Council has reviewed its understanding of the prevailing social, economic and environmental conditions in the District prior to the publication of the Issues and Alternative Options report during this monitoring year.



Area Profile for Maldon District 3

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3 Area Profile for Maldon District

Geographical Area

3.1 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. Table 3.1 gives further details of the geographical structure in the District.

Table 3.1 Geographical Structure in Maldon District

Ward	Morphology & Context
Althorne	Village, Hamlet & Isolated Dwellings - Less Sparse
Burnham-on-Crouch North	Town and Fringe - Less Sparse
Burnham-on-Crouch South	Town and Fringe - Less Sparse
Great Totham	Village, Hamlet & Isolated Dwellings - Less Sparse
Heybridge East	Urban > 10k - Less Sparse
Heybridge West	Urban > 10k - Less Sparse
Maldon East	Urban > 10k - Less Sparse
Maldon North	Urban > 10k - Less Sparse
Maldon South	Urban > 10k - Less Sparse
Maldon West	Urban > 10k - Less Sparse
Mayland	Town and Fringe - Less Sparse
Purleigh	Village, Hamlet & Isolated Dwellings - Less Sparse
Southminster	Town and Fringe - Less Sparse
Tillingham	Village, Hamlet & Isolated Dwellings - Less Sparse
Tollesbury	Town and Fringe - Less Sparse
Tolleshunt D`Arcy	Village, Hamlet & Isolated Dwellings - Less Sparse
Wickham Bishops and Woodham	Village, Hamlet & Isolated Dwellings - Less Sparse

(Source: ONS – Rural and Urban Area Classification of 2003 Statistical Wards)



3 Area Profile for Maldon District

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Population and Households

Population growth

3.2 Maldon has the lowest total population (approximately 60,700) in Essex, according to the mid-2005 population estimates published by the Office of National Statistics. However, the population of Maldon has grown faster than that of Essex and the East of England region since 1991, as shown in Table 3.2:

Table 3.2 Total Population and Population Change

	Maldon Total Population	Essex Total Population	East of England Total Population
1991	52,800	1,249,100	5,121,100
2001	59,600	1,310,835	5,400,500
2005	60,700	1,340,000	5,541,600
% growth between 1991 and 2005	15.00%	7.3%	8.2%

(Source: <http://www.statistics.gov.uk/>)

Age structure

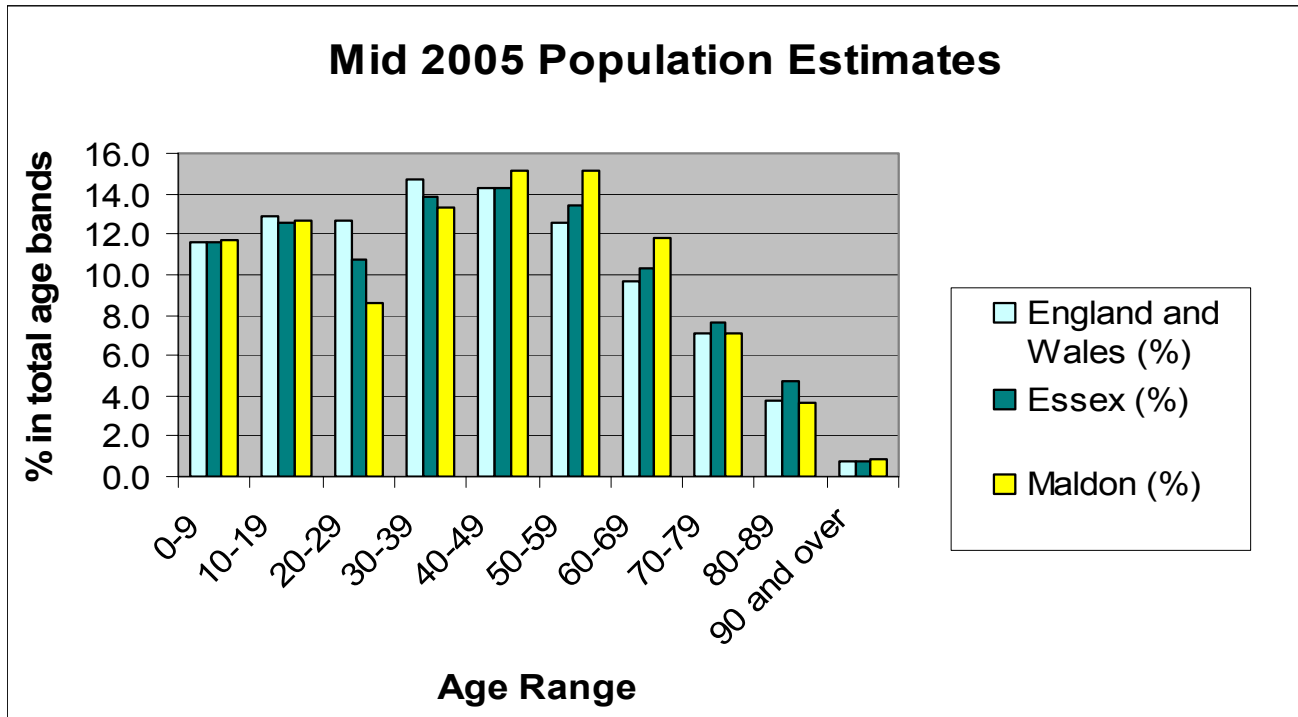
3.3 The mid-2005 population estimates also shows that the majority of the population in the District falls into the category of working age, 60.3% being in the 30-59 age bands. This is roughly the same as regional and national averages.



Area Profile for Maldon District 3

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Figure 3.1 Population Estimates



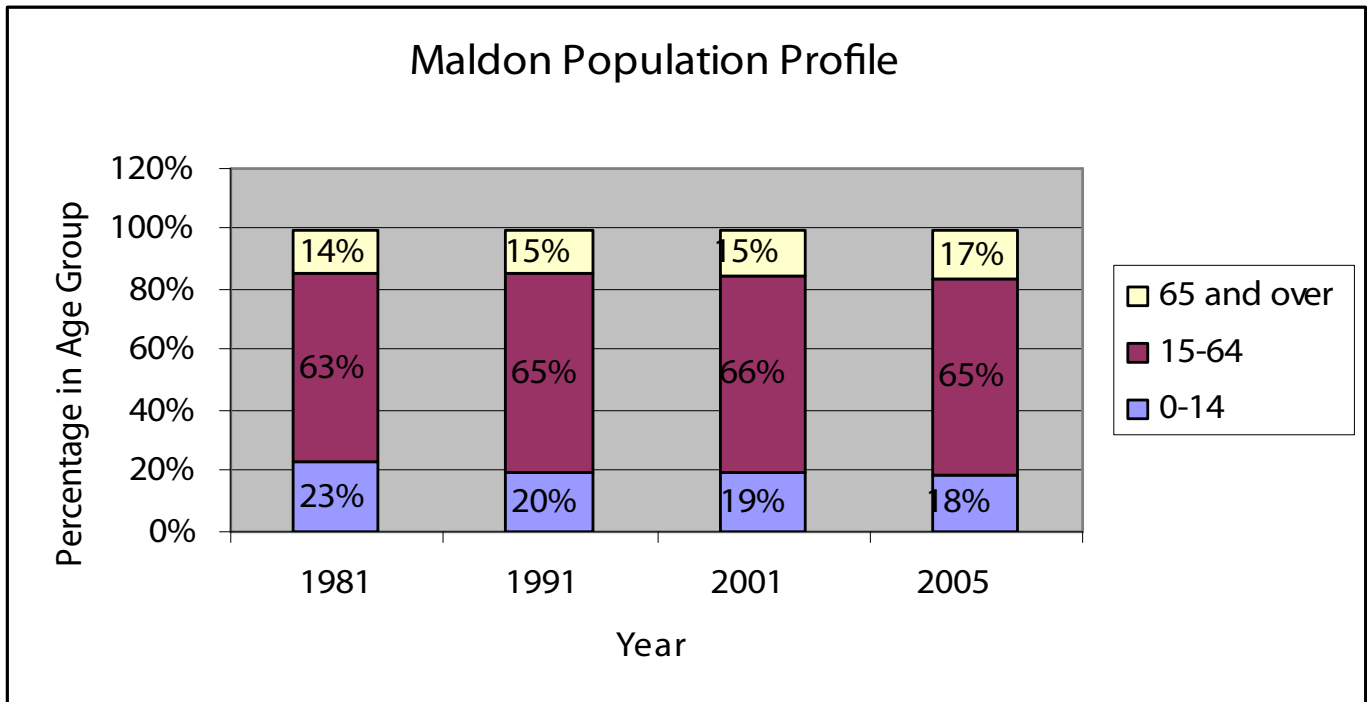
3.4 Compared with previous years' population estimates for the District (see figure 3.2) the District has a history of accommodating a high proportion of working age people and this situation has been reinforced in recent years by a slightly decreasing 'young people' population. As such it indicates that Maldon District is likely to have an ageing population in future since the age to date has largely occurred in those of working age. This phenomenon will change over the next few years as the working age population reach retirement and the District will therefore see a significant increase in the proportion of the older population. A changing population profile will have implications for Planning Policy in terms of land allocations for different services.



3 Area Profile for Maldon District

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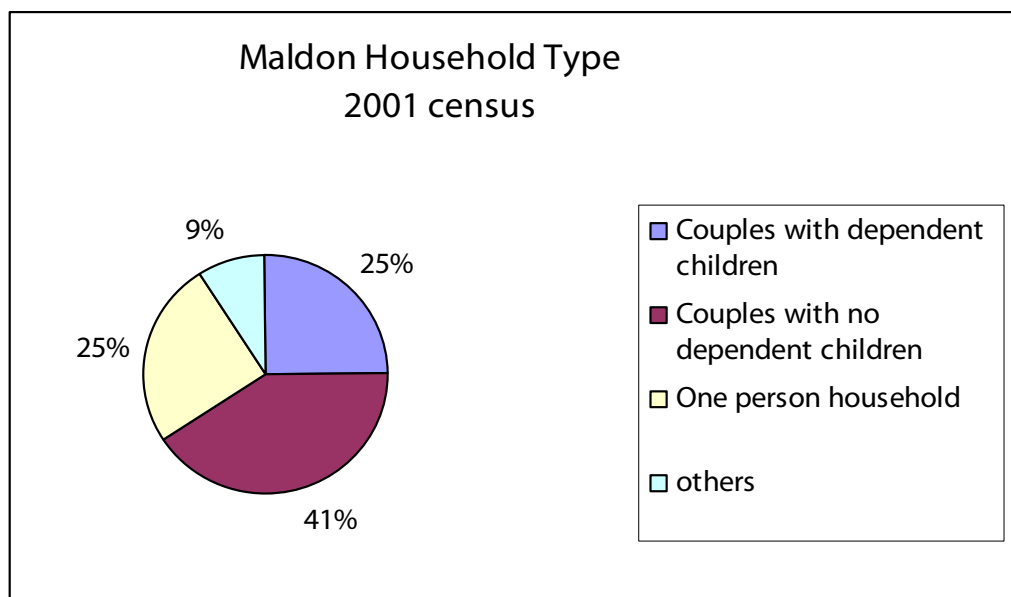
Figure 3.2 Population Profile



Household type

3.5 The 2001 Census shows that Maldon contains 24,189 households, with only 25% of couples with dependent children. The average household size in the District is likely to drop down to two people as more people choose to live alone or due to family break up.

Figure 3.3 Household Type





3 Area Profile for Maldon District

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Table 3.3 Health Condition of Maldon District Residents

	Maldon (%)	East of England(%)	England(%)
General health: Good	71.69	70.35	68.76
General health: Fairly Good	21.17	22.05	22.21
General health: Not good	7.14	7.60	9.03
People with limiting long-term illness	15.52	16.21	17.93

Education

3.10 The table below shows that Maldon’s population has a lower level of qualifications than the national and regional average. The percentage of working age population without a NVQ2 is 42.8% in Maldon District, compared with a figure of 37.1% nationally.

Table 3.4 Qualifications of Maldon District Residents (Jan 2005-Dec 2005)

% of people aged 16-74 with:	Maldon	East of England	Great Britain
No qualifications	18.7	13.2	14.3
NVQ1 and above	76	78.9	77.2
NVQ2 and above	57.2	62.6	62.9
NVQ3 and above	31.9	42.4	44.4
NVQ4 and above	12.9	24.8	26.5
Other qualifications	4.5	7.8	8.4

(Source: annual population survey)

Ethnic Group

3.11 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 3.5 Ethnicity of Maldon District Residents

% of resident population in ethnic group	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%



Area Profile for Maldon District 3

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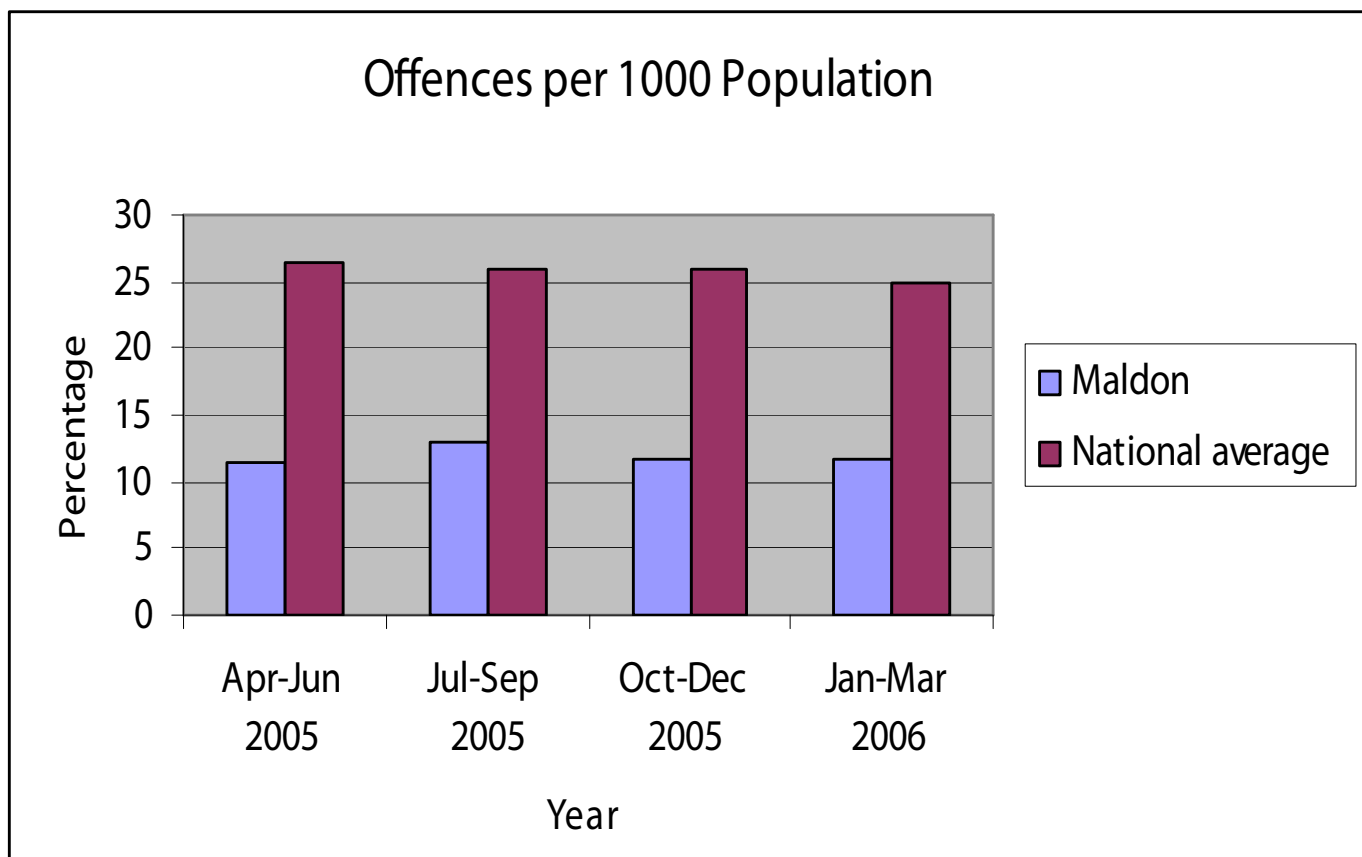
% of resident population in ethnic group	Maldon	East of England	England and Wales
Black or Black British	0.18%	0.9%	2.19%
Chinese or Other ethnic Group	0.25%	0.65%	0.86%

(Source: 2001 Census)

Crime Rate

3.12 Maldon District has performed very well nationally in the reduction of crime and the latest statistics shows that Maldon has a low rate of recorded crime compared to the national average as indicated in Figure 3.5: (Source: www.crimestatistics.org.uk)

Figure 3.5 Offences per 1000 population



Economic Activity

3.13 According to the mid-2005 population estimate, the working age population for all people in the District is approximately 36,600. The majority of Maldon District's residents are economically active (84.3%) with 66.8% of people employees. This is similar to the regional



3 Area Profile for Maldon District

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trend. However, the self-employment percentage (15%) is far higher than regional and national levels. Table 3.6 shows the economic status of Maldon in relation to the East England region and the whole country.

Table 3.6 Economically Active (April 2005- March 2006)

	Maldon (numbers)	Maldon (%)	East of England Region (%)	Great Britain (%)
All people Economically active	32,200	84.3	80.9	78.3
Employees	25,000	66.8	66.8	64.6
Self employed	6,600	15.9	10.5	9.2

(Source: annual population survey, www.nomisweb.co.uk)

Earnings by residence

3.14 The average weekly income of Maldon’s residents is largely in line with the regional and national trends, according to Annual Survey of Hours and Earnings in 2006.

Table 3.7 Weekly Income of Maldon District Residents

	Weekly Gross Pay £
Great Britain	444.2
East of England	461.5
Essex	475.6
Maldon	472.7

(Source: www.omiseweb.co.uk)

Summary

3.15 This chapter aims to provide a snapshot of the District in relation to the local geography and social backgrounds. Maldon District is situated on the Essex coast, just 40 miles to the east of London. The District has a high proportion of areas classified as rural (settlements of fewer than 10,000 people) by the Rural and Urban Area Classification of 2003. In mid-2005 there were approximately 60,700 people residing within the District, with a population density of 169 per square km. The majority of Maldon’s population falls into the working age, being in the 30-59 age bands. In consequence, the District is likely to have an ageing society in future. The Indices of Multiple Deprivation (2004) indicate that Maldon District does not suffer from deprivation in relation to Income, Employment, Health and Disability, Living Environment and Crime. However, the District contains two domains that are seriously deprived; ‘Barriers to Housing and Services’ and ‘Education, Skills and Training’.



Development Characterisation 4

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4 Development Characterisation

Planning Applications

- 4.1** The District Council met the targets set by the Government for processing planning applications in the twelve months to March 2006. In comparison to other local planning authorities Maldon is ranked as the 14th highest ranking authority out of 364, based on major decisions dealt with in 13 weeks (90%). Just over 67.5% of all minor decisions were dealt with within 8 weeks, exceeding the DCLG target of 65%. Likewise, 81.5% of all other decisions were made in 8 weeks, exceeding the target of 80%. (DCLG Local Authority Performance Statistics June 2006).
- 4.2** During the period of the AMR the District Council has handled 1147 planning applications in the categories of application monitored by the Department of Communities and Local Government. The majority of planning applications were approved, although a significant number were refused. Table 4.1 shows the authority's decisions by planning application type.

Table 4.1 Type of decision by planning application type (01/04/2005- 31/03/2006)

	Total	Grntd	Refsd
Householder developments (other)	548	85.4%	14.6%
Dwellings (minor)	200	21.4%	15.1%
All other minor developments (minor)	136	18.4%	6.4%
Listed building consent alter (other)	77	12.4%	1.6%
Changes of use (other)	71	9.7%	3.3%
Conservation area consents (other)	24	2.7%	1.6%
Advertisements (other)	21	2.9%	0.9%
Retail distribution & servicing (minor)	18	2.6%	0.7%
Heavy industry /storage/warehousing (minor)	17	2.6%	0.5%
Offices/R&D/light industry (minor)	13	1.8%	0.5%
Dwellings (major)	9	0.4%	1.3%
All other major developments (major)	6	0.9%	0.2%
Heavy industry./storage/warehousing (major)	4	0.7%	0.0%
Listed building consents demol.(other)	2	0.4%	0.0%
Retail distribution & servicing (major)	1	0.0%	0.2%



4 Development Characterisation

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	Total	Grntd	Refsd
Offices/R&D/light industry (major)	0	0	0
Total	1147		

(Source: General Development Control Return PS2)

4.3 Giving a breakdown of planning applications the Council dealt with during the monitoring year, the majority of the applications were in relation to extensions, alterations to houses and the erection of houses. In addition 11.9% of the applications received were for small developments associated with agricultural use of land and other business. Those developments involving in listed buildings and conservation areas also significantly contributed to the numbers of applications received. Due to the rural nature of the District, there are very few major developments taking place, in particular developments providing employment opportunities.

General usage of Local Plan Policies

4.4 The Council has reviewed all full planning applications within the monitoring year 2005 - 2006 in order to offer an insight into the usage of Local Plan policies in the District. The findings are listed in Appendix 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 4.2:

Table 4.2 Top five quoted Local Plan Policies

1st April 2005 - 2nd November 2005		
No.	Local Plan First Review (1996)	Emerging Replacement Local Plan (2003-2005)
1 st	M/BE/10 Extensions to Dwellings	M/BE/1 Design of Buildings
2 nd	M/BE/1 Design of New Buildings	M/BE/9 Extensions to Dwellings
3 rd	M/GEN/1 Development in the Rural Area	M/S/2 Development Outside Development Boundaries
4 th	M/BE/2 Design of Residential Buildings	M/CC/5 Landscape Protection
5 th	M/NE/12 Protection of Landscape	M/BE/6 Parking Areas



Development Characterisation 4

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3rd November 2005 - 31st March 2006

No.	Adopted Replacement Local Plan (November 2005)
1 st	BE1 Design of New Development and Landscaping
2 nd	BE6 Extensions to Dwellings
3 rd	S2 Development Outside Development Boundaries
4 th	CC6 Landscape Protection
5 th	T8 Vehicle Parking Standards

The frequency of usage of Local Plan policies reflects the current situation and proposals for development issues in the District. These are predominantly:

- Concentration of development within existing development boundaries
- Extension to dwellings
- Erection of new housing either on brown field or green field sites
- Enhancing the quality of design in towns and villages in order to protect the natural and the built environment
- Restraints of parking spaces on developments

4.5 The Structure Plan policies have also been used alongside the Local Plan policies in consideration of grant or refusal of an application. A better understanding of its application can provide context and orientation information for the Local Plan. Due to time pressures this AMR adopts a qualitative approach by interviewing Development Control officers to grasp the general sense of the usage of Structure Plan policies in the District. The results are listed in table 4.3:

Table 4.3 Most frequently quoted Structure Plan policies

Essex & Southend -on-Sea Replacement Structure Plan 2001	
C5	Rural area not in the Green Belt
NR1	Landscape Conservation
CC2	Development Risk on the Coast
CC3	Coastal Protection and Flood defence
HC1	Historic Settlements
HC2	Conservation Areas
HC3	Protection of Listed Buildings
BE1	Urban Intensification
BE5	Planning Obligations



4 Development Characterisation

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Essex & Southend -on-Sea Replacement Structure Plan 2001	
H1	Distribution of Housing Allocation
H2	Housing Development – Sequential Approach
H3	Location of Residential Development
H4	Development Form of New Residential Development
H5	Affordable Housing
BIW1	Employment Land Provision
BIW4	Safeguarding Employment Land
BIW5	Business Location
TCR1	Strategic Hierarchy of Urban Centres
TCR2	Retail and Town Centre Redevelopment – The Sequential Approach
TCR3	Town Centres
TCR4	Retail Development
RE1	Development in Rural Settlements
RE2	Re-use of Rural Buildings
T1	Sustainable Transport Strategy
T3	Promoting Accessibility
T6	Walking and Cycling
T7	Road Hierarchy
T12	Vehicle Parking

Appeals

4.6 In the monitoring year from 1st April to 31st March 2006, a total of 59 appeals were determined by the Planning Inspectorate in respect of planning applications made to the Council. Over 60% of these appeals were dismissed which reflects the robustness of the Local Plan policies. A high proportion of appeals related to applications which were refused on the grounds of protecting the rural heritage.

Summary

4.7 By its rural nature, Maldon is rich in natural resources with abundant wildlife, as well as landscape beauty. The Local Plan is intended to implement Government policy, regional guidance, the provisions of the Structure Plan and work towards achievement of sustainable development. Consequently, protecting the natural and built environment is the main concern



Development Characterisation 4

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the Council has to address through their decision making process. A high proportion of planning applications are non-major developments in relation to extensions, alterations to houses and the erection of houses whereas very few are major developments proposals, in particular developments providing employment opportunities. Likewise, the most frequently quoted policies focus both on protection of the natural and built heritage and precautionary management of additional development in the countryside.



5 Sustainable Planning Outcomes

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5 Sustainable Planning Outcomes

Employment

Contextual Indicators (CI)

- **CIE1: Working age population:**

Table 5.1 CIE1

Labour Force Information	Maldon (Numbers)	Maldon (%)	Essex (%)	East of England (%)
All people – working age	36,600	60.3	60.4	61.0
Males - working age	19,300	64.1	64.3	64.8
Females - working age	17,300	56.6	56.7	57.4
Total population of Maldon District: 60,700				
(Source: Mid-year population estimate 2005)				

- **CIE2: Working age benefit:**

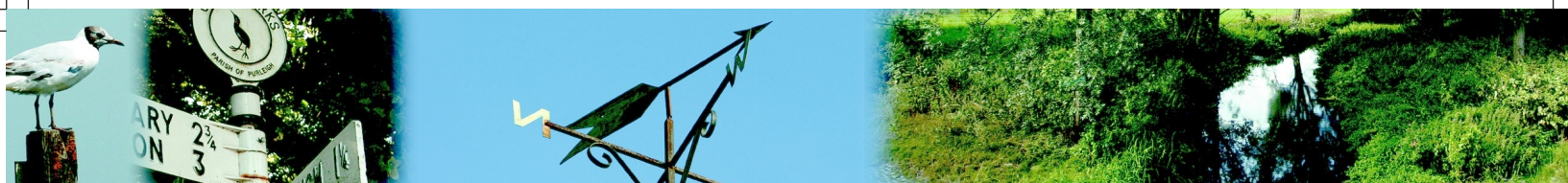
Table 5.2 CIE2

Total JSA claimants (October 2006)				
	Maldon (numbers)	Maldon (%)	Essex (%)	East of England (%)
All people	569	1.6	1.8	1.9
Males	377	2.0	2.3	2.6
Females	192	1.1	1.1	1.2
The Jobseeker's Allowance (JSA) is payable to people under pensionable age who are available for, and actively seeking, work of at least 40 hours a week. (Source: www.nomisweb.co.uk)				

- **CIE3: Number of business by employee size:**

Table 5.3 CIE3

	Maldon		Essex		East of England	
	numbers	%	numbers	%	numbers	%
Total	2,590		48,790		203,435	
0-4	1,960	75.7	34,155	70	139,685	68.7



Sustainable Planning Outcomes 5

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	Maldon		Essex		East of England	
	numbers	%	numbers	%	numbers	%
5-9	325	12.5	6,965	14.3	29,225	14.4
10-19	175	6.8	3,735	7.7	16,510	8.2
20+	130	5.0	3,935	8.1	18,010	8.9

(Source: Counts of VAT Based Local Units by Employment Size Band, March 2006)

- CIE4: Number of businesses by age (Enterprise Units)**

Table 5.4 CIE4

	Maldon		Essex		East of England	
	numbers	%	numbers	%	numbers	%
Total	2,400		40,505		166,800	
Less than 2 Years	345	14.4	6,885	17	27,200	16.4
2-3 Years	355	14.8	6,015	14.9	24,135	14.5
4-9 Years	580	24.2	10,375	25.6	41,755	25
10+ Years	1,120	46.7	17,230	42.5	73,710	44.2

(Source: Counts of VAT Based Enterprises by Age of Business, March 2006)

- CIE5: Number of businesses by industry**

Table 5.5 CIE5

	Maldon		Essex		East of England	
	numbers	%	numbers	%	numbers	%
Total	2,595		48,850		203,750	
Agriculture	190	7.3	2,060	4.2	11,440	5.6
Production	275	10.6	4,170	8.5	16,230	8.0
Construction	435	16.8	7,360	15.1	25,015	12.3
Motor Trades	100	3.9	2,035	4.2	8,675	4.3
Wholesale	145	5.6	3,105	6.4	12,620	6.2
Retail	245	9.4	5,635	11.5	24,090	11.8
Hotels & Catering	160	6.2	2,895	5.9	12,645	6.2
Transport	125	4.8	2,015	4.1	8,005	3.9
Post & Telecommunications	25	1.0	590	1.2	2,600	1.3
Finance	20	0.8	615	1.3	2,695	1.3
Property & Business Services	645	24.9	12,850	26.3	55,615	27.3



5 Sustainable Planning Outcomes

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	Maldon		Essex		East of England	
	numbers	%	numbers	%	numbers	%
Education	35	1.3	970	2.0	4,570	2.2
Health	20	0.8	720	1.5	3,255	1.6
Public Admin & Other Services	180	6.9	3,830	7.8	16,290	8.0

(Source: <http://www.statistics.gov.uk/>)

MONITORING OF OBJECTIVES, POLICIES AND CORE OUTPUT INDICATORS

Strategic Objective (S i)

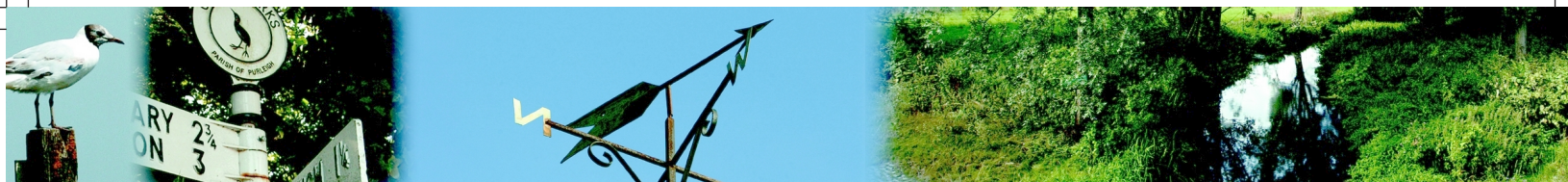
To make provision for sustainable employment opportunities.

Policies

- 5.1** Employment Policies within the Maldon District Local Plan First Review (1996), the emerging Replacement Local Plan (2003-2005) and Maldon District Replacement Local Plan (2005)

Table 5.6 Development Control Applications: Employment Policies

1st April 2005 - 2nd November 2005			
Local Plan First Review (1996)		Emerging Replacement Local Plan (2003-2005)	
Policy	%	Policy	%
M/E/1 Protection of Industrial Land and Buildings	0.4	M/E/1 Protection of business, industry and warehousing land allocations and existing large industrial employment areas	0.3
M/E/2 Extension or Intensification of Industrial /Commercial Uses	0.9	M/E/2 Sadd's Wharf Industrial employment allocation	0.1
M/E/3 Protection of Employment Land Allocations	0.2	M/E/3 Frontage to the Causeway and the River	0.1
		M/E/4 Protection of existing industrial employment uses	0.2
		M/E/5 Extension or intensification of industrial employment premises	1.7
		M/E/6 Working from home	0



Sustainable Planning Outcomes 5

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1st April 2005 - 2nd November 2005

Local Plan First Review (1996)		Emerging Replacement Local Plan (2003-2005)	
Policy	%	Policy	%
		M/E/7 Use of buildings within residential curtilage for business purposes	0.1

Note: % stands for the quoted frequency

3rd November 2005-31st March 2006

Maldon District Replacement Local Plan (2005)	
Policy	%
E1 Protection of Existing Allocated Employment Sites	0.4
E2 Allocation of Proposed Employment Sites	0.1
E3 Mixed Use Development - Timber Yard, HeybridgeBasin	0
E4 Mixed Use Development - SaddsWharf	0
E5 Frontage to the River Chelmer	0
E6 Protection of Existing Employment Uses	0.2
E7 Development Extension or Intensification of Employment Premises within Development Boundaries	2.2
E8 Working from Home	0
E9 Use of Buildings within Residential Curtilage for Business Purposes	0.2

Note: % stands for the quoted frequency

Target

- **Council Corporate Target:** Generate a net gain of 1,000 jobs by 2015 (200 by 2010) as a result of District Council activity.
- **Structure Plan Requirement:** Provision of 21 hectares of additional employment land (falling within classes B1, B2 and B8) within Maldon District between 1996 and 2011 (Policy BIW1)



5 Sustainable Planning Outcomes

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Core Output Indicators (COI)

- **COIE1: Amount of floorspace developed for employment by type**

Table 5.7 COIE1

Permission Number	Address	Proposed Land Use	Total Floor space (m ²)
MAL/00645/03	A1 International Ltd Burnham Road Althorne	Distribution Warehouse (B8)	776
MAL/01078/04	Plot 9 Burnham Business Park Springfield Road Burnham on Crouch	Distribution Warehouse (B8)	1415
MAL/00924/98	Site off Station Road	Light Industrial Building (B1)	408
MAL/01153/04	West Wick Marina Ltd Church Road North Fambridge	Light Industrial Buildings (B1)	120
Total			2719

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

Table 5.8 COIE2

Planning Permission Number	Address	Proposed Land Use	Total Floor space (m ²)	Extant Local Plan Allocation
MAL/01078/04	Plot 9 Burnham Business Park Springfield Road Burnham on Crouch	Distribution Warehouse (B8)	1415	Y

Sustainable Planning Outcomes 5

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

Table 5.9 COIE3

Permission Number	Address	Proposed Land Use	Total Floor space (m ²)	Previously Development Land
MAL/00645/03	A1 International Ltd Burnham Road Althorne	Distribution Warehouse (B8)	776	Y
MAL/01078/04	Plot 9 Burnham Business Park Springfield Road Burnham on Crouch	Distribution Warehouse (B8)	1415	Y
MAL/00924/98	Site off Station Road	Light Industrial Building (B1)	408	Y
MAL/01153/04	West Wick Marina Ltd Church Road North Fambridge	Light Industrial Buildings (B1)	120	Y
Total			2719	

- **COIE4: Employment land available by type:**

a) The total amount of land available for employment uses which are identified in the adopted local plan and which are vacant at 31st March 2006: 13.45ha

Table 5.10 COIE4a

Ward/ Parish	Address	Site Area Digitised (ha)	Appropriate Uses
Burnham-on-Crouch North Ward	Mildmay Industrial Estate	0.2	B1 B2 B8
Burnham-on-Crouch North Ward	Mildmay Industrial Estate	0.55	B1 B2 B8
Burnham-on-Crouch South Ward	Mildmay Industrial Estate, (Springfield Ind Est), Burnham on Crouch	0.17	B1 B2 B8
Maldon North Ward	The Causeway	2.61	B1 B2 B8



5 Sustainable Planning Outcomes

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Ward/ Parish	Address	Site Area Digitised (ha)	Appropriate Uses
Mayland Ward	Southminster Industrial Estate	0.34	B1 B2 B8
Southminster Ward	Southminster industrial Estate	0.45	B1 B2 B8
Southminster Ward	Southminster industrial Estate	0.58	B1 B2 B8
Southminster Ward	Jct of Queen St, Southfield Way Southminster	3.52	B1 B2 B8
Tollesbury Ward	Woodrolfe Road Tollesbury	0.15	B1 B2 B8
Tolleshunt D' Arcy Ward	Beckingham Business Park, Beckingham street	0.75	B1 B2 B8
Wickham Bishops and Woodham Ward	Langford Pumping Station, Maldon Road	4.13	B1 B2 B8
Total		13.45 ha	

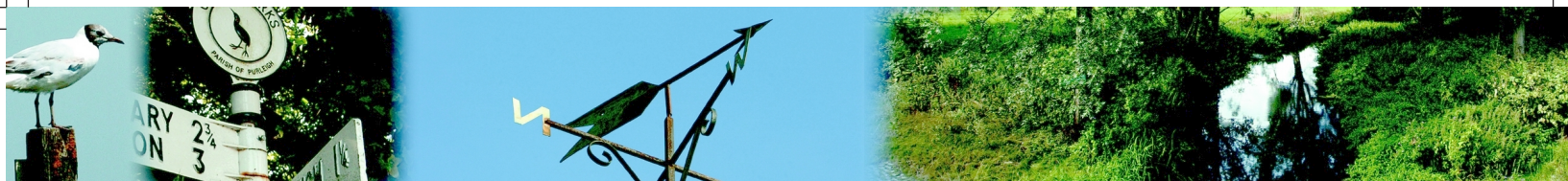
Note:

'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.

b) Change of use from vacant industrial / employment sites to mix used development which includes the employment component:

Table 5.11 COIE4b

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



Sustainable Planning Outcomes 5

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

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

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

Local Output Indicators (LOI)

- **LOIE1: Amount of vacant employment floorspace in the District (office, warehouse and industrial buildings):** no data available
- **LOIE2: Amount of employment use sites lost to residential uses during the monitoring year:** 0.57ha

Table 5.12 LOIE2

Planning Permission No.	Address	Proposal	Site (ha)
MAL/0257/04	Croxley Works, Church Street, Maldon	Demolition of joinery & builders yard and construction of 9 dwellings	0.12
MAL/1300/05	The Old Brewery, Fullbridge, Maldon	Demolition of existing building & erection of 14 no. apartments	0.11
MAL/0988/03	Florenceville, Grange Avenue, Mayland, Southminster	Demolition of maggot factory and surrender of associated uses in conjunction with the erection of one detached dwelling	0.34
Total			0.57

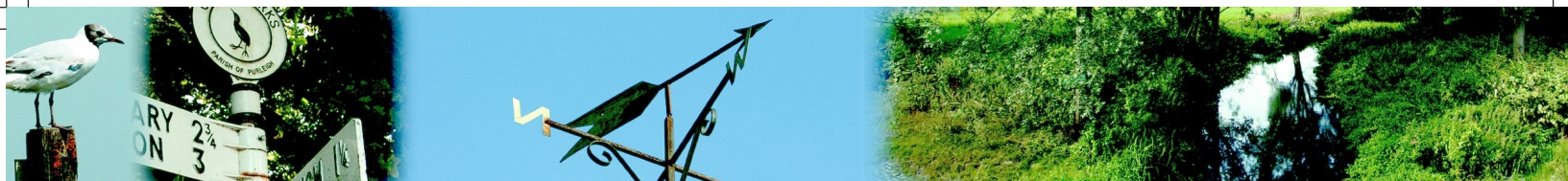


5 Sustainable Planning Outcomes

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Summary

- 5.2** The majority of people work in property and business services or the construction industry in which most business have less than four employees. It is a key aim of the Replacement Local Plan to provide sustainable employment opportunities in the District. Within the period 2005/2006 and using standard definitions, there has been no loss of employment land from safeguarded employment areas. However, a few employment sites have been granted planning permissions for non-employment development uses.



Sustainable Planning Outcomes 5

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Coast and Countryside

Contextual Indicators (CI)

- **CICC1: Designated Sites for Nature Conservation:**

Table 5.13 CICC1

Importance	Site Designation And Explanation	No. of Sites Within District
<u>Sites of International Importance</u>	Ramsar Sites Listed under the Convention on Wetlands of International Importance	3
<u>Sites of European Importance</u>	Special Protection Areas (SPA) Classified under the European Community Directive on the Conservation of Wild Birds	3
	Special Areas of Conservation (SAC) Designated under the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive)	1
<u>Sites of National Importance</u>	National Nature Reserves (NNR) 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	9
	Local Nature Reserves (LNR) Designated by Local Authorities under section 21 National Parks and Access to the Countryside Act 1949	4 proposed sites
	Environmentally Sensitive Areas (ESA) 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
	Wildlife Sites (WS) These are sites of a local or county significance. These are usually adopted by local authorities for planning purposes. The total numbers of County Wildlife Sites (cWSs) – 78 based on 1990 Essex Wildlife Trust Survey.	78



5 Sustainable Planning Outcomes

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MONITORING OF OBJECTIVES, POLICIES AND CORE OUTPUT INDICATORS

Strategic Objective (S ii)

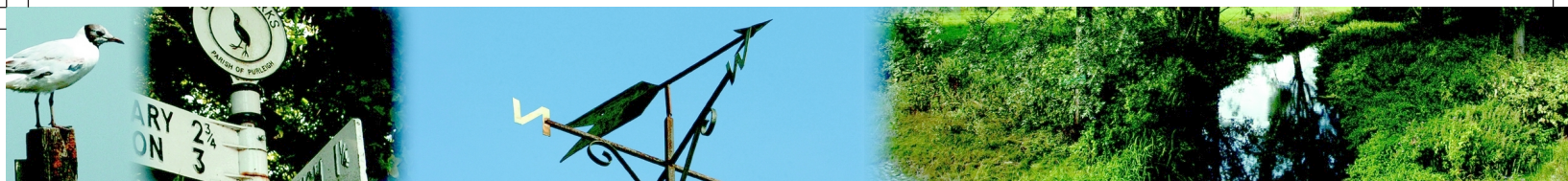
To protect and enhance the coast and countryside, recognising the contribution of their intrinsic character and beauty and diversity of their landscapes, heritage and wildlife, the wealth of natural resources and the character, ecology and economy of the District.

Policies

- 5.3** Natural Environment policies in within the Maldon District Local Plan First Review (1996), the emerging Replacement Local Plan (2003-2005) and Maldon District Replacement Local Plan (2005)

Table 5.14 Development Control Applications: Coast and Countryside Policies

1st April 2005 - 2nd November 2005			
Local Plan First Review (1996)		Emerging Replacement Local Plan (2003-2005)	
Policy	%	Policy	%
M/NE/ 1 Protection of High quality Agricultural Land	0.1	M/CC/1 Protection of international and national designated nature conservation sites	0.2
M/NE/ 2 Farm Diversification	0.1	M/CC/1a Development affecting internationally designated nature conservation sites	0.1
M/NE/ 3 New Agricultural Dwellings	0.2	M/CC/1b Development affecting Nationally designated nature conservation sites	0.1
M/NE/ 4 Agricultural Occupancy Conditions	0.1	M/CC/2 Development affecting locally designated nature conservation sites	0.1
M/NE/ 5 Design of Farm Buildings	0.3	M/CC/3 Local Nature Reserves	0
M/NE/ 6 Ancillary Agricultural Activities	0	M/CC/4 Protection of wildlife at risk on development sites	0.1
M/NE/ 7 Intensive Livestock Units	0	M/CC/5 Landscape protection	5.1
M/NE/ 8 Conversion of Rural Buildings	1.3	M/CC/6 Special Landscape Areas	3.7
M/NE/ 9 Replacement Dwellings in the Countryside	1.4	M/CC/7 Formation of amenity lakes	0.7
M/NE/ 10 The Coastline	1.7	M/CC/8 Maldon Riverside Area	0



Sustainable Planning Outcomes 5

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1st April 2005 - 2nd November 2005

Local Plan First Review (1996)		Emerging Replacement Local Plan (2003-2005)	
Policy	%	Policy	%
M/NE/ 11 Nature Conservation	0.2	M/CC/9 Historic Landscape Features	0.1
M/NE/ 12 Protection of Landscape	6.8	M/CC/10 The Coastal Zone	1.3
M/NE/ 13 Special Landscape Areas	3.5	M/CC/11 Maldon Waterside Area	0.6
M/NE/ 14 Landscape Improvements	0	M/CC/12 Protection of the best and most versatile agricultural land	0
M/NE/ 15 Protected Lanes	0.1	M/CC/13 Prior Approval for agricultural buildings	0
		M/CC/14 Agricultural Workers Dwellings	0.1
		M/CC/15 Temporary accommodation for agricultural workers	0
		M/CC/16 Agricultural occupancy conditions	0.1
		M/CC/17 Intensive livestock units	0
		M/CC/18 Development ancillary to agriculture	0.1
		M/CC/19 Farm diversification	0.4
		M/CC/20 Re-use of Listed Buildings in Rural Areas Currently or Formerly in Agricultural Use	0.3
		M/CC/21 Re-use of rural buildings for commercial purposes	0.1
		M/CC/21A Rural Diversification	0.8
		M/CC/22 Re-use of listed buildings in rural areas	0.1
		M/CC/23 Re-use of rural buildings for residential purposes	0.3
		M/CC/24 Replacement dwellings	1.1
		M/CC/25 Extensions to dwellings in the countryside	0
		M/CC/26 Garden extensions in the countryside	0.7

Note: policies shown as strikethrough are now deleted from the Replacement Local Plan
% stands for the quoted frequency



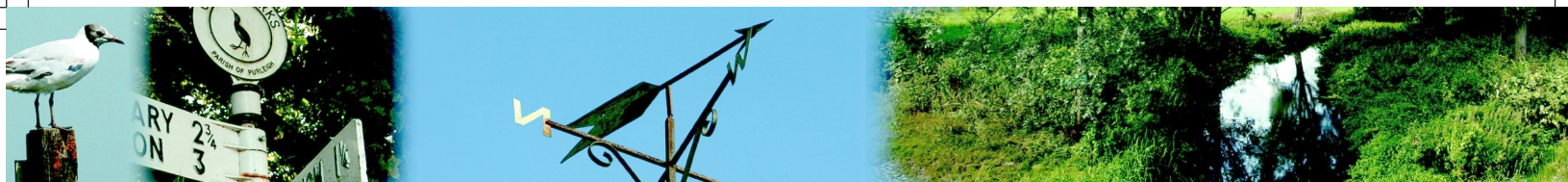
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3rd November 2005 - 31st March 2005	
Maldon District Replacement Local Plan (2005)	
Policy	%
CC1 Development Affecting and Internationally Designated Nature Conservation Site	0.4
CC2 Development Affecting a Nationally Designated Nature Conservation Site	0.2
CC3 Development Affecting Locally Designated Nature Conservation Sites	0
CC4 Local Nature Reserves	0.1
CC5 Protection of Wildlife at Risk on Development Sites	0.4
CC6 Landscape Protection	5.6
CC7 Special Landscape Areas	3
CC8 Formation of Amenity Lakes	0
CC9 Maldon Riverside Area	0
CC10 Historic Landscape Features	0
CC11 The Coastal Zone	1.7
CC12 Maldon Waterside Area	0
CC13 Protection of the Best and Most Versatile Agricultural Land	0.1
CC14 Agricultural Workers' Dwellings	0.1
CC15 Temporary Accommodation for Agricultural Workers	0.1
CC16 Agricultural Occupancy Conditions	0.1
CC17 Intensive Livestock Units	0
CC18 Development Ancillary to Agriculture	0
CC19 Rural Diversification	1.5
CC20 Re-use of Listed Buildings in Rural Areas Currently or Formerly in Agricultural Use	0.1
CC21 Re-use of Rural Buildings for Residential Purposes	0.2
CC22 Replacement Dwellings	1.4
CC23 Garden Extensions in the Countryside	0.7
Note: % stands for the quoted frequency	

Targets

National PSA target: By 2010, to ensure that 95% of SSSIs are favourable or in a recovering condition



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Core Output Indicators (COI)

- **COICC1: Change in areas and populations of biodiversity importance, including:**

a) Change in priority habitats and species (by type): N/A

Baseline information on priority habitats is summarised at the beginning of this chapter. A phase 1 habitat survey is undertaken by Essex Ecology Services Ltd. (EECOS), the ecological consultancy company of the Essex Wildlife Trust, on behalf of the Council. The project will be completed at the end of 2007. Changes in numbers and areas of priority habitats sites will be monitored in future AMRs once the wildlife survey is completed.

b) Change in areas designated for their intrinsic environment value including sites of international, national, regional or sub-regional significance: no change

Local Output Indicators (LOI)

- **LOICC1: % of new developments incorporating ecological enhancements per year:**

No data available at this stage

- **LOICC2: Condition of SSSIs in Maldon District in 2005 (source: Natural England)**

Only three out of the eight sites within Maldon District are in a 100% 'favourable' state and these are all relatively small sites.

Summary

- 5.4** The District has a significant level of environmental assets of national and international importance. Monitoring of these assets is recently established and needs to continue over a long period before trends requiring further action can be established. Information to the Core Output Indicators on Biodiversity will be collected as part of the Phase 1 Habitat Survey 2006.



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Housing

Contextual Indicators (CI)

- **CIH1: Households:**

Table 5.15 CIH1

Total Households	24,189
% of households live in detached dwelling	44.37
% of households live in semi-detached dwelling	30.15
% of households live in terraced housing	16.03
% of households live in flats / maisonettes	8.3
Source: ONS, 2001 census	

- **CIH2: Average House Prices:**

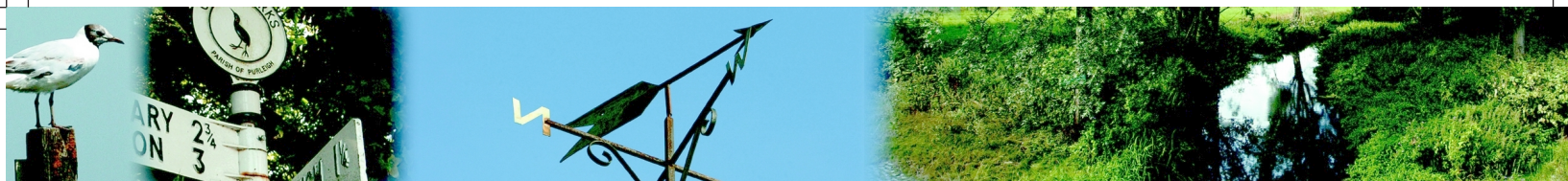
Table 5.16 CIH2

Detached	£317,149
Semi-detached	£191,937
Terraced Housing	£162,429
Flat/Maisonette	£139,169
Over average	£235,312
Source: Land Registry Office (July - Sep. 2006)	

- **CIH3: Dwelling Stock:**

Table 5.17 CIH3

Owner	Number of properties	% of properties
Registered Social Landlords	2,772	10.6
'Other' public sector	111	0.42
Private sector	23,242	79
Total	26,125	
Source: Council Tax (01/04/2005 - 29/03/2006)		



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- **CIH4: Empty Properties:**

Table 5.18 CIH4

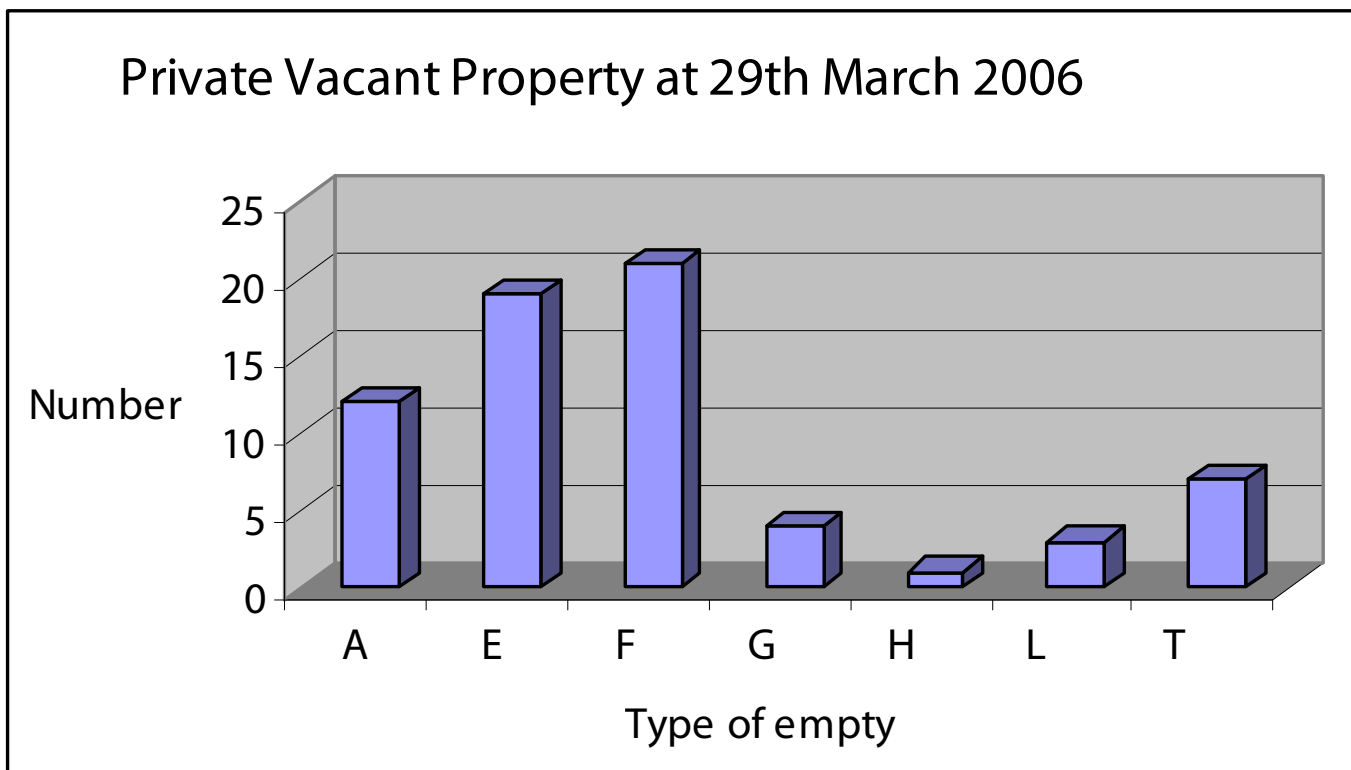
Dwellings vacant for more than 6 moths		
Owner	Number of properties	% of properties
Registered Social Landlords	21	5.3
Private sector	375	94.7
Total	396	

Source: Council Tax (01/04/2005 - 29/03/2006)

- **CIH5: Type of Private Dwellings Vacant for more than 6 months**

The Majority of long-term empty private dwellings are belong to dependent older people or deceased people.

Figure 5.1 CIH5





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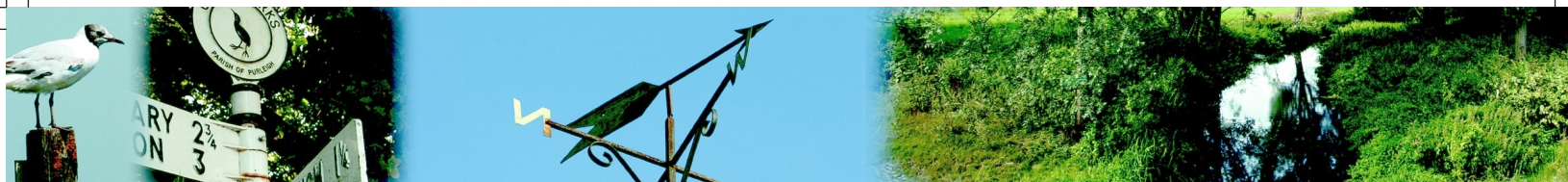
Key: Code A – newly built, altered, repaired dwellings; Code E – Person in hospital care/home; Code F – Left empty by deceased; Code G – Restricted occupation; Code H – Empty Clergy dwellings; Code L – Repossessed dwellings; Code T – unoccupied annexes.

- **CIH6: Housing Provision in Wards by 31st March 2006**

Details of housing provision are shown in Appendix 4.

Table 5.19 CIH6

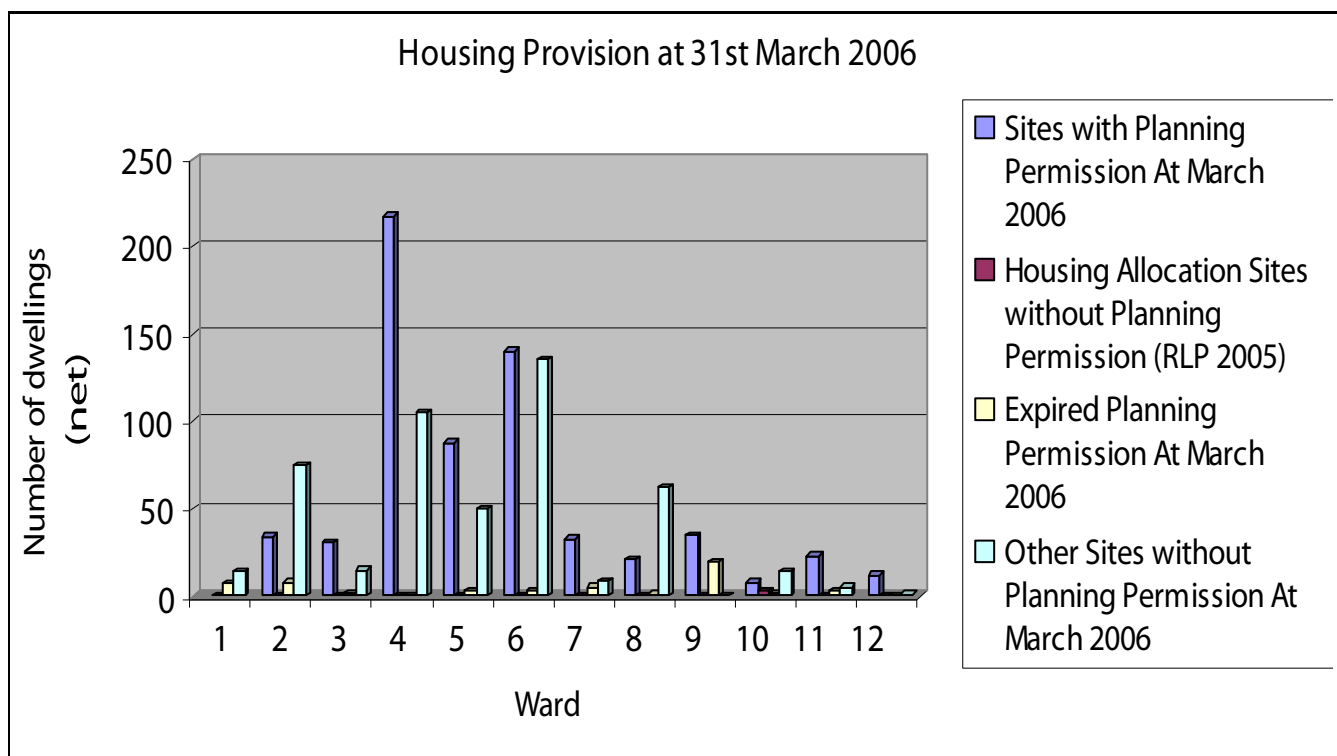
Ward	Sites with Planning Permission At March 2006	Housing Allocation Sites without Planning Permission (RLP 2005)	Expired Planning Permission At March 2006	Other Sites without Planning Permission At March 2006
Althorne	58	0	7	14
Bumham-on-Crouch	34	0	8	75
Great Totham	31	0	2	15
Heybridge & Heybridge Basin	217	0	0	105
Maldon	88	0	3	50
Mayland	140	0	3	135
Purleigh	33	0	5	9
Southminster	21	0	1	62
Tillingham	35	0	20	0
Tollesbury	8	3	2	14
Tolleshunt D'Arcy	23	0	3	5
Wickham Bishops and Woodham	12	0	0	1
Total	700	3	54	485



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Figure 5.2 CIH6



Note: 1.Althorne; 2.Burnham on Crouch; 3. Great Totham; 4.Heybridge & Heybridge Basin; 5. Maldon; 6.Mayland; 7.Purleigh; 8.Southminster; 9.Tillingham; 10.Tollesbury; 11.Tolleshunt D'Arcy; 12.Wickham Bishops and Woodham

Most of the housing allocation sites in the MDRLP have received planning permissions or have been implemented, except the site in Tollesbury containing three dwellings.

A significant number of planning permission granted in Tillingham were not pursued and subsequently expired. This might be linked to an increase in land value arising from the obtaining of planning permission.

Due to a large number of existing commitments and windfall sites within the settlements of Heybridge, Maldon and Mayland, these areas are expected growth over the Plan period.

MONITORING OF OBJECTIVES, POLICIES AND CORE OUTPUT INDICATORS

Strategic Objective (S iii)

To restrain housing growth and focus new housing within development boundaries.



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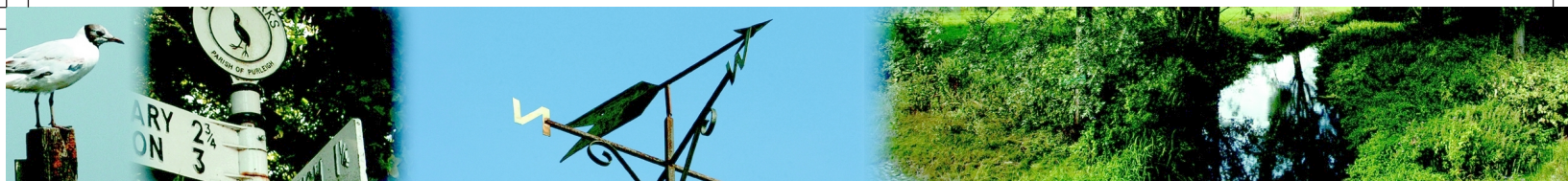
Policies

5.5 Housing Policies within the Maldon District Local Plan First Review (1996), the emerging Replacement Local Plan (2003-2005) and Maldon District Replacement Local Plan (2005)

Table 5.20 Development Control Applications: Housing Policies

1st April 2005 - 2nd November 2005			
Local Plan First Review (1996)		Emerging Replacement Local Plan (2003-2005)	
Policy	%	Policy	%
M/H/1 Housing Provision	0.4	M/H/1 Location of new housing	1.0
		M/H/2 Infilling housing in the countryside	0.2
		M/H/3 Housing provision	0.4
		M/H/4 Land allocated for residential development	0
		M/H/5 Windfall sites for housing	0.5
		M/H/6 Housing density	0.3
		M/H/7 Extensions to high density dwellings	0
		M/H/8 Conversion of dwellings and other buildings to flats	0.1
		M/H/9 Conversion and reuse of upper floors for housing	0
		M/H/10 Affordable housing	0
		M/H/11 Rural Exceptions Sites	0.2
		M/H/12 Special Family Needs	0.5
		M/H/13 Residential care establishments and nursing homes	0
		M/H/14 Houseboats	0
		M/H/15 Mobile Homes	0.2
		M/H/16 Replacement of mobile homes with permanent dwellings	0.3

Note: policies shown as strikethrough are now deleted from the Replacement Local Plan
% stands for the quoted frequency



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3rd November 2005 - 31st March 2006

Maldon District Replacement Local Plan (2005)

Policy	%
H1 Location of New Housing	1
H2 Infilling Housing in the Countryside	0.7
H3 Housing Provision	0
H4 Land Allocated for Residential Development	0
H5 Windfall Sites for Housing	0
H6 Housing Density	0.1
H7 Extension to High Density Dwellings	0
H8 Conversion of Dwellings and Other	0.1
H9 Affordable Housing	0
H10 Rural Exceptional Sites	0
H11 Special Family Needs	1.1
H12 Residential Care Establishments and Nursing Homes	0
H13 Houseboats	0
H14 Mobile Homes	0.7
H15 Replacement of Mobile Homes with Permanent Dwellings	0.3
H16 Gypsy Sites- Public or Private Residential Caravan Sites	0.1
H17 Short-term Stopping Places for Gypsies	0
H18 Gypsy Sites- Transit Sites	0
Note: % stands for the quoted frequency	

Target

- 60% of new and converted dwellings on previously developed land
- 2,800 additional residential units in the District over the Plan period from 1996 to 2011 (Essex and Southend-on-Sea Replacement Structure Plan)
- Additional 212 affordable housing units by 2015, average 14 affordable housing units per year



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Core Output Indicators (COI)

Housing Issues

- **COIH1:**

a) Net additional dwellings over the previous 5 years period:

Table 5.21 COIH1a

Net Dwelling Stock Change, 2001/2-2005/6					
2001-02	2002-03	2003-04	2004-05	2005-6	2001-2006
161	137	102	181	168	749

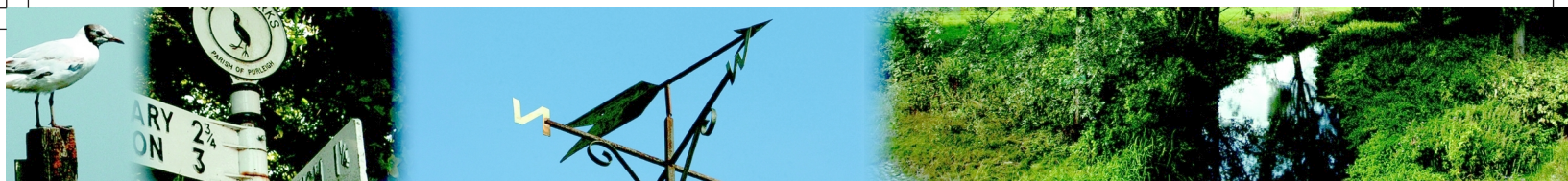
b) Net additional Dwellings for the current year

Table 5.22 COIH1b

Total Number of Gross Completions	202
Less actual loss residential to residential	34
Net Dwelling Completions	168
less Loss of residential to Non Residential Use	0
Net Dwelling Stock Change	168

c) Maldon District Housing Trajectory 1996-2011

The projected housing completion in the District has been developed based upon information described in Table 5.23, presuming that all identified sites would be implemented within the plan period.



Sustainable Planning Outcomes 5

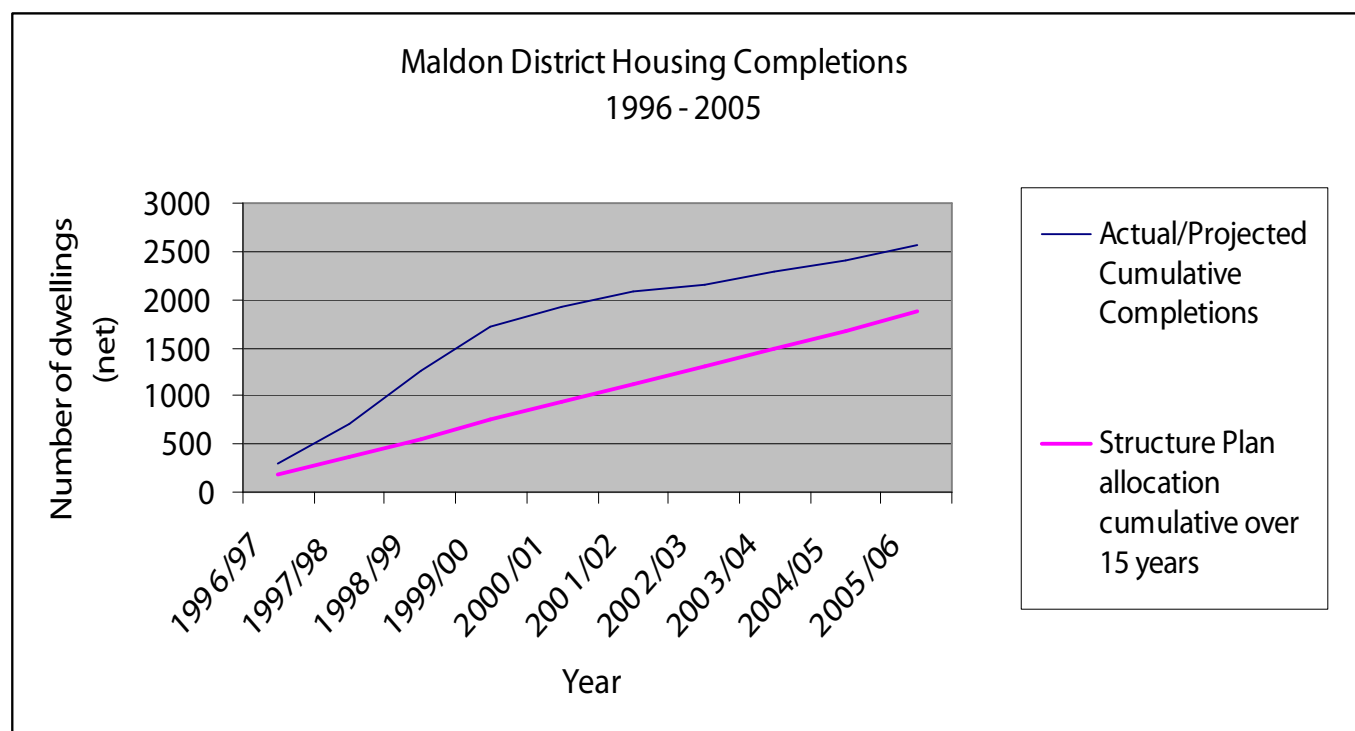
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Table 5.23 COIH1c

Period 1996 - 2011	COMPLETIONS										PROJECTIONS				
	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11
Actual annual completions	296	417	551	450	199	161	77	130	118	168					
Projected annual completions (site based)											146	229	205	187	344
Annual requirement taking account of past/projected completions	187	179	161	128	99	89	81	81	74	67	47	22	-47	-174	-534
Structure Plan allocation annualised over 15 years	187	187	187	187	187	187	187	187	187	187	187	187	187	187	182
Structure Plan allocation cumulative over 15 years	187	374	561	748	935	1122	1309	1496	1683	1870	2057	2244	2431	2618	2800

(Source: Essex County Council Residential Site Survey 2005)

Figure 5.3 COIH1



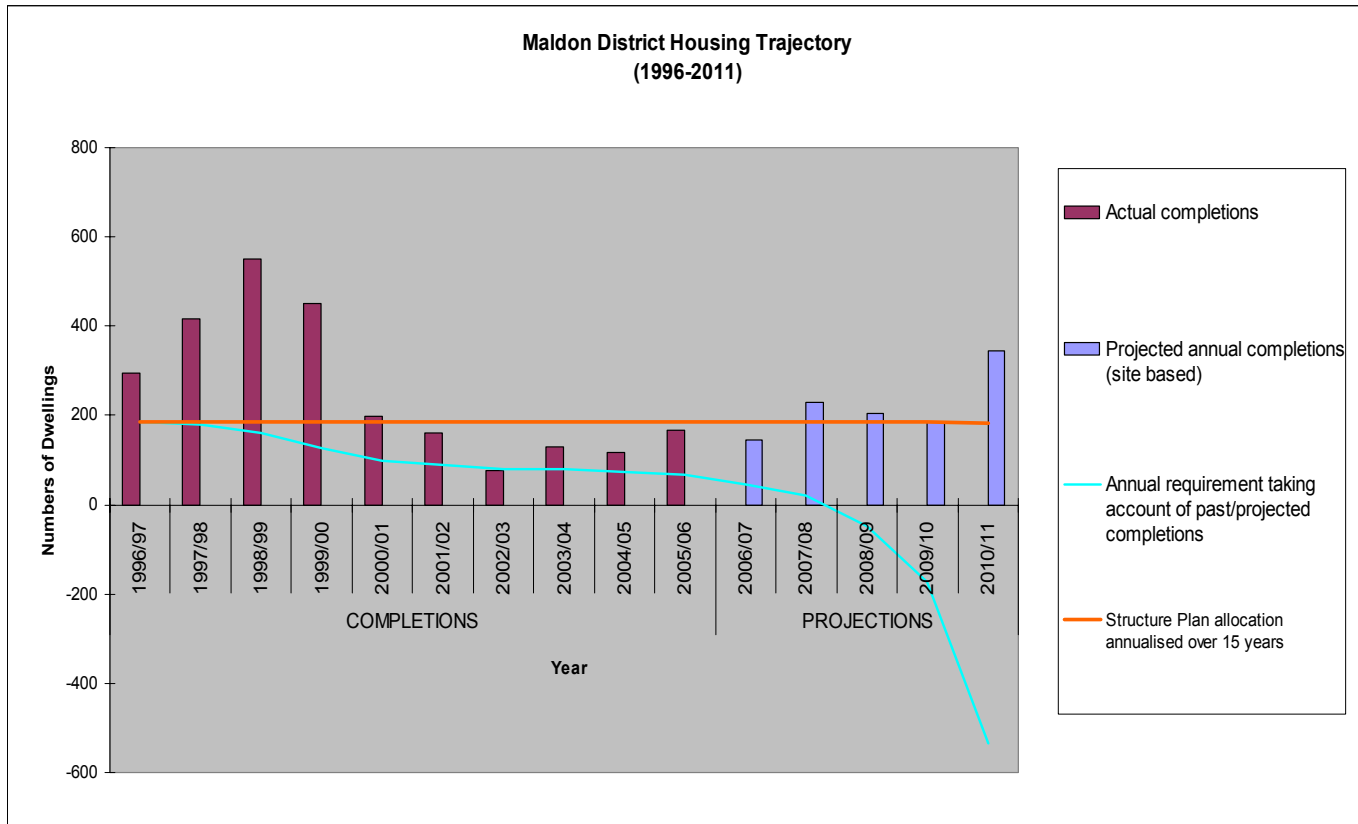
5.6 Figure 5.3 illustrates the net number of dwellings completed in the District since 1996, in relation to the target in the Essex and Southend-On-Sea Replacement Structure Plan (RSP). Between 1996 and 2005, a net total of 2567 were completed, an average rate of 257 dwellings a year. This exceeds the RSP target by 37.4%. (Source: Residential Site Survey 2005)



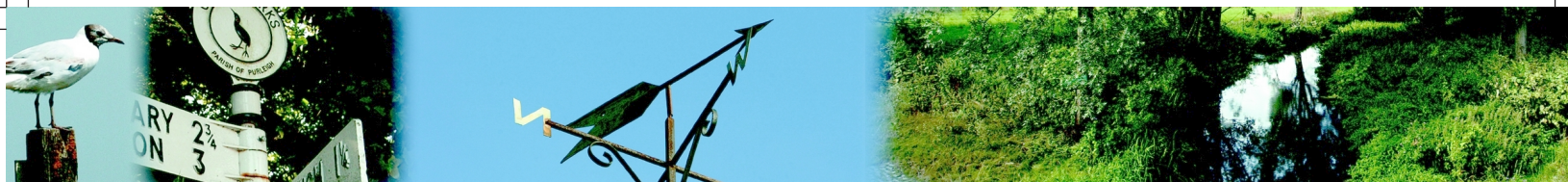
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Figure 5.4 COIH1



- 5.7** The Essex and Southend-on-Sea Replacement Structure Plan sets out that 2,800 additional 'homes' should be provided in Maldon over the 15 year period from 1996 to 2011 and equates to 187 additional unites a year.
- 5.8** If the District is to meet the RSP housing target, 233 additional dwellings are required in its area over the remaining 5 years of the plan period. In consideration of current rate of housing development, the RSP housing requirement will be met by the 2008.
- 5.9** At 31st March 2006, planning permission (either outline or full) existed for 700 dwellings that had not been built, and it is assumed that these sites will be completed within the plan period. Taking account of the findings of the Urban Capacity Study (UCS), allowance made for other sites without planning permission and for windfall sites, the Planning Inspector acknowledged that there would be a surplus of 347 units over the Structure Plan requirement. (Inspector's report for Maldon District Replacement Local Plan, 2004).



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- **COIH2: Percentage of new and converted dwellings on previously developed land between 01/04/2005 and 31/03/2006:**

Table 5.24 COIH2

Gross Dwelling Completions on Previously Developed Land	197
Total Gross Dwelling Completions at 2006	202
% Completions on Previously Developed Land	97.52

- **COIH3: Percentage of new dwellings completed at:**
 - a) less than 30 dwellings per hectare;
 - b) between 30 and 50 dwellings per hectare; and
 - c) above 50 dwellings per hectare

Table 5.25 COIH3

	Less 30 DPH	Between 30-50 DPH	Above 50 DPH
New Dwellings	72.5%	27.5%	0

- **COIH4: Affordable housing completions:**

Table 5.26 COIH4

Affordable Housing	No.	Ward
Completion 2005-2006	3	Heybridge West (Small Public Service Site)
	3	Tolleshunt D'arcy (Small Public Service Site)
	Total: 6 Affordable Housing completions	
Permission granted 2005-2006	3	Purleigh (Small Public Service Site)

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**



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Table 5.27 Gypsy sites provided by local authority (Permanent)

	Site Name and Address	Number of Plots	Caravan Capacity
1	Wood Corner, Old London Road, Woodham Mortimer	20	20
2	Brickhouse Road, Tolleshunt Major	6	6

Table 5.28 Private Gypsy Sites

Date	Authorised Sites (with Planning Permission)	
	Socially Rented	Private
July 2006	42	13
Jan. 2006	33	0
July 2005	39	0
Jan. 2005	58	0
July 2004	42	11

- **COIGT2: Number of unauthorised sites and numbers of caravans on them during 1st April 2005 to 31st March 2006**

Two unauthorised sites with three caravans on them, details as follow:

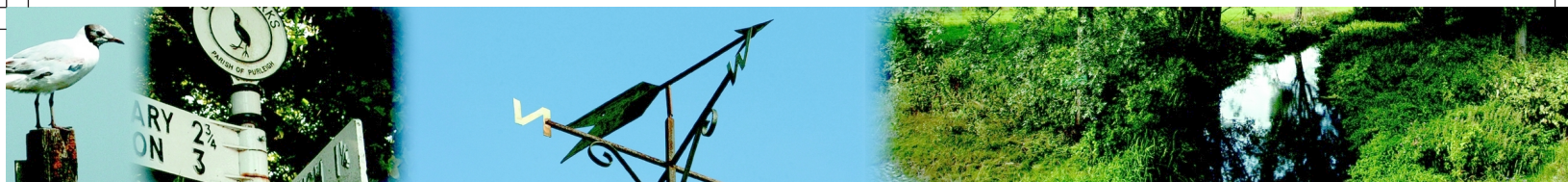
Table 5.29 COIG2

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

The above sites went on to successfully appeal against the decision on 7th September 2006 and 30th June 2006 respectively and therefore there is no unauthorised encampments in the District as at the end of November 2006.

- **COIGT3: Details of any permissions granted for new public or private sites, or expansion of existing sites, during 1st April 2005 to 31st March 2006; and any other unimplemented permissions outstanding at the end of the period**

None



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- 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 has jointly worked 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 was commissioned to undertake this research. The 'Essex County Wide Gypsy and Traveller Accommodation Needs Assessment' was completed and an Executive Summary of the report is available on the Council's website.

- 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, M/H/17, M/H/18, M/H/19 in the emerging Maldon District Replacement Local Plan and H16, H17, H18 in the 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 2005 to 31st March 2006 is summarised as follows:

Table 5.30 Development Control Applications: Gypsy Policies

1st April 2005 -2nd November 2005			
Maldon District Local Plan First Review 1996		Emerging Maldon District Replacement Local Plan	
Policy	%	Policy	%
BE16 Gypsy Caravan Sites	0.2	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: % stands for the quoted frequency

3rd November 2005 - 31st March 2006	
Maldon District Replacement Local Plan (2005)	
Policy	%
H16 Gypsy Sites- Public or Private Residential Caravan Sites	0.1
H17 Short-term Stopping Places for Gypsies	0



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3rd November 2005 - 31st March 2006

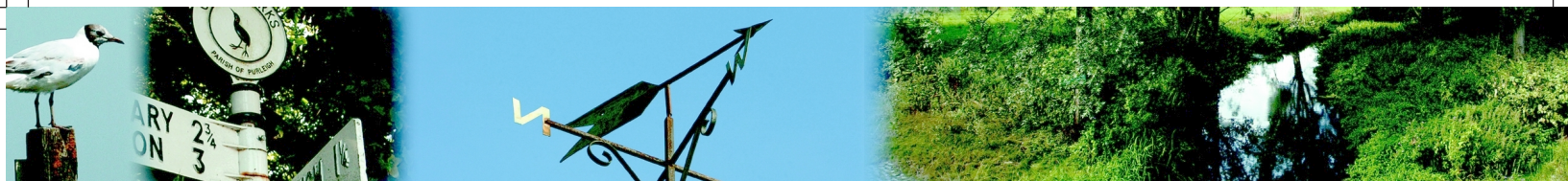
Maldon District Replacement Local Plan (2005)

Policy	%
H18 Gypsy Sites- Transit Sites	0

Note: % stands for the quoted frequency

Summary

5.10 Policy S1 seeks to concentrate development within development boundaries that generally offer a range of local services. The boundaries also have the important function of protecting the countryside from urban sprawl. During the monitoring year, 97.52% of new and converted dwellings were on previously developed land. Due to the majority of housing provision (2,567) having been made at 31st March 2006, the District does not have significant growth pressure to achieve the Structure Plan target, of 2,800 dwellings between 1996 to 2011. If the District is to meet the RSP housing target, 233 additional dwellings are required in its area over the remaining 5 years of the plan period. With the current housing completion rate, the District will meet the RSP housing requirement by the end of 2008. At 31st March 2006, planning permission (either outline or full) existed for 700 dwellings that had not been built, and it is assumed that these sites will be completed within the plan period. The Residential Site Survey 2005 shows potential for a further 539 housing units on small identified sites within existing development boundaries in the District.



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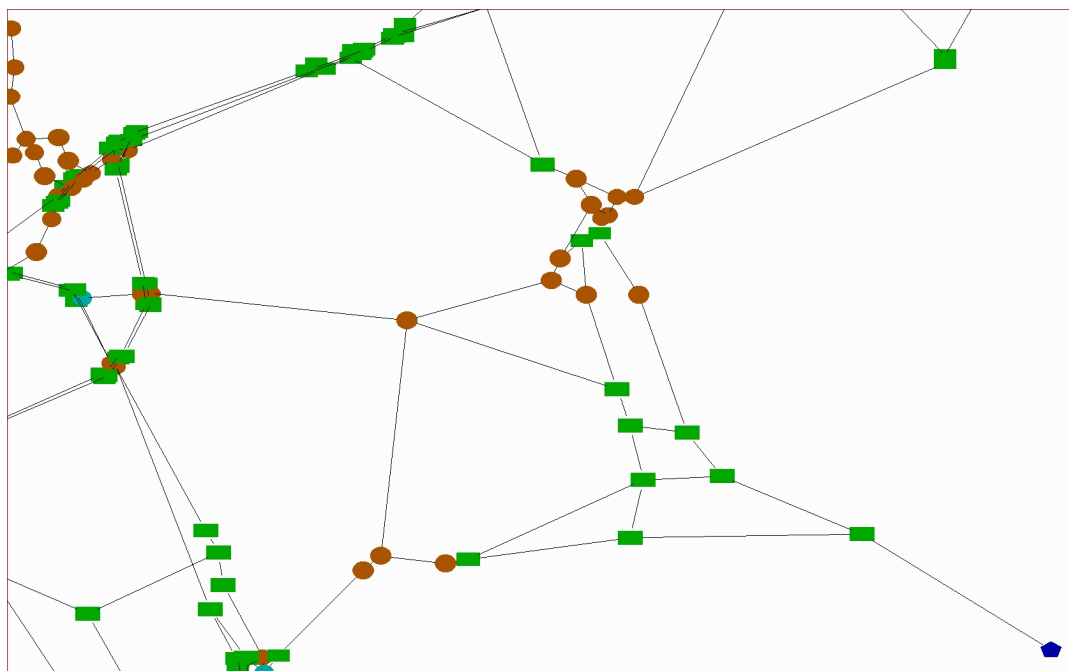
Transport

Contextual Indicator (CI)

- **CIT1: Highway Network**

There is only one 'A' road in Maldon District, namely the A414 linking Maldon with Chelmsford. This is a single carriageway road and also provides access to the A12 Chelmsford bypass. All other roads in the District are 'B' standard or lower. The B1018/B1010 link Maldon with Burnham-on-Crouch, the B1022 links Maldon with Tiptree, the B1018 links Maldon with Witham and the A414/B1418 link Maldon with Woodham Ferrers. Again, these are single carriageway roads. The majority of junctions across the network are either priority junctions or roundabouts as indicated in Figure 5.5. (Source: Highway Agency's East of England Model (EEM), Oct. 2006)

Figure 5.5 Maldon Highway Network



Key: Circles = Roundabouts, Rectangles = Priority Junctions



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- **CT12: Commuting to work** (source: Census, 2001)

Initial comparison of census data for the distance travelled to work in various geographical areas as shown in Table 5.31, indicates that a large number of residents in the East of England region are long distance commuters and Maldon has a higher percentage of residents working mainly at or from home than in other areas.

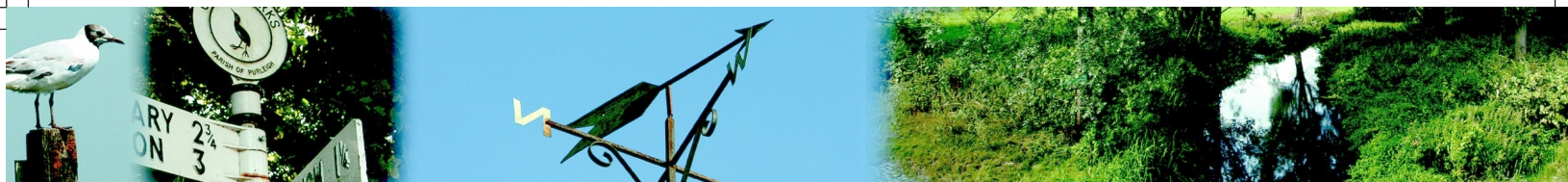
Table 5.31 Comparison of Travel to Work

	England (%)	East of England (%)	Essex (%)	Maldon (%)
Works mainly at or from home	14	16	18	27
Less than 2km	20	22	21	25
2km to less than 5km	20	18	18	9
5km to less than 10km	18	15	14	13
10km to less than 20km	15	15	16	16
20km to less than 30km	5	7	7	6
30km to less than 40km	2	3	3	1
40km to less then 60km	2	2	2	1
60km and over	3	3	2	1

Table 5.32 shows that 47.6% of Maldon's residents who are in employment commute out of the District to their workplace.

Table 5.32 Commuting out-flows in Maldon

	% of resident working population
Commuting within same district	52.4
Commuting between different districts in mid-Essex	21.6
Commuting from mid-Essex to the rest of Essex (post 97)	10.1
Commuting from mid-Essex to the rest of region (East of England)	3.4
Commuting from mid-Essex to outside region	12.5
(Source: mid-Essex Economic Futures, 2006)	



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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

5.11 Transport Policies within the Maldon District Local Plan First Review (1996), the emerging Replacement Local Plan (2003-2005) and Maldon District Replacement Local Plan (2005)

Table 5.33 Development Control Applications: Transport Policies

1st April 2005 - 2nd November 2005			
Local Plan First Review (1996)		Emerging Replacement Local Plan (2003-2005)	
Policy	%	Policy	%
M/T/1 Traffic Management	0	M/T/1 Sustainable transport and location of new development	1.2
		M/T/2 Transport infrastructure in new developments	0.9
		M/T/3 Rail freight facilities	0.1
		M/T/4 Cycle Routes	0
		M/T/5 Cycle parking provision	0.5
		M/T/6 Improvement to pedestrian facilities	0
		M/T/7 Shared car parking in new development	0
		M/T/8 Vehicle parking standards	2.5

Note: % stands for the quoted frequency

3rd November 2005 - 31st March 2006

Maldon District Replacement Local Plan (2005)	
Policy	%
T1 Sustainable Transport and Location of New Development	1.3



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3rd November 2005 - 31st March 2006	
Maldon District Replacement Local Plan (2005)	
Policy	%
T2 Transport Infrastructure in New Developments	1.4
T3 Rail Freight Facilities	0
T4 Cycle Routes	0
T5 Cycle Parking Provision in New developments	0.3
T6 Improvement to Pedestrian Facilities	0
T7 Shared Car Parking in New Development	0
T8 Vehicle Parking Standards	3.5
Note: % stands for the quoted frequency	

Target

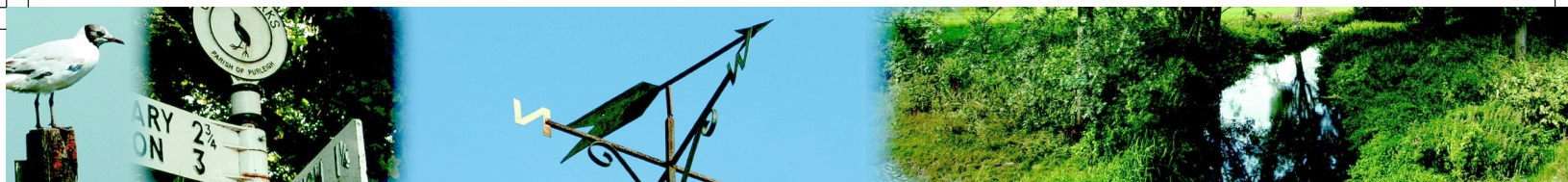
100% of completed non-residential development complying with car parking standards set out in the Vehicle Parking Standards SPD.

Core Output Indicators (COI)

- **COIT1: Percentage of completed non-residential development complying with car parking standards set out in the local development framework: None**

The Vehicle Parking Standards SPD complies with Government policy to promote public transport by reducing the availability of parking facilities for new development from a minimum to a maximum provision. Maldon District Council has reservations about the appropriateness of using maximum standards in the essentially rural District of Maldon where there remains a continuing reliance on cars and private vehicles in the absence of genuine public transport alternatives. The Vehicle Parking Standards SPD was adopted in July 2006 which is beyond the current monitoring period.

- **COIT2:**
 - a) Percentage of new residential development within 30 minutes public transport time of a GP: 97.62%**
 - b) Percentage of new residential development within 30 minutes public transport time of hospital: 42.86%**
 - c) Percentage of new residential development within 30 minutes public transport time of primary school: 98.21%**



Sustainable Planning Outcomes 5

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- d) Percentage of new residential development within 30 minutes public transport time of secondary school: 55.36%**
- e) Percentage of new residential development within 30 minutes public transport time of Employment Area (500 jobs or more): 59.52%**
- f) Percentage of new residential development within 30 minutes public transport time of a Major Retail Area: 60.71%**

Summary

5.12 The majority of new residential developments are located in or close to the town centres of Maldon and Burnham on Crouch where there is easy access to primary schools and a GP. However, due to the poor provision of the infrastructure services in the rural area, a very low percentage of new residential development is within 30 minutes public transport time of a hospital and a secondary school. Due to the rural nature of the District, there is dependence on the car for access to services for residents living in remote villages.



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Retail and Town Centres

Contextual Indicators (CI)

- **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)

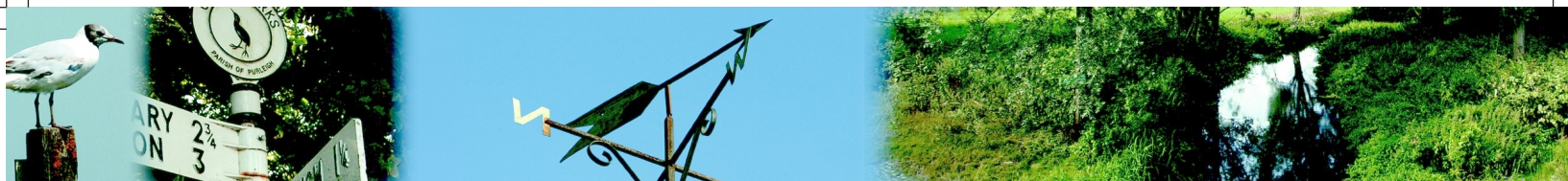
To retain and protect the exiting retail base in urban and rural areas.

Policies

5.13 Retail and Town Centres policies within the Maldon District Local Plan First Review (1996), the emerging Replacement Local Plan (2003-2005) and Maldon District Replacement Local Plan (2005)

Table 5.34 Development Control Applications: Retail and Town Centres Policies

1st April 2005 - 2nd November 2005			
Local Plan First Review (1996)		Emerging Replacement Local Plan (2003-2005)	
Policy	%	Policy	%
M/SH/1 Shopping Development Outside Town Centres	0	M/SH/1 Retail Development	0
M/SH/2 Exceptional Retail Uses	0	M/SH/2 Core Retail Areas	0.1
M/SH/3 Ground Floor Office Uses in Maldon Town Centre	0.1	M/SH/3 Protection of the retail function of town and district centres	0.1
M/SH/4 Conversion of Upper Floors to Flats	0	M/SH/4 Maldon Market	0.1
M/SH/5 Farm Shops	0	M/SH/5 Town and District Centre development proposals	0
M/SH/6 Public Houses, Restaurants, Take Away Premises and Laundrettes	0.1	M/SH/6 New public car park provision in Maldon town centre	0.1
		M/SH/7 Local Shopping Centres in urban areas	0



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1st April 2005 - 2nd November 2005

Local Plan First Review (1996)		Emerging Replacement Local Plan (2003-2005)	
Policy	%	Policy	%
		M/SH/8 Village shops and services	0.1
		M/SH/9 Farm Shops	0
		M/SH/10 Retail uses in industrial employment areas	0
		M/SH/11 Retail outlets ancillary to manufacturing businesses	0

Note: policies shown as strike through are now deleted from the Replacement Local Plan
% stands for the quoted frequency

3rd November 2005 - 31st March 2006

Maldon District Replacement Local Plan (2005)	
Policy	%
REC1 Allocation of Land for Formal Public Open Space	0.1
REC2 Provision of Public Playing Pitches	0.1
REC3 Children's Play Space Associated with New Housing Developments and Elsewhere in the District	0
REC4 Allocation of Land for Informal Open Space	0
REC5 Provision of Informal Open Space	0
REC6 Provision of Amenity Areas	0
REC7 Protection of Existing Public and Private Open Space	0
REC8 Open Spaces in Towns and Villages	0
REC9 Indoor Sports, Leisure and Recreation Facilities	0
REC10 Public Rights of Way	0
REC11 The Blackwater Rail Trail	0
REC12 Riding Establishments	0.9
REC13 Small-scale Proposals for Recreation and Tourist Developments in the Countryside	0
REC14 Golf Courses, Extensions and Facilities	0
REC15 Golf Driving Ranges	0



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3rd November 2005 - 31st March 2006

Maldon District Replacement Local Plan (2005)

Policy	%
REC16 Permanent Uses of Land or Water for Spot	0
REC17 Water Recreation Facilities	0.3
REC18 After-use of Gravel Workings	0
REC19 Hotel and Guest House Accommodation	0
REC20 Static and Touring Caravan Sites, Chalet Sites and Camping Site	0
REC21 Redevelopment of Tourist Accommodation	0.1

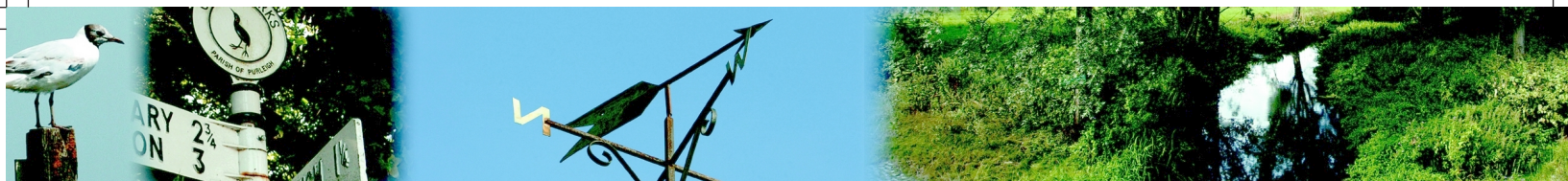
Note: % stands for the quoted frequency

Target

No target at this stage

Core Output Indicators (COI)

- **COIRT1: Amount of completed retail, office and leisure development:**
None
- **COIRT2: Percentage of completed retail, office and leisure development in town centres**
None



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Local Output Indicators (LOI)

- **LOIRT1: Amount of sites for non-residential use (excluding employment uses) lost to residential use:**

Table 5.35 LOIRT1

Planning Permission No.	Address	Proposal	Site (ha)
MAL/0452/02	1 Hillside Road, Burnham-on-Crouch	Change of Use Day Nursery to New Dwelling	0.05
MAL/0822/04	2 Market Hill, Maldon, CM9 4PZ	Renewal of planning permission granted under FUL/MAL/98/0308 for the conversion of offices to flats	0.01
MAL/0391/05	Pumping Station, Spital Road, Maldon	Extension & conversion of pumping station to form two bedroomed flats with parking	0.01
MAL/0626/04	36 Spital Road, Maldon	Redevelopment of garage site for the erection of 54 sheltered apartments plus managers accommodation	0.54
MAL/0549/01	18 High Street Southminster	Change of Use Barn to New Dwelling	0.02
MAL/0737/03	The White Horse PH, Tillingham Road Dengie	Change of Use Public House to New Dwelling	0.18
MAL/0757/05	Lanes Garage, Witham Road, Tolleshunt Major	Erection of terrace of 3 no. three bed houses	0.06
MAL/1199/02	Elms Farm, Lodge Road, Woodham Mortimer	Change of Use Farm Building to New Dwelling	0.46
Total			1.33ha

Summary

5.14 Information shows no growth in the areas of services and infrastructure within the District. Future policy should aim to convert these declining development areas into growth.



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Recreation and Leisure

Contextual Indicators (CI)

- **Major Areas of Open Spaces within the District:**
Promenade Park, Park Drive, Maldon (awarded Green Flag in 2006)
Riverside Park, Millfields/Foundry Lane, Burnham on Crouch
Elms Farm Park, Heybridge Approach, Heybridge
- **Smaller parks:**
Longfields, Maldon
Oak Tree Meadow, Heybridge (awarded Green Flag in 2006)
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 can be viewed at www.maldon.gov.uk/leisure/parksandopenspaces

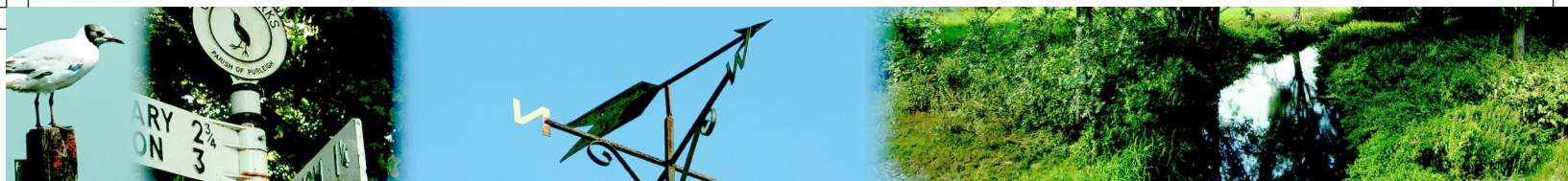
MONITORING OF OBJECTIVES, POLICIES AND CORE OUTPUT INDICATORS

Strategic Objective (S vi)

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

Policies

- 5.15** Leisure and Recreation policies within the Maldon District Local Plan First Review (1996), the emerging Replacement Local Plan (2003-2005) and Maldon District Replacement Local Plan (2005)



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Table 5.36 Development Control Applications: Leisure and Recreation Policies

1st April 2005 - 2nd November 2005			
Local Plan First Review (1996)		Emerging Replacement Local Plan (2003-2005)	
Policy	%	Policy	%
M/REC/1 Public Open Space Provision and Protection of Existing Playing Fields	0.1	M/REC/1 Allocation of land for formal public open space	0.1
M/REC/2 Leisure Plots	0	M/REC/2 Provision of public playing pitches	0
M/REC/3 Bridleways	0	M/REC/3 Children's play space associated with new housing developments and elsewhere in the District	0
M/REC/4 Riding Stables	0.5	M/REC/4 Provision of children's play space not associated with new housing development	0
M/REC/5 Recreation and Tourist Developments	0.4	M/REC/5 Allocation of land for informal open space	0.1
M/REC/6 Golf Courses	0.2	M/REC/6 Provision of informal open space	0
M/REC/7 Waterside Uses	0	M/REC/7 Provision of amenity areas	0
M/REC/8 After use of Gravel Workings	0	M/REC/8 Protection of existing public and private open space	0.1
M/REC/9 Hotel and Guest house Accommodation	0.1	M/REC/9 Open spaces in towns and villages	0
M/REC/10 Extensions to Caravan / Chalet Sites	0	M/REC/10 Blackwater Leisure Centre Indoor sports, leisure and recreation facilities	0
M/REC/11 Permanent Use of Land or Water for Minority Sports	0	M/REC/11 Shared use	0
		M/REC/12 New recreation and leisure facilities	0.1
		M/REC/12A Leisure and Civic Quarter, South East Maldon	0
		M/REC/13 Public Footpaths Rights of Way	0.1
		M/REC/14 The Blackwater Rail Trail	0
		M/REC/15 Riding establishments	0.4



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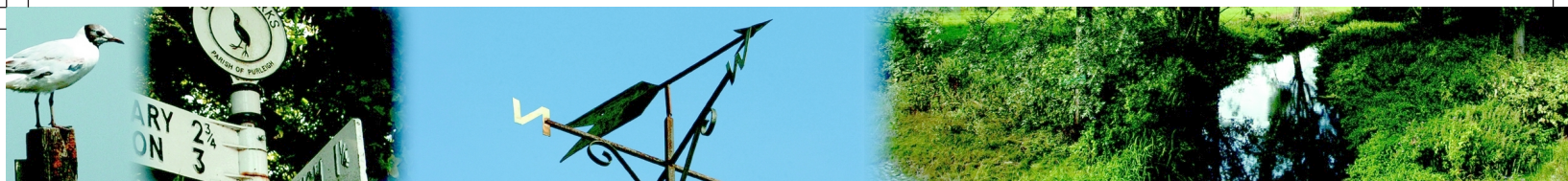
1st April 2005 - 2nd November 2005

Local Plan First Review (1996)		Emerging Replacement Local Plan (2003-2005)	
Policy	%	Policy	%
		M/REC/16 Small scale proposals for recreation and tourist developments in the countryside	1.2
		M/REC/17 Golf courses, extensions and facilities	0.3
		M/REC/18 Golf driving ranges	0
		M/REC/19 Permanent uses of land or water for sport	0.1
		M/REC/20 Water recreation facilities	0.1
		M/REC/21 After-use of gravel workings	0.1
		M/CC/20 Tourist accommodation on farms	0
		M/REC/22 Hotel and guest house accommodation	0.3
		M/REC/23 Static and touring caravan sites, or chalet sites and camping sites	0
		M/REC/24 Redevelopment of tourist accommodation	0.1
		M/REC/25 Leisure Plots	0

Note: policies shown as strikethrough are now deleted from the Replacement Local Plan
% stands for the quoted frequency

3rd November 2005 - 31st March 2006

Maldon District Replacement Local Plan (2005)	
Policy	%
REC1 Allocation of Land for Formal Public Open Space	0.1
REC2 Provision of Public Playing Pitches	0.1
REC3 Children's Play Space Associated with New Housing Developments and Elsewhere in the District	0
REC4 Allocation of Land for Informal Open Space	0
REC5 Provision of Informal Open Space	0
REC6 Provision of Amenity Areas	0



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3rd November 2005 - 31st March 2006

Maldon District Replacement Local Plan (2005)

Policy	%
REC7 Protection of Existing Public and Private Open Space	0
REC8 Open Spaces in Towns and Villages	0
REC9 Indoor Sports, Leisure and Recreation Facilities	0
REC10 Public Rights of Way	0
REC11 The Blackwater Rail Trail	0
REC12 Riding Establishments	0.9
REC13 Small-scale Proposals for Recreation and Tourist Developments in the Countryside	0
REC14 Golf Courses, Extensions and Facilities	0
REC15 Golf Driving Ranges	0
REC16 Permanent Uses of Land or Water for Sport	0
REC17 Water Recreation Facilities	0.3
REC18 After-use of Gravel Workings	0
REC19 Hotel and Guest House Accommodation	0
REC20 Static and Touring Caravan Sites, Chalet Sites and Camping Site	0
REC21 Redevelopment of Tourist Accommodation	0.1
Note: % stands for the quoted frequency	

Target

Council target: 100% eligible open spaces managed to Green Flag award standard



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Core Output Indicators (COI)

- **COIRL1: Percentage of eligible open spaces managed to Green Flag Award standard**
52.7%
Promenade Park: approximately 26.1ha
Oak Tree Meadow: approximately 3.3ha
The amount of all publicly accessible open space: approximately 55.8ha

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.

Summary

- 5.16** There are plenty of green and open spaces to enjoy in the District. In 2006, two of three eligible open spaces have been awarded Green Flag, the national standard for parks and green spaces in England and Wales.

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Built Environment

Contextual Indicators (CI)

- **CIBE1: Built Environment Conservation**
Maldon District is rich in archaeology and historic buildings.
 - **Number of Conservation Areas:** 12
 - **Number of Scheduled Ancient Monument sites:** 20
 - **Location of important parks, gardens and landscape:** 1 - Braxted Park
 - **Number of Listed Buildings:** 994
 - **Number of grade I Listed Buildings:** 14
 - **Number of grade II* Listed Buildings:** 47
 - **Number of grade II Listed Buildings:** 928

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

5.17 Built Environment policies within the Maldon District Local Plan First Review (1996), the emerging Replacement Local Plan (2003-2005) and Maldon District Replacement Local Plan (2005)

Table 5.37 Development Control Applications: Built Environment Policies

1st April 2005 - 2nd November 2005			
Local Plan First Review (1996)		Emerging Replacement Local Plan (2003-2005)	
Policy	%	Policy	%
M/BE/1 Design of New Buildings	19.7	M/BE/1 Design of buildings	23.4
M/BE/2 Design of Residential Buildings	7.4	M/BE/1A Inclusive access and accessibility	0.7
M/BE/3 Density	2.5	M/BE/2 Relationship of buildings to their surroundings	0.9
M/BE/4 Layout of Housing Areas	0.1	M/BE/3 Effect of development on occupiers of neighbouring buildings and land	1.2

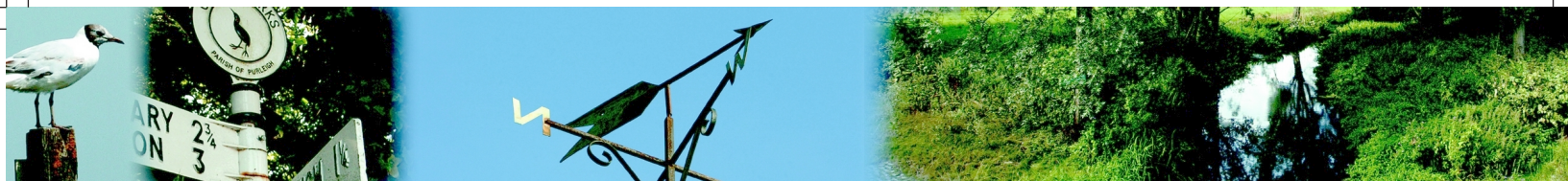


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1st April 2005 - 2nd November 2005

Local Plan First Review (1996)		Emerging Replacement Local Plan (2003-2005)	
Policy	%	Policy	%
M/BE/5 Open Space in Towns and Villages	0	M/BE/4 Public and Private Circulation Spaces	0.1
M/BE/6 Bus Routes	0.1	M/BE/5 Designing a Safe Environment	0.1
M/BE/7 Facilities for Pedestrians	0	M/BE/6 Parking Areas	3.9
M/BE/8 Facilities for Cyclists	0.3	M/BE/7 Landscaping	0.6
M/BE/9 Traffic in Housing Areas	0.1	M/BE/8 Landscape scheme implementation	0.4
M/BE/10 Extensions to Dwellings	228	M/BE/9 Extensions to Dwellings	169
M/BE/11 Landscape of Development Sites	4.7	M/BE/10 Shop Fronts	0.4
M/BE/12 Car Parking Standards	3.2	M/BE/11 Lighting	0.1
M/BE/13 Social Housing	0.1	M/BE/12 Access for Disabled People	0.5
M/BE/14 Conversion to Flats	0	M/BE/13 Change of Use and Design of New Buildings	1.2
M/BE/15 Mobile Homes and Houseboats	0.1	M/BE/14 Advertisements on Buildings	0.1
M/BE/16 Gypsy Caravan Sites	0.2	M/BE/15 Display of Advertisements Remote from the Site Being Advertised	0.1
M/BE/17 Conservation Area Protection and Enhancement	3.7	M/BE/16 Advertisements within Conservation Areas	0.7
BE/18 Applications in Conservation Areas	0.2	M/BE/17 Protection of Conservation Areas	0.8
M/BE/19 Demolition in Conservation Areas	0.8	M/BE/18 Control of Demolition in Conservation Areas	0.1
M/BE/20 Alterations, Additions and Changes of Use of Listed buildings	2.2	M/BE/19 Development in Conservation Areas	2.9
M/BE/21 Demolition of Listed Buildings	0.3	M/BE/20 Demolition of Listed Buildings	0.3
M/BE/22 Preservation and Repair of Listed Buildings	0.4	M/BE/21 Change of Use affecting Listed Buildings	0.8
M/BE/23 Protection of Archaeological Sites	0.4	M/BE/22 Extensions and Additional Buildings in the Curtilage of Listed Buildings	1.4
M/BE/24 Archaeology and Development	0.2	M/BE/23 Preservation of Nationally Important Archaeological Sites	0.1



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1st April 2005 - 2nd November 2005

Local Plan First Review (1996)		Emerging Replacement Local Plan (2003-2005)	
Policy	%	Policy	%
M/BE/25 Applications for Express Consent	0	M/BE/23 Development at Local archaeological sites	0.1
M/BE/26 Applications for Advertisements in Conservation Areas	0	M/BE/24 Telecommunication development	0.3
M/BE/27 Applications for Advertisements in Areas of Special Control	0	M/BE/25 Requirement for "Prior Approval".	0
M/BE/28 Other Applications for Advertisements	0	M/BE/26 The Installation of Satellite Dishes	0
M/BE/29 Applications for Advertisements at Petrol Filling Stations	0	M/BE/27 The Installation of Satellite Dishes in Conservation Areas and on Listed Buildings	0
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	0.6		
M/BE/34 Special Family Needs	0.3		
M/BE/35 Residential Care Establishments	0		

Note: policies shown as strikethrough are now deleted from the Replacement Local Plan.
% stands for the quoted frequency

3rd November 2005 - 31st March 2006

Maldon District Replacement Local Plan (2005)	
Policy	%
BE1 Design of New Development and Landscaping	25.4
BE2 Inclusive Access and Accessibility	0.7
BE3 Public and Private Amenity Spaces	0.2
BE4 Designing a Safe Environment	0.1
BE5 Parking Areas	0.5
BE6 Extensions to Dwellings	19.0



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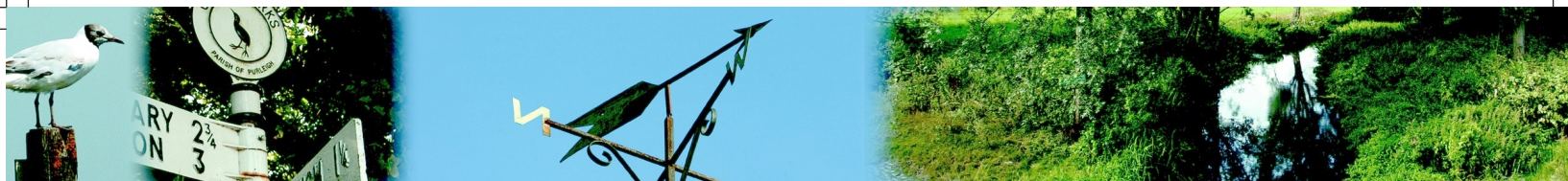
3rd November 2005 - 31st March 2006

Maldon District Replacement Local Plan (2005)

Policy	%
BE7 Design of Shop Fronts	0.1
BE8 Lighting	0.7
BE9 Advertisements on Buildings	0
BE10 Display of Advertisements Remote from the Site being Advertised	0
BE11 Advertisements within Conservation Areas and Affecting Listed Buildings	0.1
BE12 Control of Demolition in Conservation Areas	0.1
BE13 Development in Conservation Areas	3.4
BE14 Demolition of Listed Buildings	0.1
BE15 Change of Use Affecting Listed Buildings	0.5
BE16 Estensions Alterations to and Additional Buildings in the Curtilage of Listed Buildings	1.5
BE17 Preservation of Sites of Naitonal Important Archaeological Remains and their Settings	0.1
BE18 Control of Development at a Site of Local Archaeological Value	0.4
BE19 Telecommunication Development	0.3
BE20 The Installation of Satellite Dishes in Conservation Areas and on Listed Buildings	0
Note: % stands for the quoted frequency	

Target

No target at this stage



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Local Output Indicators (LOI)

- **LOIBE1: Numbers of buildings at risk 2006**

Table 5.38 LOIBE1

Address	Designation	Priority
114 High Street, Maldon	Grade II	B
Bacons Barn, Bacons Chase, Bradwell-on-Sea	Grade II	C
Conservatory at Down Hall, Bradwell-on-Sea	Grade II	A
Kennel Barn, Maldon Rd, Bradwell-on-Sea	Grade II	A
Southminster Hall Farm, Hall Rd, Southminster	Grade II	C
1, The Square, Tillingham	Grade II	C
Creeksea Place, Ferry Rd, Burnham-on-Crouch	Grade II*	B
Cave/Ice House, Braxted Park, Great Braxted	Grade II*, RPGII*	C
Byre at Bohuns Hall, Church Street, Tollesbury	Grade II	C
Barn at Gowwell Hall, Tollesbury Rd, Tollesbury	Curtilage	A
Granary at Woodrolfe Creek, Tollesbury	Grade II	D
Total numbers of building at risk: 11		
(Source: Historic Buildings at Risk Register 2006, ECC)		

- **LOIBE2: Buildings removed from the BARR 2006**

Table 5.39 LOIBE2

No Longer At Risk
Grove Hall, Tolleshunt Knights
Granary at Grove Hall, Tolleshunt Knights
(Source: Historic Buildings at Risk Register 2006, ECC)



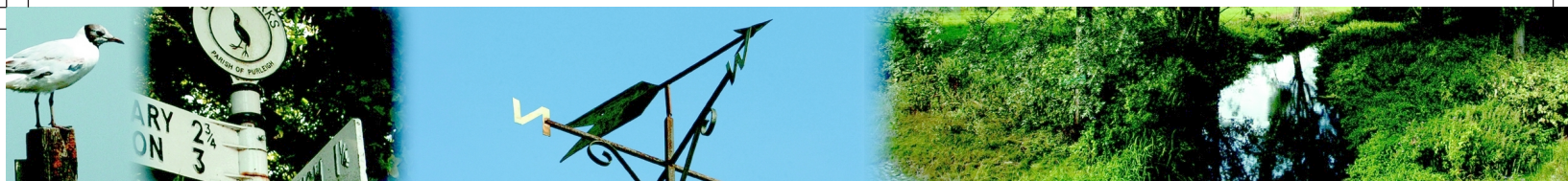
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- **LOIBE3: The impact of new developments on amenity –Rural District**
No data available. Monitoring arrangements to survey residents' views on the built environment could be established through the Council's Public Satisfaction Survey.

Summary

5.18 Much of the District has a high quality historic built environment. Planning policies need to address the relationships between amenity resources and continuing pressures for further development.



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Public Utilities

Contextual Indicators (CI)

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

5.19 Public Services policies within the Maldon District Local Plan First Review (1996), the emerging Replacement Local Plan (2003-2005) and Maldon District Replacement Local Plan (2005)

Table 5.40 Development Control Applications: Public Services Policies

1st April 2005 - 2nd November 2005			
Local Plan First Review (1996)		Emerging Replacement Local Plan (2003-2005)	
Policy	%	Policy	%
M/PS/1 Telecommunications	0.5	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	0.1

Note: policies shown as strikethrough are now deleted from the Replacement Local Plan
% stands for the quoted frequency



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3rd November 2005 - 31st March 2006	
Maldon District Replacement Local Plan (2005)	
Policy	%
PU1 Provision of Education Facilities	0
PU2 Recycling Facilities in New Developments	0
PU3 Protection of Health Care Facilities	0
PU4 New Health Care Facilities	0
PU5 Maldon Fire Station	0
PU6 Renewable Energy	0.1
Note: % stands for the quoted frequency	

Target

10% of energy used in new development which comes from on site renewable

Core Output Indicators (COI)

- **COIPU1: Planning Permission granted for Renewable Energy by type: None**

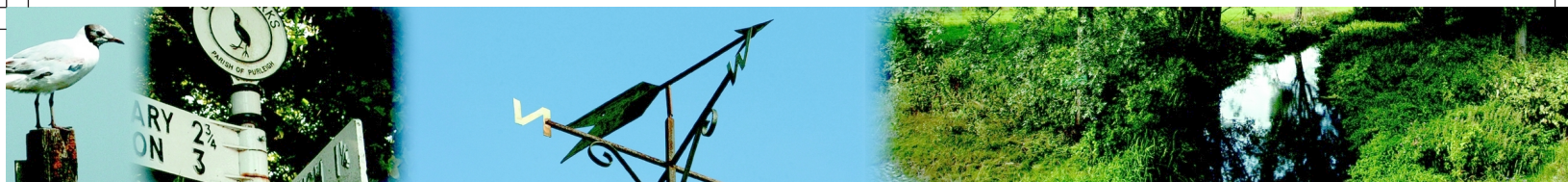
Local Output Indicators (LOI)

- **LOIPU1: Amount of energy saving for the period 2005/06 and % of total energy saving since 1996**

Maldon District Council reported an energy saving of 3,587MWh for the period 2005/06 and 6.99% total energy saving since 1996.

Summary

5.20 Information to record renewable energy development will be collected through the development control process. In addition, Maldon District Council carries out energy monitoring work under the Home Energy Conservation Act 1996. Maldon District Council is developing a reporting procedure so that data can be compiled on the amount of energy saved throughout the District across the three tenancy types, Social Tenants, Private Rented Tenants and Owner Occupiers.



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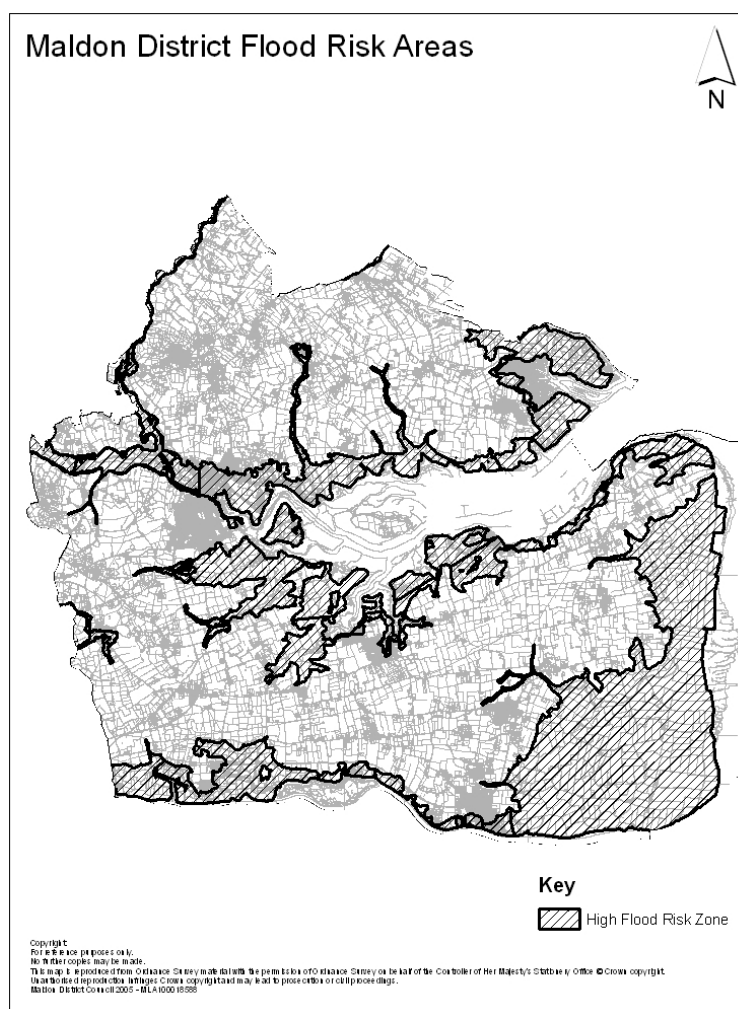
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Constraints

Contextual Indicators (CI)

- 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)
- The Environment Agency is responsible for producing Flood Risk Maps (the Flood Map and the Flood Map) of areas at risk of flooding.

Figure 5.6 Maldon District Flood Risk Areas





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MONITORING OF OBJECTIVES, POLICIES AND CORE OUTPUT INDICATORS

Strategic Objective (Six)

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

Policies

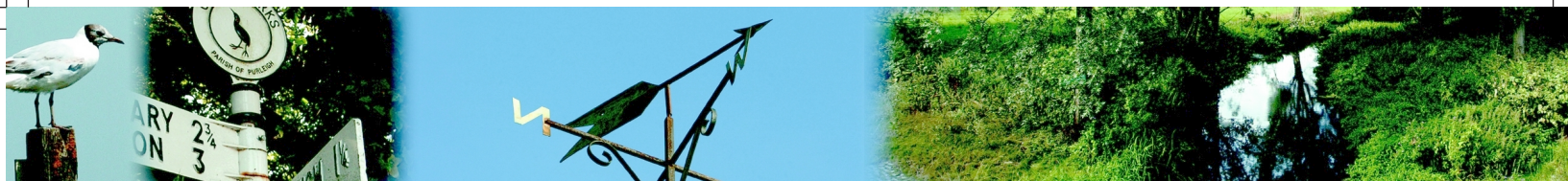
5.21 Constraints policies within the Maldon District Local Plan First Review (1996), the emerging Replacement Local Plan (2003-2005) and Maldon District Replacement Local Plan (2005)

Table 5.41 Development Control Applications: Constraints Policies

1st April 2005 - 2nd November 2005			
Local Plan First Review (1996)		Emerging Replacement Local Plan (2003-2005)	
Policy	%	Policy	%
None		M/CON/1 Development in Areas at Risk from Flooding	2.7
		M/CON/2 Sustainable Drainage Systems	0.8
		M/CON/3 Coastal Defence	0
		M/CON/4 Development on unstable land	0
		M/CON/4A Pollution prevention	0.9
		M/CON/5 Contaminated land	0.2
		M/CON/6 Development affecting Airports	0

Note: % stands for the quoted frequency

3rd November 2005 - 31st March 2006	
Maldon District Replacement Local Plan (2005)	
Policy	%
Con1 Development in Areas at Risk from Flooding	2.7
Con2 Sustainable Drainage Systems	0.8
Con3 Coastal Defence	0
Con4 Development on Unstable Land	0
Con5 Pollution Prevention	0.9



Sustainable Planning Outcomes 5

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3rd November 2005 - 31st March 2006

Maldon District Replacement Local Plan (2005)

Policy	%
Con6 Contaminated Land	0.2
CON7 Development Affecting Airports	0

Note: % stands for the quoted frequency

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:**
 None

Summary

5.22 Some parts of the District are at risk from both river and coastal flooding due to its coastal location. Planning policies should avoid developments taking place in flood risk areas of the sites or allow development with measures to manage or mitigate flood risk effects.



6 Significant Effects Indicators

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6 Significant Effects Indicators

- 6.1** Significant effects indicators are a product of the Sustainability Appraisal process. They enable a comparison to be made between the predicted effects of policies on society, the environment and the economy and the actual effects measured during implementation of the policies.

- 6.2** The Maldon District Replacement Local Plan was not subjected to Sustainability Appraisal as this was written prior to the European Directive 2001/42/EC (the SEA Directive) coming into force.

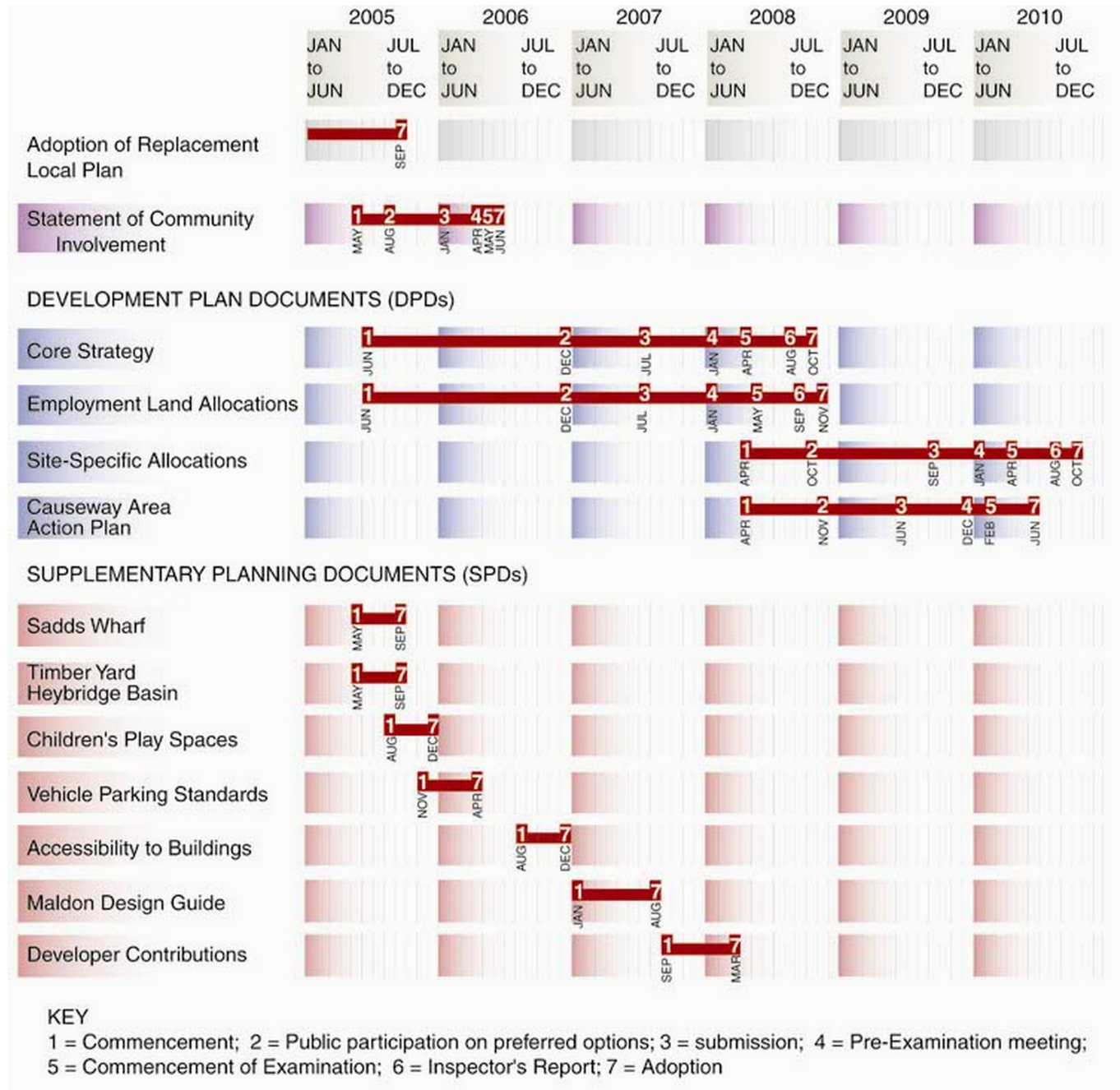
- 6.3** Significant effects will be monitored in future AMRs once the SEA/SA process has been completed for the Core Strategy.



Appendix 1

TIMETABLE FOR THE PREPARATION OF THE MALDON DISTRICT LDF 2005-2009 (ADOPTED IN MAY 2005)

Figure 1 Timetable May 2005





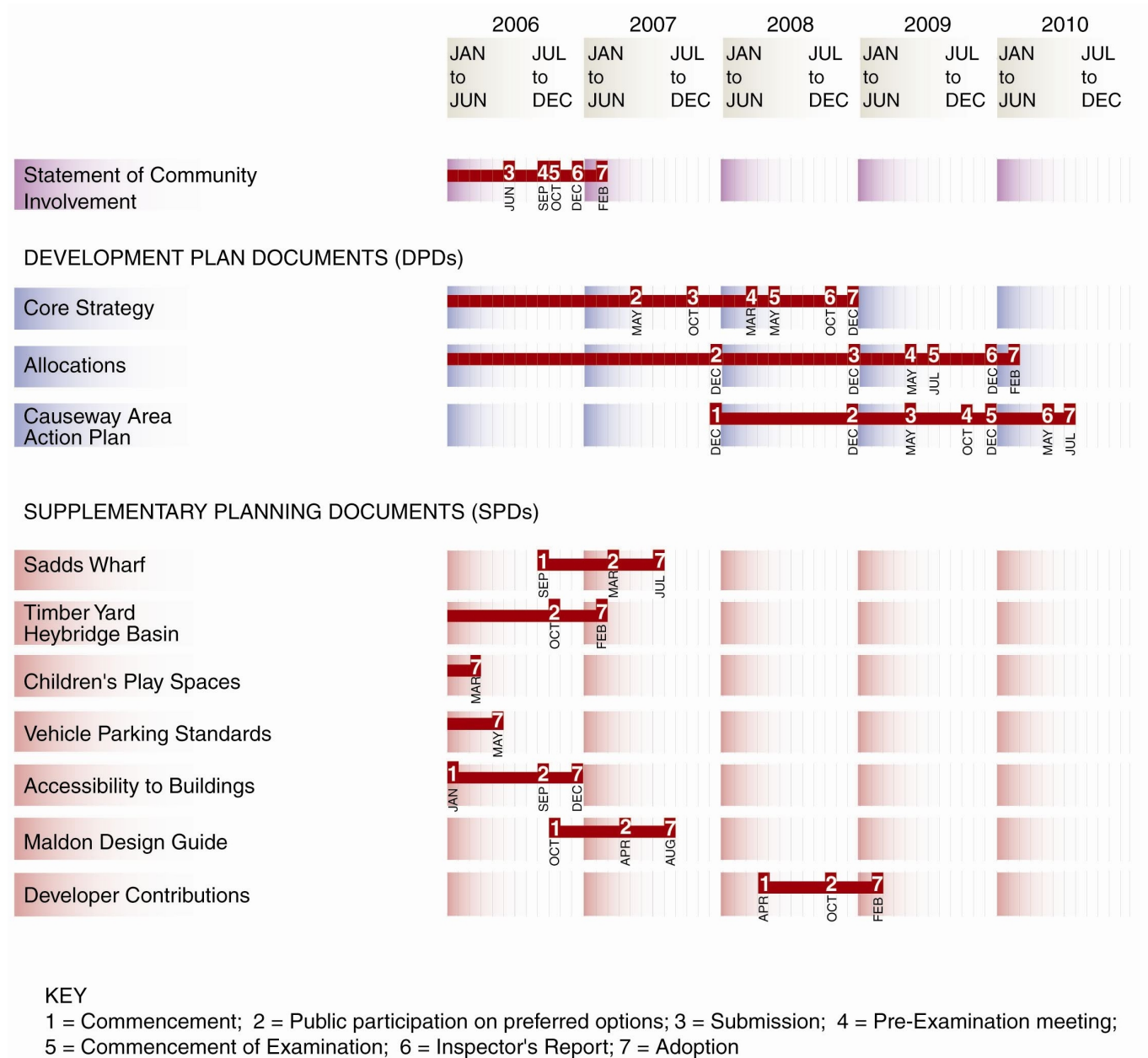
Appendix 2

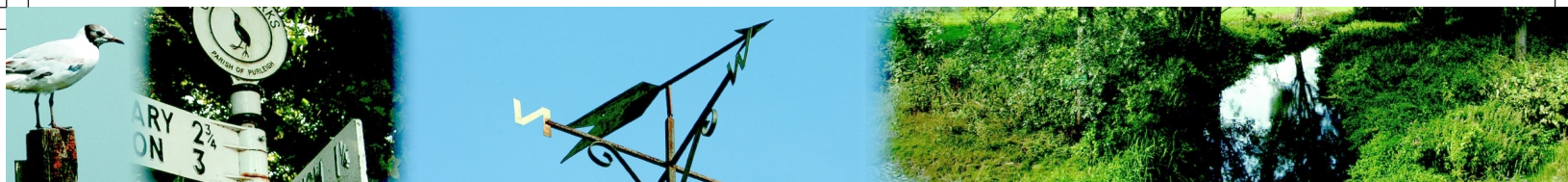
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Appendix 2

TIMETABLE FOR THE PREPARATION OF THE MALDON DISTRICT LDF 2005-2009 (ADOPTED IN SEPTEMBER 2006)

Figure 1 Timetable September 2006





Appendix 3

DEVELOPMENT CONTROL APPLICATIONS: NON-QUOTED POLICIES DURING THE MONITORING PERIOD

- 1st April 2005 - 2nd November 2005

Table 1 Local Plan First Review (1996)

M/BE/5 Open Space in Towns and Villages
M/BE/7 Facilities for Pedestrians
M/BE/14 Conversion to Flats
M/BE/25 Applications for Express Consent
M/BE/26 Applications for Advertisements in Conservation Areas
M/BE/27 Applications for Advertisements in Areas of Special Control
M/BE/28 Other Applications for Advertisements
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/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/35 Residential Care Establishments
M/BE/36 Development on Unstable Land
M/NE/6 Ancillary Agricultural Activities
M/NE/7 Intensive Livestock Units
M/NE/14 Landscape Improvements
M/SH/1 Shopping Development Outside Town Centres
M/SH/2 Exceptional Retail Uses
M/SH/4 Conversion of Upper Floors to Flats



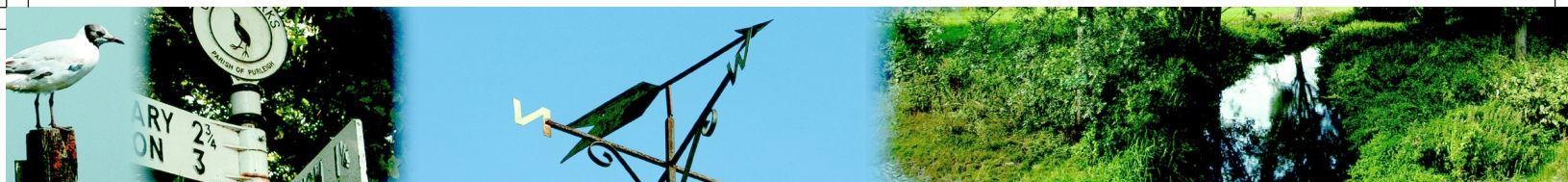
Appendix 3

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M/SH/5 Farm Shops
M/REC/2 Leisure Plots
M/REC/3 Bridelways
M/REC/7 Waterside Uses
M/REC/8 Afteruse of Gravel Workings
M/REC/10 Extensions to Caravan / Chalet Sites
M/REC/11 Permanent Use of Land or Water for Minority Sports
M/T/1 Traffic Management
M/M/1 Monitoring

Table 2 Emerging Replacement Local Plan(2003-2005)

M/CON/3 Coastal Defence
M/CON/4 Development on unstable land
M/CON/6 Development affecting Airports
M/CC/3 Local Nature Reserves
M/CC/8 Maldon Riverside Area
M/CC/12 Protection of the best and most versatile agricultural land
M/CC/13 Prior Approval for agricultural buildings
M/CC/15 Temporary accommodation for agricultural workers
M/CC/17 Intensive livestock units
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/9 Conversion and reuse of upper floors for housing
M/H/10 Affordable housing
M/H/13 Residential care establishments and nursing homes
M/H/14 Houseboats
M/H/17 Gypsy Sites - public or private residential caravan sites
M/H/18 Short Term Stopping Places for Gypsies
M/H/19 Gypsy Sites - Transit Sites
M/E/1b Timber Yard



Appendix 3

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M/E/1c Sadd's Wharf
M/E/6 Working from home
M/BE/25 Requirement for "Prior Approval"
M/BE/26 The installation of satellite dishes
M/BE/27 The installation of satellite dishes in Conservation Areas and on Listed Buildings
M/SH/1 Retail Development
M/SH/5 Town and District Centre development proposals
M/SH/7 Local Shopping Centres in urban areas
M/SH/9 Farm Shops
M/SH/10 Retail uses in industrial employment areas
M/SH/11 Retail outlets ancillary to manufacturing businesses
M/REC/2 Provision of public playing pitches
M/REC/3 Children's play space associated with new housing developments and elsewhere in the District
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
M/REC/9 Open spaces in towns and villages
M/REC/10 Blackwater Leisure Centre Indoor sports, leisure and recreation facilities
M/REC/11 Shared use
M/REC/12A Leisure and Civic Quarter, South East Maldon
M/REC/14 The Blackwater Rail Trail
M/REC/18 Golf driving ranges
M/CC/20 Tourist accommodation on farms
M/REC/23 Static and touring caravan sites, or chalet sites and camping sites
M/REC/25 Leisure Plots
M/T/4 Cycle Routes
M/T/6 Improvement to pedestrian facilities
M/T/7 Shared car parking in new development
M/PU/1A Provision of Education Facilities
M/PU/1B Recycling facilities in new developments



Appendix 3

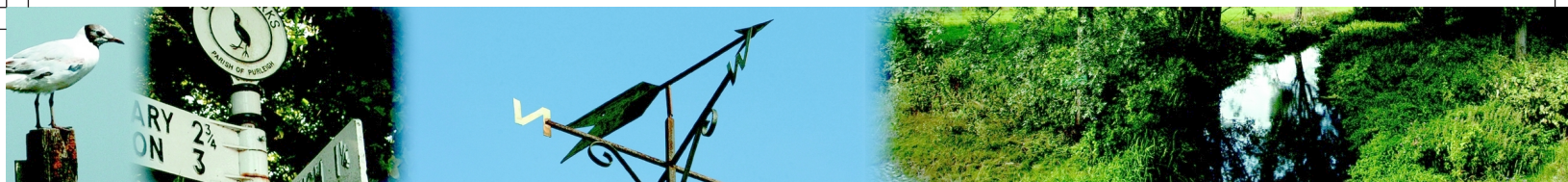
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M/PU/1 Protection of health care facilities
M/PU/2 New health care facilities
M/PU/3 Maldon Fire Station
M/PU/4 Civic and Community uses
Note: policies shown as strikethrough are now deleted from the Replacement Local Plan

- **3rd November 2005 - 31st March 2006**

Table 3 Maldon District Replacement Local Plan (2005)

S1 Development Boundaries and New Development
Con3 Coastal Defence
Con4 Development on Unstable Land
CON7 Development Affecting Airports
CC3 Development Affecting Locally Designated Nature Conservation Sites
CC8 Formation of Amenity Lakes
CC9 Maldon Riverside Area
CC10 Historic Landscape Features
CC12 Maldon Waterside Area
CC17 Intensive Livestock Units
CC18 Development Ancillary to Agriculture
H3 Housing Provision
H4 Land Allocated for Residential Development
H5 Windfall Sites for Housing
H7 Extension to High Density Dwellings
H9 Affordable Housing
H10 Rural Exceptional Sites
H12 Residential Care Establishments and Nursing Homes
H13 Houseboats
H17 Short-term Stopping Places for Gypsies
H18 Gypsy Sites- Transit Sites
E3 Mixed Use Development - Timber Yard, Heybridge Basin



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E4 Mixed Use Development - Sadds Wharf
E5 Frontage to the River Chelmer
E8 Working from Home
BE9 Advertisements on Buildings
BE10 Display of Advertisements Remote from the Site being Advertised
BE20 The Installation of Satellite Dishes in Conservation Areas and on Listed Buildings
SH4 Town and District Centre Development Proposals
SH5 Local Shopping Centres in Urban Areas
REC3 Children's Play Space Associated with New Housing Developments and Elsewhere in the District
REC4 Allocation of Land for Informal Open Space
REC5 Provision of Informal Open Space
REC6 Provision of Amenity Areas
REC7 Protection of Existing Public and Private Open Space
REC8 Open Spaces in Towns and Villages
REC9 Indoor Sports, Leisure and Recreation Facilities
REC10 Public Rights of Way
REC11 The Blackwater Rail Trail
REC13 Small-scale Proposals for Recreation and Tourist Developments in the Countryside
REC14 Golf Courses, Extensions and Facilities
REC15 Golf Driving Ranges
REC16 Permanent Uses of Land or Water for Sport
REC18 After-use of Gravel Workings
REC19 Hotel and Guest House Accommodation
REC20 Static and Touring Caravan Sites, Chalet Sites and Camping Site
T3 Rail Freight Facilities
T4 Cycle Routes
T6 Improvement to Pedestrian Facilities
T7 Shared Car Parking in New Development
PU1 Provision of Education Facilities
PU2 Recycling Facilities in New Developments



Appendix 3

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PU3 Protection of Health Care Facilities
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PU4 New Health Care Facilities

PU5 Maldon Fire Station



Appendix 4

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Appendix 4

HOUSING TRAJECTORY DATA: MALDON DISTRICT COUNCIL: AS AT 31st March 2006

The data should be entered into the template for known sites (allocated in an adopted plan or plan review) in the following order:

1. Under construction	5. Expired Planning Permission
2. With planning permission	6. 1991 Land Survey
3. Where full, outline or reserved matters at post committee resolution subject to S106 negotiations	7. Urban Capacity Site
4. Allocation only	8. Sites for residential development but without the benefit of planning permission

The data/assumptions for windfall sites should be entered separately in the last row in the table.

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or unadopted plan review (B) or not allocated (N)	Estimated Total Units to be Built (No. of units)	Completions as at 31/3/06 (No. of units)	Total No. of Units/ Year (Estimated for year of completion 1 April to 31 March)					FURTHER COMMENTS (i)
					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
Althorne										
1. 111 Imperial, venue, Mayland		N	1	0	1	0	0	0	0	U/C 2005
1. Granary House, Main Road, Mundon		N	1	0	1	0	0	0	0	Lost 04 - garage & workshops - U/C 2005
1. 57-61 West Avenue, Mayland		N	4	3	1	0	0	0	0	U/C 2005
2. 54A Imperial, Avenue, Mayland		N	1	0	0	1	0	0	0	
2. Land Adj. The Elms, Maldon Road, Mundon		N	1	0	0	0	1	0	0	
2. R/O Austral House, Burnham Road, Althorne CM3 6DN		N	1	0	0	0	1	0	0	

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield

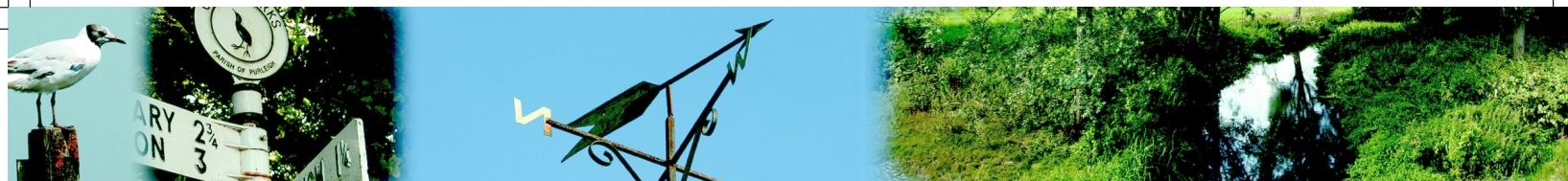


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Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or unadopted plan review (B) or not allocated (N)	Estimated Total Units to be Built (No. of units)	Completions as at 31/3/06 (No. of units)	Total No. of Units/ Year (Estimated for year of completion 1 April to 31 March)					FURTHER COMMENTS (i)
					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
1. Brick House Farm Cottages, New Hall Lane, Mundon		N	1	0	1	0	0	0	0	Dwells lost 2004
1. Veritts Caravan Park, The Esplanade, Mayland		N	14	12	1	1	0	0	0	U/C 2004
2. Butterfields Farm Cottage, Butterfield Chase, Latchingdon		N	1	0	0	0	1	0	0	Dev. Lost 2003
2. 78 Imperial Avenue, Mayland		N	5	0	1	2	2	0	0	
5. Site of Homestead, Summerhill		N	1	0	0	0	0	0	1	Expired Planning permission
2. Oakleigh Garage, Burnham Road		N	1	0	1	0	0	0	0	
2. Water Tower, Lower Burnham Road		N	1	0	1	0	0	0	0	
5. Adj 1 The Promenade		N	3	0	0	0	1	1	1	Expired Planning permission
5. Adj 5 Summerdale		N	1	0	0	0	0	0	1	Expired Planning permission
5. 7 The Street, Althorne		N	1	0	0	0	0	1	0	Expired Planning permission
6. The Granary, Burnham Road		N	1	0	0	0	0	0	1	1991 land survey
6. adjacent Wingmoor, The street		N	1	0	0	0	0	0	1	1991 land survey
1. 7 The Street		N	1	0	1	0	0	0	1	
5. Adj Glenwood, Burnham Road		N	1	0	0	0	0	0	1	Expired Planning permission
2. Land adj. Brook Hall Steeple Road Latchingdon		N	1	0	0	0	0	1		
2. Lyngwhite, 6 Marine Parade, Mayland		N	1	0	0	0	0	1	0	
1. Plot 1 Land adj. 1Promenade Mayland		N	1	0	0	0	0	1	0	

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield



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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
1. Veronica adj. Latchingdon Garden Centre Burnham Road Althorne		N	1	0	1	0	0	0	0	
1. Site of and rear of 231 Promenade Mayland, Southminster		N	2	0	2	0	0	0	0	
2. Caedmon, Fambridge Road, Althorne		N	1	0	0	1	0	0	0	
1. Papillon, Bridgemarsh Lane, Althorne.		N	1	0	1	0	0	0	0	
1. Field View Lower Chase Althorne		N	1	0	0	1	0	0	0	
2. Breakaway 104, Imperial Avenue, Mayland		N	2	0	1	1	0	0	0	
2. 83 & 85 Imperial Avenue, Mayland		N	2	0	0	1	1	0	0	
2. The poplars, Bridgemarsh Lane, Althorne		N	1	0	0	1	0	0	0	
2. Meadow View, Barnes Farm Drive, Althorne		N	1	0	0	1	0	0	0	
2. Crouch Valley Motel & Restaurant, Burnham Road, Latchingdon		N	1	0	0	0	1	0	0	
2. The Thicket Summerhill Althorne, Burnham- on - Crouch		N	1	0	0	0	1	0	0	
2. Brucehaven Burnham road Latchingdon		N	1	0	0	1	0	0	0	
2. 76 west avenue, Mayland		N	2	0	0	2	0	0	0	
1. Croidene, Fambridge Road, Althorne		N	1	0	1	0	0	0	0	
2. Stokes Hall, Burnham Road, Althorne		N	1	0	0	1	0	0	0	
2. 30-34 Imperial Ave, Mayland		N	2	0	0	2	0	0	0	
2. Alma New Hall Lane, Mundon		N	1	0	0	1	0	0	0	
8. 22 Imperial Avenue		N	1	0	0	0	0	0	1	

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield

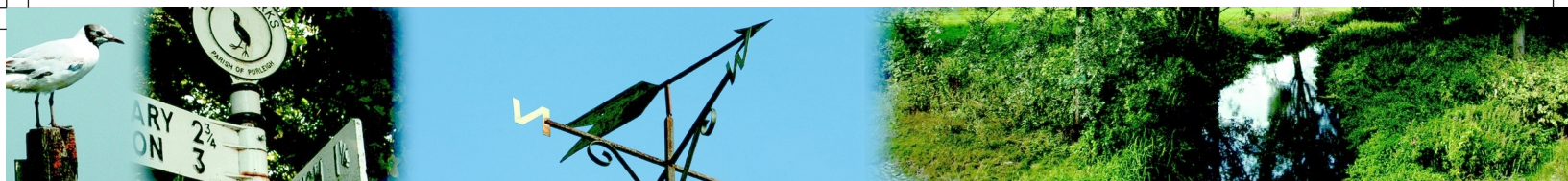


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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
8. East of Lawling, Place, Esplanade		N	1	0	0	0	0	0	1	
8. East of Maplins, Esplanade, Maylandsea		N	1	0	0	0	0	0	1	
8. 175 West Avenue, Mayland		N	2	0	0	0	0	0	2	
8. Land at The Street, Latchingdon		N	1	0	0	0	0	0	1	
8. South of Swatchways, The Promenade, Mayland		N	2	0	0	0	0	0	2	
8. Plot 201, North Drive, Mayland		N	1	0	0	0	0	0	1	
8. Miranda, Esplanade		N	1	0	0	0	0	0	1	
8. West of Lee Lodge, Esplanade, Maylandsea.		N	1	0	0	0	0	0	1	
8. 173 West Avenue, Mayland		N	1	0	0	0	0	0	1	
Sub Total			79	15	15	16	9	5	19	
Burnham on Crouch										
1. 47 Alexandra Road, Burnham-on-Crouch		N	1	0	1	0	0	0	0	
2. Adj. The Tree Den, Badgers Keep, Burnham-on-Crouch		N	1	0	0	1	0	0	0	
2. Adj. Pinchos 16 Maldon Road, Burnham-on-Crouch		N	1	0	1	0	0	0	0	
2. 62B Station Road, Burnham-On Crouch		N	1	0	0	1	0	0	0	
2. Adj St Peters Field, Maldon Road		N	1	0	0	1	0	0	0	
2. 17 Coronation Road, Burnham-on-Crouch		N	3	0	0	1	2	0	0	
2. Flat 5-6 The Crows Nest, Belvedere Road, Burnham-on- Crouch		N	2	0	0	2	0	0	0	
2. 19 Coronation Road, Burnham-on-Crouch		N	1	0	1	0	0	0	0	
2. Land Adj 5 Riverside Road, Burnham		N	4	0	0	2	2	0	0	Loss Boat Storage Sheds

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield



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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
2. Anchor Cottage, The Quay, Burnham-On-Crouch		N	1	0	0	0	0	1	0	
2. Land Adj. 36 Alamein Road, Burnham-on-Crouch		N	1	0	0	1	0	0	0	
2. 60 Station Road		N	1	0	0	1	0	0	0	
2. Trym Cottage 86 Maldon Road, Burnham-on-Crouch		N	1	0	0	1	0	0	0	
2. and adj Quantocks sandpit lane Bburnham-on-Crouch		N	1	0	0	1	0	0	0	
2. Cobbins farm house 6 cobbins grove, Burnham-on-Crouch		N	3	0	0	2	1	0	0	
2. Runshaw Creeksea Lane Burnham - on - Crouch		N	1	0	0	0	1	0	0	
2. Linden Lea, Stoney Hills, Burnham		N	1	0	0	0	1	0	0	
2. Wystrys 23 St Marys Road Burnham- on - Crouch		N	1	0	0	0	0	1	0	
2. 41 Western Road Burnham-on-Crouch		N	2	0	0	0	1	1	0	
2. 19 Coronation Road, Burnham		N	1	0	1	0	0	0	0	
2. Log Cabin Belvedere road Burnham-on-Crouch		N	2	0	0	1	1	0	0	
2. Adj. 1 Alamein Road Burnham-on-Crouch		N	1	0	0	1	0	0	0	
2. Curlew House Alamein Road Burnham-on-Crouch		N	2	0	0	1	1	0	0	
8. 2 Station Road		N	1	0	0	0	0	0	1	
8.R/O 65 High Street		N	1	0	0	0	0	0	1	
8 Adj. Royal Burnham Yacht Club, Burnham.		N	10	0	0	0	0	0	10	
5. Railway Hotel, Station Road		N	8	1	0	0	2	3	2	
7. Station Road	0.37	N	16	0	0	2	5	6	3	UCS
7. Providence	0.02	N	1	0	0	0	0	1	0	UCS
7. Orchard Road	0.04	N	1	0	0	0	0	0	1	UCS

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield

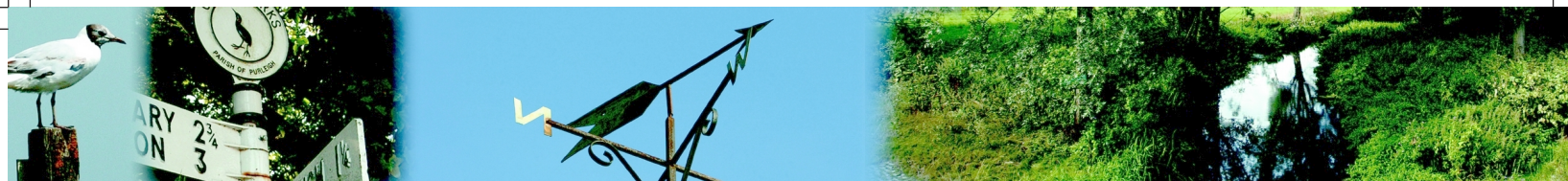


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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
7. Dunkirk Road	0.03	N	1	0	0	0	0	0	1	UCS
7. Station Road	0.035	N	1	0	0	0	0	0	1	UCS
7. Lilian Road	0.03	N	1	0	0	0	0	0	1	UCS
7. Western Road	0.015	N	1	0	0	0	0	0	1	UCS
7. Station approach	0.025	N	1	0	0	0	0	0	1	UCS
7. Alexandra Road	0.025	N	1	0	0	0	0	0	1	UCS
7. Glendale Road	0.025	N	1	0	0	0	0	0	1	UCS
7. Dorset road	0.02	N	2	0	0	0	0	1	1	UCS
7. Dorset road	0.025	N	2	0	0	0	0	1	1	UCS
7. Mangapp Chase	0.08	N	2	0	0	0	0	0	2	UCS
7. Mangapp Chase	0.07	N	1	0	0	0	0	0	1	UCS
7. Beauchamps	0.16	N	4	0	0	0	2	1	1	UCS
7. Bouvel Drive	0.06	N	1	0	0	0	0	0	1	UCS
7. Romanway	0.55	N	8	0	0	0	2	3	3	UCS
7. Remembrance Avenue	0.2	N	3	0	0	0	0	2	1	UCS
6. Riverside Road		N	2	0	0	0	0	1	1	1991 land survey
6. Royal Burnham Yacht Club		N	10	0	0	0	4	4	2	1991 land survey
6. 65 High Street		N	1	0	0	0	0	0	1	Expired Planning permission
6. 2 Station Road		N	1	0	0	0	0	0	1	Expired Planning permission
6. 22 High Street Burnham on Crouch South		N	1	0	0	0	0	0	1	Expired Planning permission
Sub Total			117	1	4	19	25	26	42	
Great Totham										
2. 15 Plains Road, Great Totham		N	1	0	0	1	0	0	0	LOST 2004
1. 5 Mount Lodge Chase, Great Totham		N	1	0	1	0	0	0	0	
2. The Ramblers, Wash Lane, Little Totham		N	1	0	0	0	1	0	0	U/C 2005

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield



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Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or unadopted plan review (B) or not allocated (N)	Estimated Total Units to be Built (No. of units)	Completions as at 31/3/06 (No. of units)	Total No. of Units/ Year (Estimated for year of completion 1 April to 31 March)					FURTHER COMMENTS ⁽ⁱ⁾
					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
2. The Commodity Centre, Braxted Road, Great Braxted		N	2	0	0	2	0	0	0	C/u from offices & caretakers flat
2. Adj 9 Maldon Road		N	5	0	3	2	0	0	0	
1. Colliers Trucks Builders, Land at Hall Road		N	17	15	2	0	0	0	0	
2. Adj Grove House, 60 Colchester Road		N	1	0	0	0	1	0	0	
2. Oak Tree House 23 Eaton Way Great, Totham		N	1	0	0	1	0	0	0	
2. The Ramblers Wash Lane, Goldhanger		N	1	0	0	1	0	0	0	
1. Little Wood 37 Colchester Road, Great Totham		N	1	0	1	0	0	0	0	
8. Adj. 52 Maldon Rd., Great Totham		N	1	0	0	0	0	0	1	
8. Opposite Spring Cottage, School Rd., Little Totham		N	1	0	0	0	0	0	1	
6. Opposite Spring Cottage, School Rd		N	1	0	0	0	0	1	0	1991 land survey
7. Adjacent to 8 Totham Hill Green	0.08	N	1	0	0	0	0	0	1	UCS
7.1 Spring Lane	0.08	N	2	0	0	0	0	1	1	UCS
7. adjacent to 4, Walden House Road	0.125	N	2	0	0	0	0	0	2	UCS
7. rear of 1 Walden, House Road	0.08	N	1	0	0	0	0	0	1	UCS
7. between 21 Havey Road & Conrad (off Walden House)	0.2	N	2	0	0	0	0	1	1	UCS
7. 55 Maldon Road	0.38	N	3	0	0	0	0	2	1	UCS
6. Adjacent 52, Maldon Road		N	1	0	0	0	0	0	1	1991 land survey
5. 4 Prince of Wales Road		N	1	0	0	0	0	0	1	Expired Planning permission
5. Moors Farm, Moors Farm Chase, Great Totham		N	1	0	0	0	0	0	1	Expired Planning permission

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield

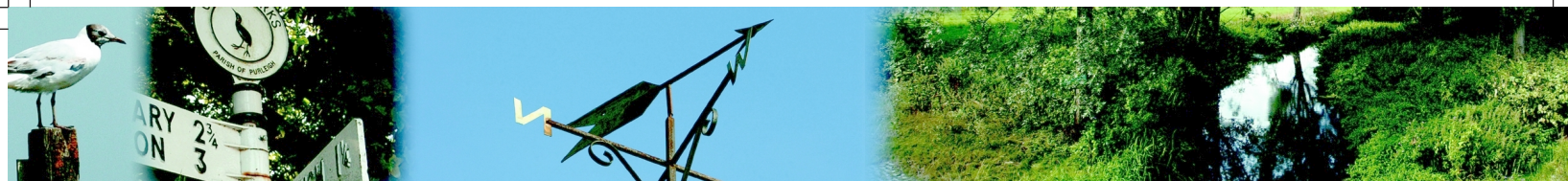


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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
Sub Total			48	15	7	7	2	5	12	
Heybridge & Heybridge Basin										
2. Land Hall Road, Heybridge		N	124	0	10	30	30	20	34	Loss = Chalets Unilateral undertaking town and country planning act
2. Land 2 Mitchell's Farm Cottages, Langford Road, Langford		N	1	0	0	1	0	0	0	
2. South of Holloway Road		N	10	0	0	10	0	0	0	
1. Elm Farm, Phase 5		N	60	0	20	30	10	0	0	
1. Broad Street Green Heybridge		N	1	0	1	0	0	0	0	
2. Heybridge Hall, Heybridge Road, Heybridge		N	1	0	0	1	0	0	0	
1. Land adj. 29 Basin Road, Heybridge		N	1	0	1	0	0	0	0	
1. Whitebeams Chelmer Lane, Heybridge		N	1	0	1	0	0	0	0	
2. Langford Meads Langford Road, Heybridge		N	6	0	0	3	3	0	0	
2. Benbridge Hotel the square Heybridge		N	7	0	0	3	4	0	0	
2. Land adj. Mitchells, Farm Cottages, Langford Road, Heybridge		N	1	0	0	1	0	0	0	
2. Gendale, 17 Broad Street Green Road, Heybridge		N	1	0	0	1	0	0	0	
2. Bon chance 48 Crescent Road Heybridge		N	3	0	0	1	2	0	0	
8. Adj. 11 Towers Road, Heybridge		N	1	0	0	0	0	0	1	
7. Garage, Anchor Lane	0.16	N	8	0	0	0	0	4	4	UCS

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield



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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
7. Jacobs Farm, Goldanger Road	3.22	N	88	0	0	10	20	30	28	UCS
7. Adjacent 55 Goldhanger Road	0.44	N	6	0	0	0	2	2	2	UCS
6. adjacent 11 Towers Road		N	1	0	0	0	0	0	1	1991 land survey
6. adjacent Lynton, Basin Road		N	1	0	0	0	0	1	0	1991 land survey
Sub Total			322	0	33	91	71	57	70	
Maldon										
2. 44 Mundon Road, Maldon, CM9 5JU		N	1	0	0	1	0	0	0	
2. 4A Gate Street, Maldon, CM9 5QF		N	1	0	0	0	1	0	0	C/u 1st flr office
2. 2 The Causeway, Maldon		N	2	0	0	2	0	0	0	2 maisonettes
2. Land R/o 18 High Street, Maldon		N	1	0	0	1	0	0	0	1st flr studio apart.
2. The Tolley Shop, 19 Spital Road, Maldon		N	2	0	1	2	0	0	0	Loss outbuildings. New 1 x 2 bed dwell & 1 x 1 bed flat + retail unit
1. 35 High Street, Maldon		N	1	0	1	0	0	0	0	C/U 1st flr restaurant - T/P 04 2nd flr flat - N/S 04
1. 113 High Street, Maldon, CM9 5BS		N	1	0	1	0	0	0	0	
2. Land Acacia Drive & R/o 53 & 55 Spital Rd. Maldon		N	1	0	0	1	0	0	0	
2. Quest Motors 127-129 High Street, Maldon		N	56	0	0	15	20	13	8	Res + retail
2. Land R/o 151 High Street, Maldon		N	1	0	0	1	0	0	0	Loss - Workshop
2. Rivendell, White Horse Lane, Maldon		N	2	0	0	1	1	0	0	U/C 04 -Loss 1st flr. Shop to 2 flats
1. New Trees, Wellington Road, Maldon		N	3	0	1	2	0	0	0	

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield

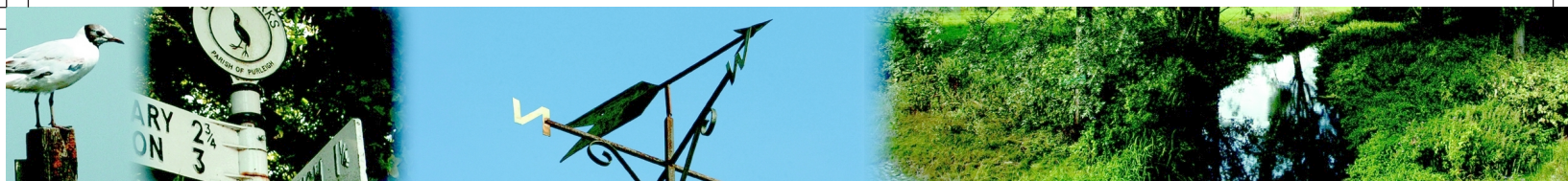


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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
2. Old Mill House, Old Mill Close, High Street, Maldon		N	7	0	0	0	3	4	0	loss Garage Block - 7 flats
2. Adj 3 Norfolk Road		N	1	0	0	1	0	0	0	
2. R/O 99 Spital Road		N	4	0	3	0	0	0	0	
1. 39 High Street		N	2	0	0	1	1	0	0	
2. 20 Queen Street		N	2	0	0	2	0	0	0	
8. Adj 11 Downs Road, Maldon		N	1	0	0	0	0	0	1	
8. 7 Dryden Close		N	1	0	0	0	0	0	1	
8. 116-118 Fambridge Road		N	1	0	0	0	0	0	1	
7. Meadway	0.195	N	5	0	0	0	2	2	1	UCS
7. Adjacent 70 Mill Road	0.045	N	4	0	0	0	0	1	3	UCS
7. Adjacent 17 Royal Court	0.04	N	3	0	0	0	0	0	3	UCS
7. Adjacent 26a Royal Court	0.06	N	3	0	0	0	0	0	3	UCS
7. 118 Wantz Road	0.0575	N	8	0	0	0	0	4	4	UCS
7. 26 Downs Road	0.135	N	1	0	0	0	0	0	1	UCS
7. Rear of 16 Market Hill	0.2	N	4	0	0	0	0	2	2	UCS
7. 21 Market Hill	0.07	N	2	0	0	0	0	0	2	UCS
7. 52-56 High Street	0.15	N	6	0	0	0	0	3	3	UCS
7. Rear 102 High Street	0.15	N	4	0	0	0	0	2	2	UCS
7. 1a Butt Lane	0.005	N	1	0	0	0	0	0	1	UCS
7. 143-145 High Street	0.06	N	3	0	0	0	0	2	1	UCS
7. 151 High Street	0.01	N	1	0	0	0	0	0	1	UCS
7. 20 London Road	0.1	N	2	0	0	0	0	1	1	UCS
5. Adj 7 Dryden close		N	1	0	0	0	0	0	1	Expired Planning permission
5. Adj 27 Orchard Road		N	1	0	0	0	0	0	1	Expired Planning permission
5. R/O 53 and 55 Spital Road		N	1	0	0	0	0	0	1	Expired Planning permission
Sub Total			141	0	7	30	28	34	42	

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield



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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
Mayland										
1. St Lawrence Caravan Park, Main Road, St Lawrence		N	96	83	13	0	0	0	0	U/C 2003
1. Silver Birches, Smiths Avenue, Mayland		N	1	0	1	0	0	0	0	
2. R/o 231 Promenade, Mayland		N	2	0	0	0	1	1	0	
1. Bay View & Helene, Main Road, St Lawrence		N	3	0	3	0	0	0	0	U/C 2005
2. 533 Moorhen Avenue, St Lawrence		N	1	0	0	1	0	0	0	
1. 12 Sunny Way, St Lawrence		N	1	0	1	0	0	0	0	
1. 76A-76B, The Drive, Mayland		N	2	0	2	0	0	0	0	
1. 6 Wembley Avenue		N	2	1	1	0	0	0	0	
1. Adj Cynara, Sunnyway		N	2	1	1	0	0	0	0	
1. Between Kerry Lee and Larnley, Seaway		N	1	0	1	0	0	0	0	
5. Post Office, The Street		N	1	0	0	0	1	0	0	Expired Planning permission
1. Beverley, Steeple House, The Street		N	14	8	4	2	0	0	0	
2. Sunfield Farm Highlands Hill Mayland		N	1	0	0	1	0	0	0	
1. 73 Mountview Crescent St Lawrence		N	1	0	1	0	0	0	0	
1. Silver Birches, Smiths Avenue Mayland		N	1	0	1	0	0	0	0	
1. Riverview, Riverton Drive, St Lawrence		N	1	0	1	0	0	0	0	
2. Sydem, High View St Lawrence		N	1	0	0	1	0	0	0	
2. River Breezes, Seaway, St Lawrence Southminster		N	1	0	0	0	1	0	0	

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield

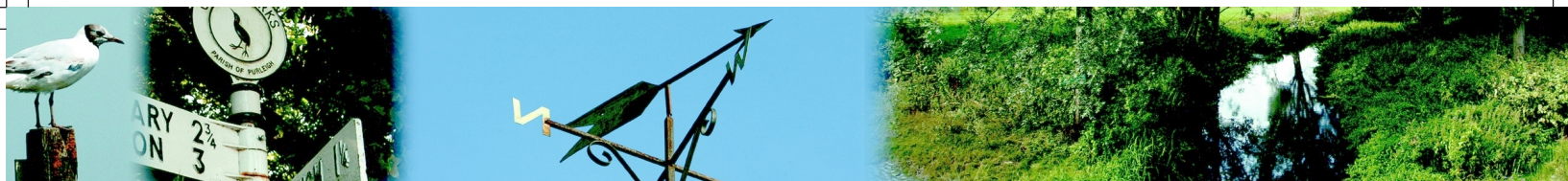


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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
1. 49 Wick Farm Road, St Lawrence		N	1	0	1	0	0	0	0	
2. Land 98 Nipsells Chase, Mayland		N	1	0	0	1	0	0	0	
2. Adj. 1 Beachy Drive, St Lawrence		N	1	0	0	0	1	0	0	
2. Florenceville, Grange Avenue, Mayland Southminster		N	1	0	0	1	0	0	0	
2. West View, Beachy Drive, St Lawrence		N	1	0	0	1	0	0	0	
1. Beechwood, 40 Mountview Crescent, St Lawrence		N	1	0	1	0	0	0	0	
2. Sunnyside Grange Avenue Mayland		N	1	0	0	0	1	0	0	
2. Seagulls St Lawrence Drive St, Lawrence		N	1	0	0	1	0	0	0	
2. Lodge Farm, Canney Road, Steeple		N	1	0	0	0	1	0	0	
8. South of 84 Nipsells		N	1	0	0	0	0	0	1	
8. North of Swallows, Mountview Crescent, St. Lawrence		N	1	0	0	0	0	0	1	
8. West of 183 St. Lawrence Drive, St. Lawrence		N	1	0	0	0	0	0	1	
8. Adj Plot 17 (Ponderosa) Moorhen Avenue, St Lawrence		N	1	0	0	0	0	0	1	
8. Plot 6, Sunnyway		N	1	0	0	0	0	0	1	
8. Adj. 44 The Drive, Maylandsea		N	1	0	0	0	0	0	1	
8. Adj Kildare, The Street, Steeple		N	1	0	0	0	0	0	1	
8. Adj. Vine Cottage, The Street, Steeple		N	1	0	0	0	0	0	1	
8. Adj Waterfront, 30 Sea View Drive		N	1	0	0	0	0	0	1	
8. Adj Protem, High View		N	1	0	0	0	0	0	1	

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield



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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
8. Othona, St Lawrence Drive		N	1	0	0	0	0	0	1	
8. Oak End, Tinnocks Lane		N	1	0	0	0	0	0	1	
8. Adj Anchor Cottage, Mountview Crescent		N	1	0	0	0	0	0	1	
8. North of Smiths Avenue, Maylland		N	29	0	0	0	0	0	29	
8. 45 Steeple Road		N	2	0	0	0	0	0	2	
8. Adj White Willows, Nipsells Chase		N	3	0	0	0	0	0	3	
8. 131, 133 and 135 Nipsells Chase		N	3	0	0	0	0	0	3	
8. Adj. Lee Croft, Main Road., St. Lawrence		N	1	0	0	0	0	0	1	
8. Adj. Lulworth, Seaway, St. Lawrence		N	1	0	0	0	0	0	1	
8. Between Slades and plot 550, Moorhen Avenue		N	1	0	0	0	0	0	1	
8. West of The Star, The Street, Steeple		N	2	0	0	0	0	0	2	
8. Topsails, Moorhen Avenue		N	1	0	0	0	0	0	1	
8. Rear of Loe Bar, Seaway, St Lawrence, West of Aldborough		N	2	0	0	0	0	0	2	
8. Seaway, St Lawrence		N	2	0	0	0	0	0	2	
8. North East of Tossa, Moorhen Avenue, St. Lawrence		N	1	0	0	0	0	0	1	
8. Adj. Ipornea, Riverton Drive, St. Lawrence		N	1	0	0	0	0	0	1	
8. East of Field House, St. Lawrence Drive, St. Lawrence.		N	3	0	0	0	0	0	3	
8. 15 Wick Farm Road		N	1	0	0	0	0	0	1	
8. Rear of Larnley Seaway, St Lawrence, W of Stoneleigh		N	2	0	0	0	0	0	2	
8. Land Caprice, Seaway		N	1	0	0	0	0	0	1	

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield

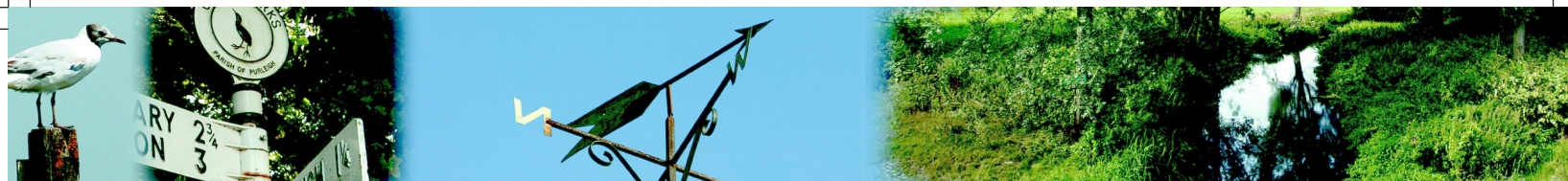


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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
8. Opposite 33 Nipsells Chase, Maylandsea		N	1	0	0	0	0	0	1	
8. Rear of Greengable, 75 Main Road		N	1	0	0	0	0	0	1	
7. Steeple Road	0.49	N	5	0	0	0	3	1	1	UCS
7. Esplanade	0.28	N	2	0	0	0	1	1	0	UCS
7. Imperial Avenue	0.145	N	2	0	0	0	0	1	1	UCS
7. Marine Parade	0.13	N	2	0	0	0	0	1	1	UCS
7. Esplanade	0.57	N	11	0	0	3	2	5	1	UCS
7. West Avenue	0.1	N	2	0	0	0	0	1	1	UCS
7. Nipsells chase	0.03	N	1	0	0	0	0	0	1	UCS
7. The Drive	0.055	N	1	0	0	0	0	0	1	UCS
7. The Drive	0.12	N	2	0	0	0	0	1	1	UCS
7. North Drive	0.23	N	2	0	0	0	0	1	1	UCS
7. Wembley Avenue	0.1	N	1	0	0	0	0	0	1	UCS
7. Princes Avenue	0.1	N	1	0	0	0	0	0	1	UCS
6. 22 Imperial avenue		N	1	0	0	0	0	0	1	1991 land survey
6. 28 Nipsells Chase		N	1	0	0	0	0	0	1	1991 land survey
6. North of 84 Nipsells chase		N	1	0	0	0	0	0	1	1991 land survey
6. South of Nipsells Chase		N	1	0	0	0	0	0	1	1991 land survey
6. Plot 201, North Drive		N	1	0	0	0	0	0	1	1991 land survey
6. 208 North Drive		N	1	0	0	0	0	0	1	1991 land survey
6. 44 The drive		N	1	0	0	0	0	0	1	1991 land survey
6. East of Lawling Place		N	1	0	0	0	0	0	1	1991 land survey
6. West of Lee Lodge		N	1	0	0	0	0	0	1	1991 land survey
6. South of Lee Lodge		N	1	0	0	0	0	0	1	1991 land survey

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield



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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
6. 175 west Avenue		N	2	0	0	0	0	1	1	1991 land survey
6. Adjacent Kildare, The Street		N	1	0	0	0	0	0	1	1991 land survey
6. West of the Star		N	2	0	0	0	0	1	1	1991 land survey
6. Adjacent Vine Cottage		N	1	0	0	0	0	0	1	1991 land survey
6. Greenfield, Main Road		N	1	0	0	0	0	0	1	1991 land survey
6. Adj Impormea, Moorhen Avenue		N	1	0	0	0	0	0	1	1991 land survey
6. Slades/Plot 550, Moorhen Avenue		N	1	0	0	0	0	0	1	1991 land survey
6. Pondersoa, Moorhen Avenue		N	1	0	0	0	0	0	1	1991 land survey
6. N of Swallows, Mountview Crescent		N	1	0	0	0	0	0	1	1991 land survey
6. Adjacent Abercon, Riverton Drive		N	1	0	0	0	0	0	1	1991 land survey
6.Adj. 30 waterfront, Sea View Parade		N	1	0	0	0	0	0	1	1991 land survey
6. Rear of Loe Bar, Seaway		N	2	0	0	0	0	1	1	1991 land survey
6. Caprice, Seaway		N	1	0	0	0	0	0	1	1991 land survey
6. E of Field House, St Lawrence Drive		N	3	0	0	0	0	2	1	1991 land survey
6. 183 W of St Lawrence Drive		N	1	0	0	0	0	0	1	1991 land survey
6. West of Stonleigh, Sunnyway		N	2	0	0	0	0	1	1	1991 land survey
5. 485/486 Beachy Drive		N	1	0	0	0	0	0	1	Expired Planning permission
5.Adj 514 Moorhen Avenue		N	1	0	0	0	0	0	1	Expired Planning permission
Sub Total			278	93	32	12	12	19	110	
Purleigh										

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield

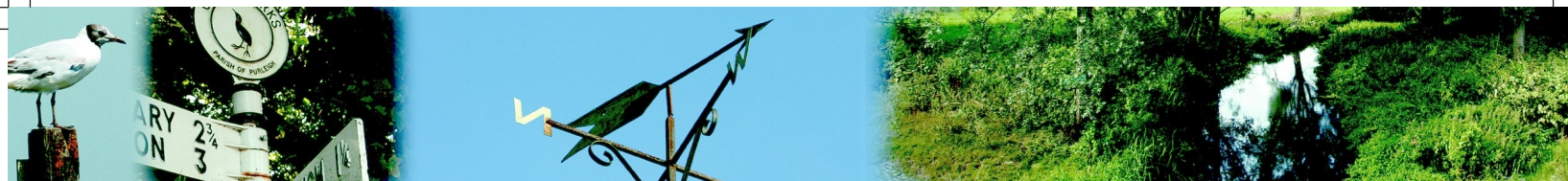


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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
2. The Old Fire Station, Latchingdon Rd. Cold Norton		N	2	0	0	2	0	0	0	Lost - Fire Station 2005
1. Land Adj. Cyn Coed, Maldon Road, Latchingdon		N	1	0	1	0	0	0	0	U/C 2004
1. Barn Farm, Lower Burnham Road, Cold Norton		N	1	0	1	0	0	0	0	C/u Agri to mixed use (workshop & res) - U/C 2005
1. Land East of 2 Rectory Road, North Fambridge		N	3	1	2	0	0	0	0	U/C 2005
2. Adj. Manor Farm Avenue, North Fambridge		N	1	0	0	1	0	0	0	
1. Land East of The Gables, Roberts Road, Nth, Fambridge		N	5	0	3	2	0	0	0	
5. Marsh House Farm, Lower Burnham Road		N	1	0	0	0	1	0	0	
2.15 Greentrees Avenue, Cold , CM3 6JA		N	1	0	0	0	1	0	0	
2. St Andrews Bungalow Maldon Road Latchingdon		N	1	0	0	0	1	0	0	
2. The New Bungalow Marpits Road Cock Clarks Purleigh CM3 6RB		N	1	0	0	1	0	0	0	
1. Thistlecroft Hyde Chase Purleigh		N	1	0	1	0	0	0	0	
2. Adj. Hawthorns Brabant Road, North Fambridge		N	1	0	0	0	1	0	0	
1. Elmfield Cold Norton Road Purleigh		N	1	0	1	0	0	0	0	
2. Land adj Margern Kitchener Road North Fambridge		N	3	0	0	3	0	0	0	
2. The Spinney Fambridge Road, Cold Norton		N	1	0	0	0	1	0	0	
2. Old Whitmans Farm Hackmans Lane Purleigh		N	1	0	0	0	1	0	0	

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield



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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
2. Adj. 19 Rectory Road North, Fambridge		N	2	0	0	0	2	0	0	
1. Valentines Cottage Crown Road Cold Norton		N	1	0	1	0	0	0	0	
1. Newport Avenue ,Cold Norton		N	1	0	1	0	0	0	0	
2.Powneys Church Road North, Fambridge		N	1	0	0	1	0	0	0	
2. Beaully Franklin Road North, Fambridge		N	1	0	0	1	0	0	0	
2. Watts Hill, Lower Burnham Rd, Purleigh		N	1	0	0	1	0	0	0	
2. Framhill Chelmsford Road, Purleigh		N	1	0	0	0	1	0	0	
2. Hawthorns Victoria Road, Cold Norton		N	1	0	0	0	1	0	0	
8. Adj Kedge Cottage, Ferry Road		N	1	0	0	0	0	0	1	
8. Adj. Northlands The Avenue, North Fambridge		N	1	0	0	0	0	0	1	
8. Le Howe Farm, Howe Green Road		N	1	0	0	0	0	0	1	
8. East of Two Thrushes, The Avenue		N	1	0	0	0	0	0	1	
6. Adj. Fleet Cottage, The Avenue, North Fambridge		N	1	0	0	0	0	0	1	1991 land survey
6. Between Malview/Oak Lodge, Lodge Lane, Purleigh		N	1	0	0	0	0	0	1	1991 land survey
6. Adjacent Malview, Lodge Lane		N	1	0	0	0	0	0	1	1991 land survey
5. Adj Oak Lodge		N	3	0	0	0	3	0	0	Expired Planning permission
5. Village Hall, Hackmans Lane Purleigh		N	1	0	0	0	0	0	1	Expired Planning permission
6. Springtime, Franklin Road		N	1	0	0	0	0	0	1	1991 land survey

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield

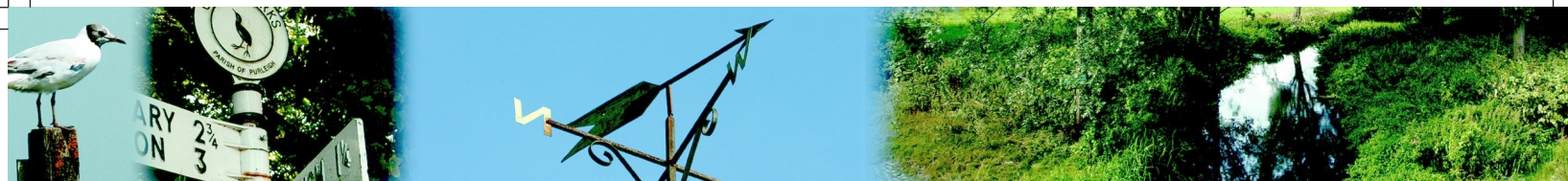


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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
6. Adjacent Northlands, The Avenue		N	1	0	0	0	0	0	1	1991 land survey
Sub Total			47	1	11	12	13	0	10	
Southminster										
1. Southminster Garage, Pantile Hill, Southminster		N	5	4	1	0	0	0	0	Lost 04 - Garage
2. Thatched Cottage, 35 Queen Street, Southminster		N	1	0	0	1	0	0	0	
1. 2 Station Road, Southminster		N	1	0	1	0	0	0	0	U/C 2004 - Ext to form 2nd flat
2. R/O 8-10 High Street, Southminster		N	2	0	0	2	0	0	0	
2. 18 High Street		N	1	0	1	0	0	0	0	
2. Post Office 14 High Street Southminster		N	6	0	0	3	3	0	0	
2. Adj. 11 Queen Street Southminster		N	1	0	0	0	1	0	0	
1. 4 Orchard Road Southminster		N	1	0	1	0	0	0	0	
2. Little Acre Scotts Hill, Southminster		N	1	0	0	1	0	0	0	
2. 11 Queen Street, Southminster		N	1	0	0	1	0	0	0	
8. Adjacent The Old Vicarage		N	1	0	0	0	0	0	1	
2. R/o 10 High Street, Southminster		N	1	0	1	0	0	0	0	
7. Steeple Road	0.06	N	1	0	0	0	0	1	0	UCS
7. Coombe Road	0.035	N	2	0	0	0	1	1	0	UCS
7. Coombe Road	0.03	N	1	0	0	0	0	1	0	UCS
7. Kings Road	0.04	N	1	0	0	0	0	1	0	UCS
7. Kings Road	0.045	N	1	0	0	0	0	1	0	UCS
7. The Chase	0.03	N	1	0	0	0	0	1	0	UCS
7. Princes Avenue	1.24	N	35	0	0	0	14	10	11	UCS
7. Kings Road	0.38	N	12	0	0	0	6	3	3	UCS
7. Station Road	0.1	N	4	0	0	0	2	1	1	UCS

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield



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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
6. Adjacent 50 High street		N	1	0	0	0	0	1	0	1991 land survey
6. Adjacent 17 North End		N	1	0	0	0	0	0	1	1991 land survey
6. Adjacent 29 Pantile Hill		N	1	0	0	0	0	1	0	1991 land survey
5. 26-28 High Street		N	1	0	0	0	0	1	0	Expired Planning permission
Sub Total			84	4	5	8	27	23	17	
Tillingham										
1. Vicarage Lane, Tillingham		N	20	0	10	10	0	0	0	U/C 2005 (Section 52 agreement)
2. Village Hall, Vicarage Lane, Tillingham		N	5	0	3	2	0	0	0	
1. The White Horse PH Tillingham Road, Dengie		N	1	0	1	0	0	0	0	U/C 2004 - C/U of public house
1. Adj. Windjammer, Waterside, Bradwell-On-Sea		N	1	0	1	0	0	0	0	
1. Bradwell Endowed PS, East End Road, Bradwell		N	2	1	1	0	0	0	0	
5. Drinkwater Farm, Maldon Road		N	2	0	0	0	0	0	2	
1. 58 South Street		N	1	0	1	0	0	0	0	
2. Adj 9 The Square		N	1	0	0	0	1	0	0	
5. r/o Vicarage Lane/South Street		N	18	0	0	0	6	8	4	Expired Planning permission
2. 14A South Street Tillingham		N	1	0	1	0	0	0	0	
2. 49 South Street Tillingham, CM0 7TJ		N	1	0	0	0	1	0	0	
1. Almar, Grange Road, Tillingham		N	1	0	0	1	0	0	0	

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield

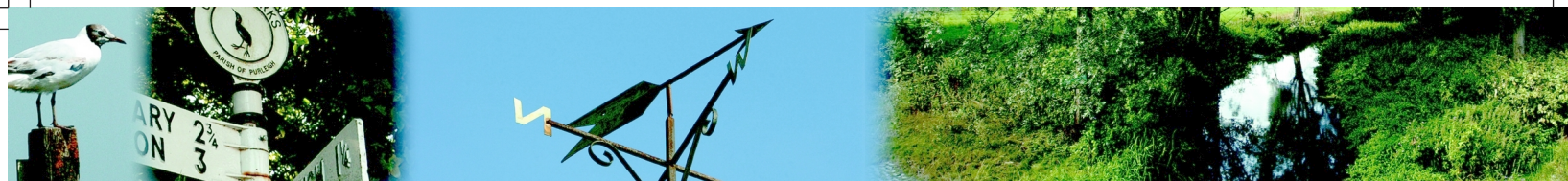


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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
1. The Bungalow Hicks Green Marsh Road, Tillingham		N	1	0	1	0	0	0	0	
Sub Total			55	1	19	13	8	8	6	
Tollesbury										
4. Darnet Road	0.16	A	3	0	0	0	1	1	1	
2. Adj. 91 Mell Road, Tollesbury		N	1	0	0	1	0	0	0	
2. Adj 73 Mell Road		N	1	0	0	1	0	0	0	
2. Marsh House, Wycke Lane		N	1	0	1	0	0	0	0	
2. Unit 4 the Café Little Marsh Estate Woodrolfe Road, Tollesbury		N	1	0	0	0	1	0	0	
2. Great Downs Farm, Station Road, Tollesbury		N	1	0	1	0	0	0	0	
2. Adj. 8 Wycke Lane, Tollesbury		N	1	0	0	1	0	0	0	
2. 5 & 7 Endeavour Close, Tollesbury		N	2	0	0	2	0	0	0	
6. Adj The Skippers, Hunts Farm Close		N	1	0	0	0	0	1	0	1991 land survey
8. Plot 2, R/O 1-7 East Street		N	1	0	0	0	0	0	1	
6. Adjacent 101 Mell Road		N	1	0	0	0	0	1	0	1991 land survey
6. Rear of 105 Mell Road		N	1	0	0	0	0	0	1	1991 land survey
6. Adjacent 75 Mell Road		N	1	0	0	0	0	1	0	1991 land survey
6. Adjacent 21 West Street		N	1	0	0	0	0	0	1	1991 land survey
6. Adjacent 45 West Street		N	1	0	0	0	1	0	0	1991 land survey
6. Adjacent 76 West Street		N	1	0	0	0	0	0	1	1991 land survey
6. Adjacent 1 Woodrolfe Farm Lane		N	1	0	0	0	0	0	1	1991 land survey

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield



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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
6. Land off Wycke Lane		N	5	0	0	0	0	2	3	1991 land survey
5. 9 Hall Road		N	1	0	0	0	0	0	1	Expired Planning permission
5. 38 High Street		N	1	0	0	0	0	0	1	Expired Planning permission
Sub Total			27	0	2	5	3	6	11	
Tolleshunt D'Arcy										
5. 2 D'Arcy Road, Tiptree		N	1	0	0	0	0	1	0	Outline Planning Permission
2. Appliance Works, Witham Road, Tolleshunt Major		N	7	0	2	5	0	0	0	Loss B2 Saw mill
1. Field Adj. Perrily Place, Oxley Hill, Tolleshunt D'Arcy		N	1	0	1	0	0	0	0	U/C 2003
1. Balmoral, Bakers Lane, Tolleshunt Major		N	1	0	1	0	0	0	0	
1. Adj 13 West Street		N	2	1	1	0	0	0	0	
5. 1 Darcy Road		N	1	0	0	0	0	1	0	
6. Adjacent 15 Barnhall Road		N	1	0	0	0	0	0	1	1991 land survey
6. Adjacent 13 Strawberry Lane		N	1	0	0	0	0	1	0	1991 land survey
5. Village Hall		N	1	0	0	0	0	1	0	Expired Planning permission
2. Primrose Hill, Cottage, Loamy Hill Road, Tolleshunt Major		N	1	0	0	1	0	0	0	
1. Tipplers, Tudwick Road		N	1	0	0	0	1	0	0	
1. 23 Strawberry Lane, Tolleshunt Knights		N	1	0	1	0	0	0	0	
1. Little Croft Tudwick Road Tiptree		N	1	0	1	0	0	0	0	
1. Adj. 19 Estival Gardens, Tolleshunt Darcy		N	1	0	1	0	0	0	0	

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield

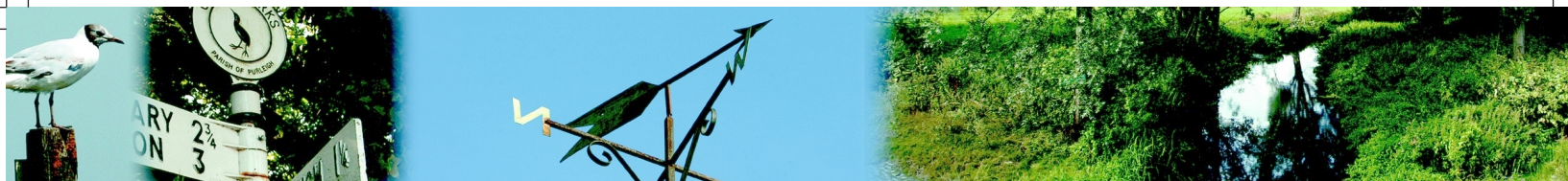


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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
2. The Rowans, Tudwick Road, Tiptree		N	1	0	0	1	0	0	0	
2. Adj. Old School Church Street, Goldhanger, CM9 8AR		N	1	0	0	0	1	0	0	
2. Oakley Brick House Road, Tolleshunt Major		N	1	0	0	0	1	0	0	
2. 2 the Folly Tolleshunt Knights		N	1	0	0	0	1	0	0	
2. Toad Hall Farm, Loamy Hill Road, Tolleshunt		N	1	0	0	1	0	0	0	
1. Longwick Farm, Joyces Chase, Tolleshunt Major		N	1	0	1	0	0	0	0	
2. Hall farm 5 Church Street, Goldhanger		N	1	0	0	0	1	0	0	
8. Adj. 45 West Street, Tollesbury		N	1	0	0	0	0	0	1	
8. Adj 21 West Street		N	1	0	0	0	0	0	1	
8. Adj 76 West Street, Tollesbury.		N	1	0	0	0	0	0	1	
Sub Total			31	1	9	8	5	4	4	
Wickham Bishops and Woodham										
1. Hoe Mill Cottage, Hoe Mill Road		N	1	0	0	1	0	0	0	
2. Cherry Hall 11, Blacksmiths Lane, Wickham Bishops		N	2	0	0	2	0	0	0	
2. Falconers Lodge, Oak Farm Road, Woodham Walter		N	1	0	0	1	0	0	0	
2. The Haven, 15 Wellands Wickham Bishops		N	1	0	0	0	1	0	0	
2. Rest Haven 8, Handleys Lane, Wickham Bishops		N	1	0	0	1	0	0	0	
2. St Peters Cottage, Langford Road, Wickham Bishops		N	1	0	0	1	0	0	0	
1. Hornbeams, Blue Mills Hill		N	1	0	1	0	0	0	0	

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					06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	
Wickham Bishops										
1. Warren Grove Common Lane Woodham Walter		N	1	0	1	0	0	0	0	
2. Albany Orchards , Old London Road, Woodham Walter		N	1	0	0	0	1	0	0	
2. Flag Cottage , Witham Road, Little Braxted		N	1	0	0	1	0	0	0	
2. Medeswell Goat House Lane, Hazeleigh		N	1	0	0	1	0	0	0	
8. Rear of 6 Church Road		N	1	0	0	0	0	0	1	
Sub Total			13	0	2	8	2	0	1	
Grand Total			1242	131	146	229	205	187	344	

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.

i e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield



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- 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:

Table 1 Summary of housing provision (2006-2011)

Ward	Sites with Planning Permission At March 2006	Housing Allocation Sites without Planning Permission (RLP2005)	Expired Planning Permission At March 2006	Other Sites without Planning Permission At March 2006
Althorne	58	0	7	14
Burnham on Crouch	34	0	8	75
Great Totham	31	0	2	15
Heybridge & HeybridgeBasin	217	0	0	105
Maldon	88	0	3	50
Mayland	140	0	3	135
Purleigh	33	0	5	9
Southminster	21	0	1	62
Tillingham	35	0	20	0
Tollesbury	8	3	2	14
Tolleshunt D'Arcy	23	0	3	5
Wickham Bishops and Woodham	12	0	0	1
Total	700	3	54	485

