

MALDON DISTRICT COUNCIL

**LOCAL DEVELOPMENT
FRAMEWORK**

ANNUAL MONITORING REPORT



**MALDON DISTRICT
COUNCIL**

DECEMBER 2007

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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. The production of the AMR is linked to Planning Delivery Grant allocation.

This AMR essentially covers the period between 1st April 2006 and 31st March 2007 and it intends to improve the initial monitoring framework based on the Government Office for the East of England's recommendations and the experiences gained from the 1st 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
- An aging population
- 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 some low levels of educational attainment
- A large number of Maldon residents are long distance commuters
- Maldon as the main shopping centre has relative strengths in the food and restaurant sectors but weaknesses 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.
- Developments involving listed buildings and conservation areas are significant in terms of the numbers of applications received.
- The current planning focus of the Council is on the need for precautionary management of additional development in the countryside. These is predominantly focussed on:
 - Concentration of development within existing development boundaries
 - Extension to dwellings is the dominant type of development
 - 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 to be replaced by a new Local Development Framework intended to implement Government policy, Regional Spatial Strategy and the remaining provisions of the Structure Plan and to work towards the achievement of sustainable development, protecting the natural environment for this and future generations. The Council has recognised its high quality natural and built environment in its decision making processes. Consequently, of the three legs of sustainable development the environmental leg is given preference as shown below.

- 91.26% of new homes were built on previously developed land within development boundaries.
- Due to the majority of housing provision having been made by 31st March 2006, the District only needs 149 additional dwellings to achieve the Draft East of England Plan's housing target of 1,200 new dwellings for the District in the period from 2001 to 2011.
- With the current housing completion rate, the District will meet the RSS housing requirement by 2008/09.
- By 31st March 2007, planning permission (either outline or full) were granted for 563 dwellings but not yet being built, and it is assumed that these sites will be completed within the plan period.
- Most of residential developments are low-density development (no new residential schemes completed were above 50 dwellings per hectare).
- Over 96% of new residential development is within 30 minutes of a primary school and GP by public transport as a result of its locations within or close to the town centres of Maldon and Burnham on Crouch.

- About 70% of new residential development is within 30 minutes time to major retail centres and employment area by public transport
- Due to the poor provision of the infrastructure services in the rural area only 58% of new residential development is within 30 minutes to the hospital and 65% for a secondary school. by public transport
- 16,471 m² of total floorspace has been developed for employment uses.
- The delivery of affordable housing through Section 106 agreements is relatively low but higher than last year; 38 units were completed during this monitoring year.

The Council seek 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.

The AMR is an on-going exercise and this 3rd 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.

Chapter 1

Introduction

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:

- 1) Policies are founded on a robust and credible evidence base; and
- 2) 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 to 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.

Housing and Planning Delivery Grant

1.4 In October 2007, the Department for Communities and Local Government (DCLG) published its proposals for allocating the new Housing and Planning Delivery Grant (HPDG) which will replace the Planning Delivery Grant (PDG) in the financial year 2008/09. A total of £510m is allocated to HPDG over the three years 2008-11 representing a rise from £425m in the last three years of PDG. . The new Grant will be split into Housing and Planning elements, £316m and £194m respectively and local authorities will be rewarded for strong delivery of additional housing and delivery of Local Development Frameworks.

1.5 The new grant focuses mainly on strong housing delivery, and on delivery of Local Development Frameworks. Authorities will be rewarded for good progress on their LDFs, noting that these in turn will help to facilitate delivery of new housing. The first report on housing provision recommended an incentive scheme to raise delivery, which was accepted by the Government. The report's analysis is recognised in the Inquiry into Local Government by Sir Michael Lyons who has advised that local government should be given incentives to grow its tax based and rewarded for allowing their areas to develop and grow

Role of the AMR

1.6 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:

i. 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;

ii. 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

1.7 Section 5.3 and 5.4 of *PPS12 Local Development Frameworks* indicates that adopted Local Plans will retain development plan status and their policies will automatically become 'saved' policies for a period of three years from commencement of the Act. During the three-year period Local Planning Authorities should bring forward Local Development Documents to replace saved policies in accordance with their Local Development Scheme. From 27 September 2007 IS THIS DATE CORRECT – IF SO THERE IS AN ISSUE RIGHT NOW the adopted development plan would cease to be in effect except where the Secretary of State extends the time for such policies.

1.8 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.

1.9 '*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

1.10 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.

1.11 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.

1.12 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.

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

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

1.15 The information obtained for this AMR is both:

1) *Quantitative*

Most contextual and output indicators will be based on quantitative information.

Sources of statistical data include:

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

2) *Qualitative*

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

Limitations of the AMR

1.16 The purpose of the AMR is to take an integrated approach to the monitoring 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.

1.17 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

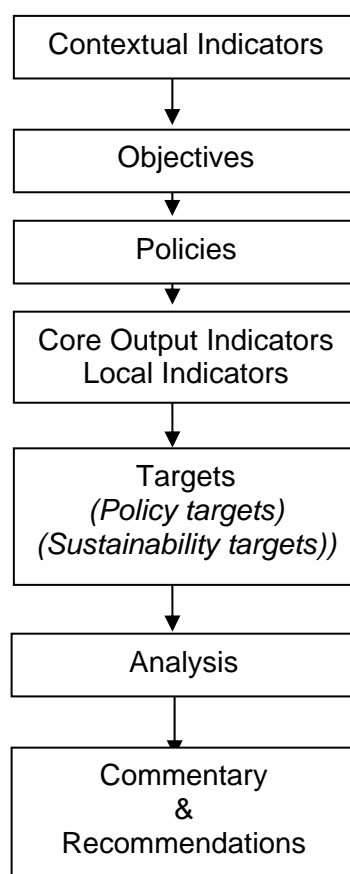
1.18 This is the third AMR. It covers the period between 1st April 2006 and 31st November 2007. To help to provide a more comprehensive review, some of data in this report will include data from previous years and also some more up-to-date information after April 2007.

1.19 After 3rd November 2005, the *Maldon District Replacement Local Plan (MDRLP)* superseded the *Maldon District Local Plan First Review (1996)*. The MDRLP is now acting as 'saved' policies from previous Local Plan before the adoption of the new Local Development Framework. Therefore, this AMR should monitor the performance of policies contained in the *Maldon District Replacement Local Plan (2005)*

1.20 The 3rd AMR intends to continue to improve the monitoring framework based on the Government Office for the East of England's recommendations of the 2004/05 exercise. This includes an analysis of how 'saved' policies perform in relation to Core Output Indicators and the targets set for 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 permission during the monitoring period.

1.21 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:

Figure 1.1 - Format for Monitoring Local Plan Themes



Chapter 2

Progress with the Maldon District LDF

2.1 Under the Planning and Compulsory Purchase Act 2004, Local planning authorities are required to produce an Annual Monitoring Report (AMR) containing information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in Local Development Documents (LDDs) are being achieved. The report should cover the period 1st April to 31st March each year and should be submitted to the Secretary of State by 31st December.

2.2 The 2006/07 AMR of Maldon District Council covers the year ending 31st March 2007 plus an extended monitoring period to 30th November 2007 so that it can provide the most up to date picture of progress at the time of submission.

Key Requirements

2.3 Planning Policy Statement 12: Local Development Frameworks (LDF) (PPS12) and the ODPM publication *Annual Monitoring Reports: A Good Practice Guide* provides detailed guidance on the key monitoring tasks that Local Authorities must undertake as follows:

1. Review actual progress in the preparation of Local Development Documents (LDD) in relation to the timetable and milestones set out in the Local Development Scheme (LDS);
2. Assess the extent to which policies in local development documents are being implemented;
3. Where policies are not being implemented explain why and set out what steps are to be taken to ensure that the policy is implemented or whether the policy is to be amended or replaced;
4. Identify the significant effects of implementing policies in local development documents and whether they are as intended; and
5. Set out whether policies are to be amended or replaced.

(Source: Section 35, Planning and Compulsory Purchase Act 2004)

2.4 The Maldon District LDS was submitted to Government Office for East of England in March 2005 and adopted by the District Council in May 2005. Since then there have been two reviews of the LDS – the first published in September 2006 and the second in August 2007.

2.5 The LDS identifies LDDs which will make up the LDF. It also indicates the key stages for preparing the documents with a timetable which identifies milestones for those stages.

Maldon District LDS Second Review

2.6 The second review of the LDS described the background for each LDD and included any changes to those documents or the timetable for their production. The significant changes in that Review are listed below:

- DPDs – Core Strategy, Allocations and Causeway Area Action Plan

The timetable for the preparation and submission of the Core Strategy, Allocations and Causeway Action Plan was extended in relation to the LDS first review and the milestones for the three DPDs moved back by ten months.

2.7 Explanation: While preparing the early stages of the Core Strategy it became clear that process for the preparation of a full and reasonable range of issues and options including effective community and stakeholder involvement is very important. That view was been endorsed by the reasons for the failure at examination of most Core Strategy DPDs prepared so far. In order to facilitate this process more effectively in the Maldon District the timeframe for the Core Strategy preparation was extended. This had knock on effects for the timetabling of the Allocations and Causeway Area Action Plan DPDs because all DPDs need to be consistent with the Core Strategy and these DPDs therefore need to be prepared within the context of an approved Core Strategy. Under the risk assessment for the tests of soundness risk 7 was given greater weight in order to reflect the importance of the tests and the 'unknowns' faced at examination in relation to these DPDs.

- SPDs – Maldon District Design Guide, Developer Contributions, Green Spaces and Coastal Planning

2.8 The timetable for these SPDs was extended. The Children's Play Spaces, Vehicle Parking Standards and Accessibility to Buildings SPDs had been completed. The Maldon District Design Guide and the Developer's Contributions Guide were moved back for four months and new SPDs for Coastal Planning and Green Spaces included in the timetable..

2.9 *Explanation:* The Maldon Design Guide SPD timetable was extended to give more time for its development in order to reflect the need to incorporate recent new national guidance and the increased importance attaching to design issues. The Developer Contributions SPD was moved back to reflect the revised timetable for the Core Strategy DPD and the Green Spaces and Coastal Planning SPDs were added as it was apparent that these would be needed to take forward policy development for these subjects.

- The Local Plan

2.10 The LDS explains how the transition from the old planning system to the new system will work. The Maldon District Local Plan was adopted in November 2005. Policies in that Plan will be “saved” until the new Local Development Framework Documents are adopted.

2.11 The process for preparing DPDs should follow the timetable adopted in the LDS and the Government established a financial reward scheme to encourage this (*Planning Delivery Grant 2007/2008 Proposed Allocation Criteria*, July 2006). Progress in relation to the Maldon District Council's LDS (Second Review) is set out in Table 2.1

Table 2.1 - Progress on the Local Development Scheme (Second Review)

	Progress against milestones in the period 1 st April 2006 – 30 th November 2007	Document Completed
Local Development Document (LDDs)		
<u>Statement of Community Involvement</u>	Adopted in February 2007	✓
Development Plan Documents (DPDs)		
<u>Core Strategy DPD</u>	Proceeding - no milestones identified in the monitoring period	
<u>Allocations DPD</u>	No milestones identified in the monitoring period.	
<u>Causeway Area Action Plan DPD</u>	No milestones identified in the monitoring period.	
Supplementary Planning Documents (SPD)		
<u>Sadd's Wharf SPD</u>	Adopted in July 2007	✓
<u>Adoption of Timber Yard Heybridge Basin SPD</u>	Adopted in February 2007	✓
<u>Adoption of Vehicle Parking Standards SPD</u>	Adopted in July 2006	✓
<u>Adoption of Accessibility to Buildings SPD</u>	Adopted in October 2006	✓
<u>Developer Contributions SPD</u>	Adopted in December, 2006	✓
<u>Pre-production of Green Spaces SPD</u>	Commenced but on hold in order to give priority to the Core Strategy - public participation milestone (October 2007) not met	
<u>Production of Maldon Design Guide SPD</u>	Consultation commenced December 2007 – 2 months after the milestone date	
<u>Pre-production of Coastal Planning SPD</u>	No milestones identified for the monitoring year	

Future Progress and Revision of the LDS

2.12 Progress on DPDs and SPDs has been in line with LDS milestones for the monitoring period ending on 30th November 2007. There are however factors that have been operating during 2006/7 – some of which are likely to continue in 2007/8 - which have affect the Councils ability to deliver the DPDs in the LDS and thus the timescales for their adoption. These factors include national, regional and local factors - for example:

- i. The emergence of new national government guidance such as that for Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments
- ii. Delays in the finalisation of the East of England Plan which was published with the Secretary of States Proposed Changes and Further Proposed Changes in October 2007.
- iii. A loss of planning staff during the monitoring period, a freeze on recruitment pending a conclusion to merger talks with Chelmsford during summer and early autumn of 2007 and continuing recruitment difficulties due to on going market conditions
- iv. A need to address potential soundness issues in the development of the Core Strategy following a Critical Friend review and discussion with GO East with this leading to an increase in the work needed to produce the Core Strategy including:
 - further work on the evidence base
 - further definition and clarification of issues and options
 - further related key partner engagement and consultation

2.13 The need to address potential soundness issues reflects that fact that it is still relatively early days for the new LDF system and everyone is still on a learning curve with further advice continuing to be issued and changes to the system already being promoted by the Government. The knock on effect is that the LDS needs to be further revised in order to re-establish realistic timetables and milestones for the various DPDs and to ensure that the right range of DPDs and SPDs is planned and in the right order to develop an appropriate and effective LDF for the District..

Core Strategy Evidence Base

Table 2.2 sets out the progress of preparing the Evidence Base for the Core Strategy Development Plan Document up to the end of the Monitoring Period and identifies outstanding work

Table 2.2 - Evidence Base

Background Document	Status
Conservation Area Review and Appraisals	Consultation started 8 November 2007
Economic Futures	Completed in March 2006
Green Space Strategy	On hold pending Core Strategy progress and LDS Revision
Gypsies and Travellers Housing Needs	Completed (February 2006) Note an RSS single issue review is now awaited
Housing Need Assessment	Last Assessment 2006
Housing- Urban Capacity Study	Last update 2006
Landscape Character Assessment	Completed in August 2006
Nature Conservation Study – Phase 1 Habitat Survey	Due in September 2006 (Completed)
Retail Study	Completed in November 2006
Strategic Environmental Assessment Baseline Information Profile	Annually updated
Strategic Flood Risk Assessment	Due in November 2007 but delayed to January 2008 due to priority being given to Chelmsford and Braintree (joint commission)
Strategic Housing Land Availability Assessment	To be undertaken in 2008
Strategic Housing Market Assessment	To be undertaken in 2008
Townscape Characterisation	Completed in October 2006
Transport – Local Transport Plan 2 / Highway Agency data	Available
Ward Profiling	Completed in October 2006

Core Strategy Issues and Options

In November 2007 a self assessment, a critical friend review and a discussion with a GO East representative have identified a need for better definition of the Core Strategy key issues and options. This can not be completed or the Sustainability Appraisal progressed further (to the stage of finally informing the Preferred Options) until some key evidence base work is completed or at least advanced to a sufficient stage to inform the issues and options. Such work includes Strategic Flood Risk Assessment and Strategic, Housing Market and Land Availability Assessments.

Core Strategy Key Partner Engagement and Consultation

Continuation of the work on the evidence base and the issues and options will need to involve key partners including members of the LSP. While this will involve further participation and engagement the Critical Friend and GO East discussions have also advised that an opportunity for a further across the board consultation may be necessary depending on the amount of additional information that emerges from the further work outlined above.

Future LDS revision

As noted above the soundness review concluded that either an extension of the Core Strategy work programme will be needed – which is bound to mean that the LDS milestone of publishing the Preferred Options in March 2008 will not be reached - or that achieving it would be almost bound to result in the tests of soundness being failed at a later date. A delay of approximately six months seems likely in reaching the preferred options stage and this will need to be reflected in the revised LDS.

This delay in the Core Strategy process will have a knock on effect on the other DPDs that need to be submitted after the Core Strategy.

It is also apparent that some other alterations to the LDS may be appropriate once the outcomes of the further work for the Core Strategy are known.. This could mean for example prioritising an early need for a Development Control Policies DPD but delaying the Green Spaces SPD and also bringing forward the Coastal Management SPD.

Proposals for a revision to the LDS will therefore be brought forward as soon as possible once the implications of the above further work are apparent

Summary

Progress on the preparation of the SPDs and DPDs has so far been in accordance with the milestones timetable set down in the LDS Second Review with a couple of minor exceptions. It is however apparent that future milestones for the Core Strategy and other DPDs will not be met due to a number of factors.. It is therefore considered necessary to revise the LDS in 2008 in order to take account of this situation and other factors that will come in to effect during the next Monitoring Period.

Chapter 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 River Blackwater and River 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 District¹

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 203 Statistical Wards)

¹ For the structure of classification please refer to the *Introductory Guide to Rural and Urban Area Classification 2003* which is available at http://www.statistics.gov.uk/geography/downloads/Introductory_Guide.pdf

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

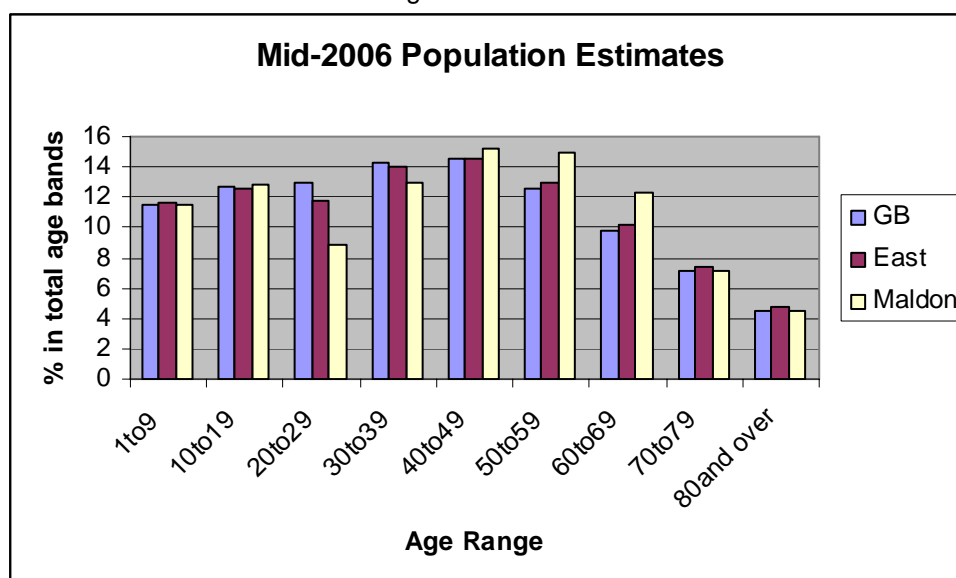
	Maldon Population	Total	Essex Population	Total	East of England Total Population
1991	52,800		1,249,100		5,121,100
2001	59,600		1,310,835		5,400,500
2006	61,700		1,361,200		5,606,600
% growth between 1991 and 2006	16.8%		8.9%		9.5%

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

Age structure

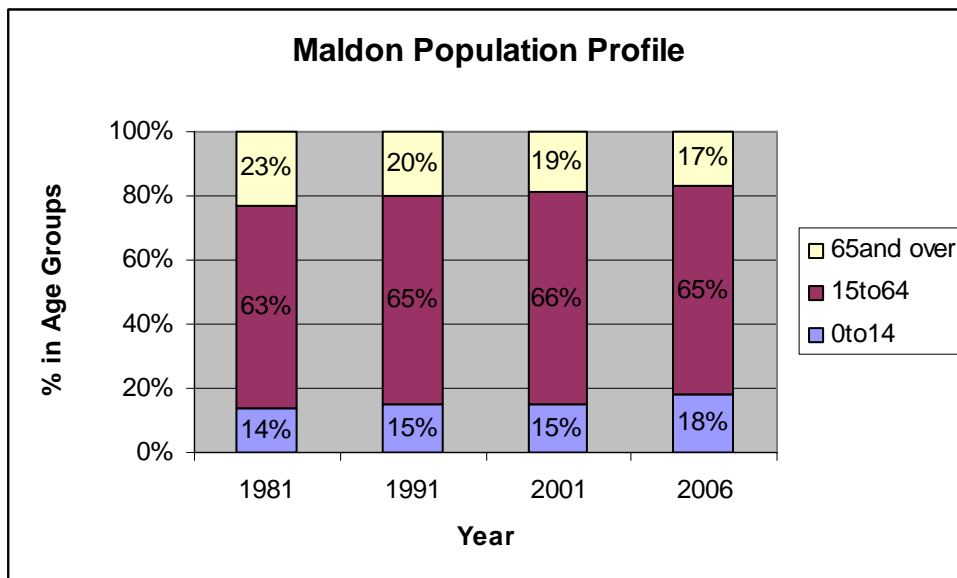
3.3 The mid-2006 population estimates also shows that the majority of the population in the District falls into the category of working age, 43.1% being in the 30-59 age bands. This is roughly the same as regional and national averages.

Figure 3.1



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.

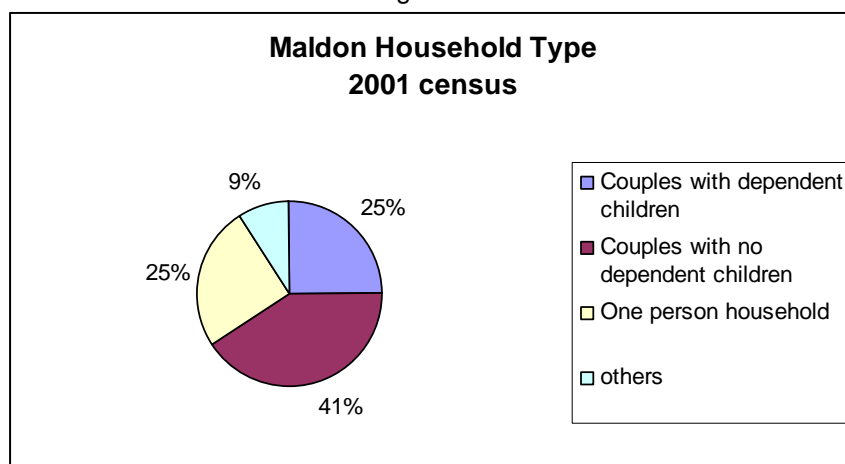
Figure 3.2



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



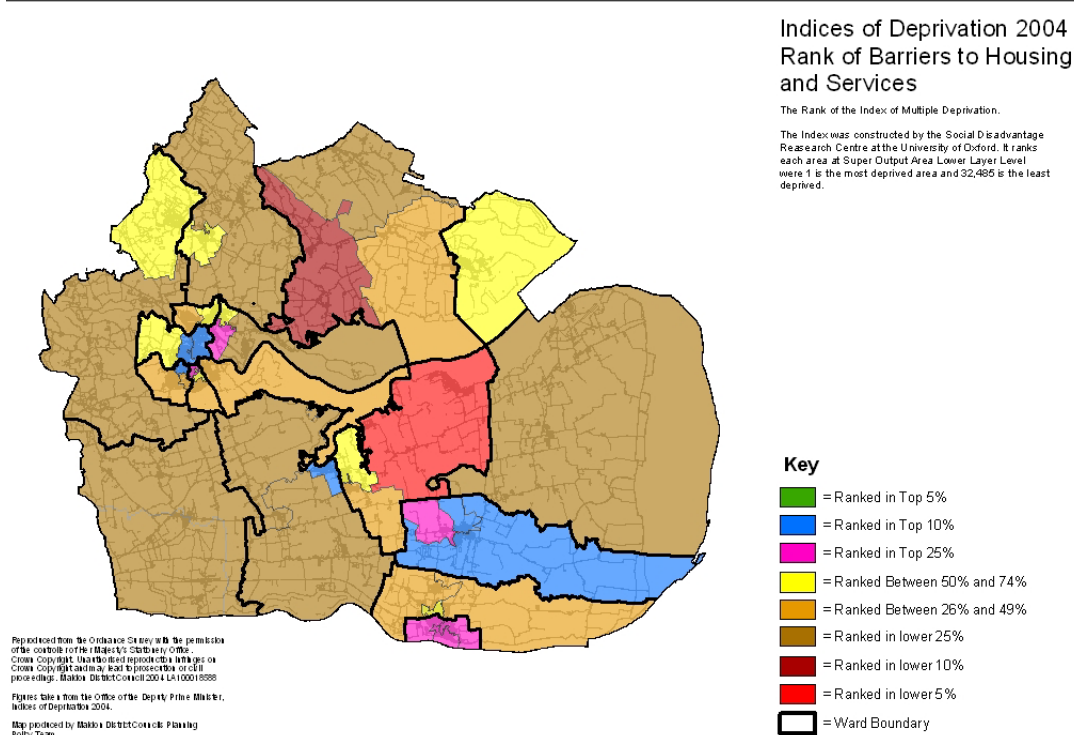
Society and Communities

Deprivation

3.6 The Index of Multiple Deprivation 2004 (IMD 2004) is a composite measure of multiple deprivation at the small area level, known as the Lower Super Output Areas (LSOAs). The IMD 2004 is comprised of seven individual domains: income deprivation; employment deprivation; health deprivation and disability; education, skills and training deprivation; barriers to housing and services; living environment deprivation; and crime. The research rank each local authority area where 1st is the most deprived and 354th is the least deprived.

3.7 Maldon is ranked as the 280th highest ranking authority out of 354 based on average deprivation scores of its constituent LSOAs, which is higher than the Essex average score of 238. However, the IMD2004 shows that the District has some wards that are seriously deprived for the education, skills and training in a local area. (Figure 3.4) The indicators fall into two sub-domains: 'geographical barriers' and 'wider barriers' which also includes issues relating to access to housing, such as affordability.

Figure 3.4 – Indices of Multiple Deprivation 2004
Barriers to housing and services domain



(Source: The Index of Multiple Deprivation 2004)

Health

3.8 The proportion of people in the District who rate their health as 'good' is slightly higher than that of the proportion of people in the East of England and England. The proportion of people in Maldon with a limiting long-term illness is lower than that in the East of England and England.

3.9 Table 3.3 shows all people usually resident in the District according to description of their health and those with a limiting long-term illness.

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

(Source: 2001 census)

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 2006-Dec 2006)

% of people aged 16-74 with:	Maldon	East of England	Great Britain
No qualifications	32.8	14	13.8
NVQ1 and above	62.6	77.7	77.7
NVQ2 and above	52.7	61.9	63.8
NVQ3 and above	30.6	41.8	45.3
NVQ4 and above	12.5	25	27.4
Other qualifications	N/A	8.2	8.5

(Source: NOMIS)

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%
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. The latest statistics shows that Maldon has a low rate of recorded crime in all six major offence areas when compared to the regional and national averages. However, there has been a significant increase in robbery, theft of a motor vehicles and sexual offences over the past year.

Figure 3.5 Statistic for six major offence areas in Maldon, Essex and England and Wales

Offence	Maldon (per 1000 population)	% change from last year	Essex (per 1000 population)	% change from last year	England and Wales (per 1000 population)	% change from last year
Robbery	0.25	+36.36	0.93	+7.5	1.86	+3.52
Theft of a motor vehicle	1.51	+17.95	3.42	-9.98	3.61	-9.69
Theft from a motor vehicle	3.25	-7.78	7.75	-7.58	9.34	-0.86
Sexual offences	0.68	+40	0.74	-11.31	1.06	-7.45
Violence against a person	9.39	-3.37	13.87	-4.43	19.28	-1.43
Burglary	1.7	-14.05	3.72	-0.18	5.47	-2.74

(Source: www.homeoffice.gov.uk)

Economic Activity

3.13 According to the mid-2005 population estimate, the working age population for all people in the District is approximately 30,900. The majority of Maldon District's residents are economically active (80.8%) with 78.3% of people working as employees which is similar to the regional figure. However, the self-employment percentage (14.9%) 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 (Jan 2006- Dec 2006)

	Maldon (numbers)	Maldon (%)	East of England Region (%)	Great Britain (%)
All people Economically active	30,900	80.8	80.7	78.6
Employees	24,200	63.4	65.8	64.6
Self employed	5,400	14.9	10.9	9.3

(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	449.6
East of England	470
Maldon	523

(Source: www.omisweb.co.uk)

Summary

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-2006 there were approximately 61,700 people residing within the District, with a population density of 172 per square km. The majority of Maldon's population is of working age and within 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 much from deprivation in relation to Income, Employment, Health and Disability, Living Environment and Crime. However 'Barriers to Housing and Services' and 'Education, Skills and Training' are considered to have serious deprivation levels in some parts of the District and thus in need of improvement.

Chapter 4

Development Characterisation

Planning Applications

4.1 During the last monitoring year MDC has handled 1,136 planning applications in the categories of application monitored by the Department of Communities and Local Government. The great majority of these applications were approved although a fifth was refused with the percentages varying for different types of application. Table 4.1 shows the authority's decisions by planning application type.

4.2 Performance is measured in terms of speed of decision. Just over 66% of all minor applications were dealt within 8 weeks in compared with the governments best practice standard of 65%. 79% of all other applications were decided within the 8 weeks period, which falls very slightly short of the 80% target. These figures represent a major improvement compared to previous years but for major applications only 50% of them were decided within the government's recommended 13 weeks standard of 60%. (Source: General Development Control Return PS2)

Table 4.1 - Type of decision by planning application type
(01/04/2006 - 31/03/2007)

	Total	Grntd	Refsd
Major Applications			
Dwellings	6	66.6%	33.3%
Offices/R&D/Light Industry	1	100%	0%
Heavy Ind./Storage/Warehousing	2	100%	0%
Retail Distribution & Servicing	0	N/A	N/A
All Others	5	40%	60%
Minor Applications			
Dwellings	203	63.5%	36.5%
Offices/R&D/Light Industry	10	100%	0%
Heavy Ind./Storage/Warehousing	14	85.7%	14.3%
Retail Distribution & Servicing	10	80%	20%
All Others	117	82.9%	17.1%
Other Applications			
Minerals	0	N/A	N/A
Change of Use	78	76.9%	23.1%
Householder Development	557	87%	13%
Advertisements	19	68.4%	31.6%
Listed Building Consents (alter)	80	82.5%	17.5%
Listed Building Consents (demol.)	1	100%	0%
Conservation area consents	33	81.8%	18.2%
Total	1136	80.7%	19.3%

(Source: General Development Control Return PS2)

4.3 The majority of the applications the Council dealt with during the monitoring year, the majority of the applications were for extensions, alterations to houses and the erection of houses. Developments involving in listed buildings and works to building in 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 and in particular developments providing employment opportunities.

Appeals

4.4 In the monitoring year from 1st April to 31st March 2007 56 appeals were determined by the Planning Inspectorate and 37.5 of these were allowed. A high proportion of appeals involved applications which were refused on the grounds of protecting the rural heritage. The percentage of appeals allowed was 3.5% higher than the national average of 34% which is used as a performance measure and it is therefore desirable to reduce the percentage of appeals allowed. (Source: Planning Inspectorate Annual Report)

Summary

4.5 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 remaining provisions of the Structure Plan and work towards achievement of sustainable development. Consequently, protecting the rural heritage is a key concern of the Council in its decision making process. The majority of applications involve extensions and alterations to houses and the erection of houses and very few are major development proposals

Chapter 5

Sustainable Planning Outcomes

5.1 Employment

Contextual Indicators

Population of Maldon District: 61,700

Table 5.1.1

Labour Force Information	Maldon (Numbers)	Maldon (%)	Essex (%)	East of England (%)
All people – working age	37,200	60.3	61.2	62.2
Males - working age	19,700	64.5	65.1	66.1
Females - working age	17,500	56.2	57.4	58.6

(Source: Mid-year population estimate 2006)

Working Age Benefit

Table 5.1.2

Total JSA claimants (September 2007)				
* 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.				
	Maldon (numbers)	Maldon (%)	Essex (%)	East of England (%)
All people	512	1.4	1.6	1.7
Males	363	1.8	2.1	2.2
Females	149	0.9	1.0	1.1

(Source: www.nomisweb.co.uk)

Number of businesses by employee size

Table 5.1.3

	Maldon		East of England		England	
	numbers	%	numbers	%	numbers	%
Total	2,460		168,900		1,418,050	
0-4	1,945	79	129,420	76.6	1,073,550	75.7
5-9	300	12.2	20,765	12.3	177,935	12.5
10-19	125	5.1	10,130	6	89,065	6.3
20+	90	3.7	8,585	5.1	77,500	5.5

(Source: Counts of VAT Based Local Units by Employment Size Band 2007)

Number of businesses by age (Enterprise Units)

Table 5.1.4

	Maldon		East of England		England	
	numbers	%	numbers	%	numbers	%
Total	2,460		169,205		1,421,645	
< 2 Years	360	14.6	27,340	16.2	245,915	17.3
2-3 Years	345	14	23,690	14	207,960	14.6
4-9 Years	625	25.4	43,450	25.7	364,570	25.6
>10 Years	1,130	46	74,725	44.1	603,200	42.5

(Source: Counts of VAT Based Enterprises by Age of Business 2007)

Number of businesses by industry

Table 5.1.5

	Maldon		East of England		England	
	numbers	%	numbers	%	numbers	%
Total	2,465		11,355		1,421,645	
Agriculture	195	7.9	14,400	6.7	88,575	6.2
Production	260	10.5	25,270	8.5	116,855	8.2
Construction	455	18.5	7,330	14.9	170,025	12
Motor Trades	105	4.3	10,900	4.3	56,255	4
Wholesale	130	5.3	15,920	6.4	91,435	6.4
Retail	185	7.5	9,870	9.4	152,495	10.7
Hotels & Catering	150	6	6,470	5.8	94,550	6.7
Transport	120	4.9	1,795	3.8	49,025	3.5
Post & Telecommunications	15	0.6	745	1.1	14,180	1
Finance	10	0.4	50,680	0.4	8,970	0.6
Property & Business Services	665	27	1,265	30	445,350	31.3
Education	10	0.4	1,160	0.7	11,310	0.8
Health	15	0.6	12,045	0.7	9,165	0.6
Public Admin & Other Services	150	6.1	11,355	7.1	113,455	8

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

Monitoring of objectives and Core Output Indicators (COIs)

Strategic Objective (S i)

To make provision for sustainable employment opportunities

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)

Core Output Indicators (COI)**COIE1: Amount of floorspace developed for employment by type**

Table 5.1.7

Permission Number	Address	Proposed Land Use	Total Floor space (m²)
MAL/0366/04	Mayfair Industrial Estate, Maldon Road, Latchingdon	Light Industrial Building (B1)	1,053
MAL/0944/98	Mapledean Works & Land Adj. Maldon Road, Latchingdon	Light Industrial Building (B1)	4,000
MAL/0366/04	Mayfair Industrial Estate, Maldon Road, Latchingdon	General Industrial Building (B2)	1,531
MAL/0366/04	Mayfair Industrial Estate, Maldon Road, Latchingdon	Distribution Warehouse (B8)	2,218
MAL/0899/05	Highfield Timber Product Ltd. Hall Road, Heybridge	Light Industrial Buildings (B1)	5,130
MAL/1332/05	Unit 6A, The Street Industrial Estate, Heybridge	Distribution Warehouse (B8)	740
MAL/0513/06	Three Suns, Wycke Hill, Maldon	Light Industrial Building (B1)	140
MAL/0015/04	Land Adj. Focus, Wycke Hill Business Park	Light Industrial Building (B1)	710
MAL/0124/05	Land Longwick Farm, Joyces Chase, Tolleshunt Major	Light Industrial Building (B1)	949
Total			16,471

(Source: Essex County Council 2007 Survey)

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

Table 5.1.8

Planning Permission Number	Address	Proposed Land Use	Total Floor space (m²)	Extant Local Plan Allocation
MAL/0366/04	Mayfair Industrial Estate, Maldon Road, Latchingdon	Light Industrial Building (B1)	1,053	N
MAL/0366/04	Mayfair Industrial Estate, Maldon Road, Latchingdon	Distribution Warehouse (B8)	2,218	N
MAL/0366/04	Mayfair Industrial Estate, Maldon Road, Latchingdon	Distribution Warehouse (B8)	2,218	N
MAL/0944/98	Mapledean Works & Land Adj. Maldon Road, Latchingdon	Light Industrial Building (B1)	4,000	N
MAL/0899/05	Highfield Timber Product Ltd. Hall Road, Heybridge	Light Industrial Buildings (B1)	5,130	N
MAL/1332/05	Unit 6A, The Street Industrial Estate, Heybridge	Distribution Warehouse (B8)	740	Y
MAL/0513/06	Three Suns, Wycke Hill, Maldon	Light Industrial Building (B1)	140	Y
MAL/0015/04	Land Adj. Focus, Wycke Hill Business Park	Light Industrial Building (B1)	710	Y

(Source: Essex County Council 2007 Survey)

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

Table 5.1.9

Permission Number	Address	Proposed Land Use	Total Floor space (m ²)	Previously Developed Land
MAL/0366/04	Mayfair Industrial Estate, Maldon Road, Latchingdon	Light Industrial Building (B1)	1,053	N
MAL/0944/98	Mapledean Works & Land Adj. Maldon Road, Latchingdon	Light Industrial Building (B1)	4,000	N
MAL/0366/04	Mayfair Industrial Estate, Maldon Road, Latchingdon	General Industrial Building (B2)	1,531	N
MAL/0366/04	Mayfair Industrial Estate, Maldon Road, Latchingdon	Distribution Warehouse (B8)	2,218	N
MAL/0899/05	Highfield Timber Product Ltd. Hall Road, Heybridge	Light Industrial Buildings (B1)	5,130	Y
MAL/1332/05	Unit 6A, The Street Industrial Estate, Heybridge	Distribution Warehouse (B8)	740	Y
MAL/0513/06	Three Suns, Wycke Hill, Maldon	Light Industrial Building (B1)	140	Y

Permission Number	Address	Proposed Land Use	Total Floor space (m²)	Previously Developed Land
MAL/0015/04	Land Adj. Focus, Wycke Hill Business Park	Light Industrial Building (B1)	710	N
MAL/0124/05	Land Longwick Farm, Joyces Chase, Tolleshunt Major	Light Industrial Building (B1)	949	Y
Total			16,471	

(Source: Essex County Council 2007 Survey)

COIE4: Employment land available by type

Sites for Non Residential Development Which Are Located in Employment Areas, Identified in the Adopted Local Plan, And Which Are at 31st March 2007: ²

Table 5.1.10

Ward/Parish	Address	Site Area Digitised (ha)	Appropriate Uses
Burnham-on-Crouch North	Mildmay Industrial Estate	0.2	B1 B2 B8
Burnham-on-Crouch North	Mildmay Industrial Estate	0.55	B1 B2 B8
Burnham-on-Crouch South	Mildmay Industrial Estate, (Springfield Ind Est.), Burnham on Crouch	0.17	B1 B2 B8
Maldon North	The Causeway	2.61	B1 B2 B8
Mayland Ward	Southminster Industrial Estate	0.34	B1 B2 B8
Southminster	Southminster industrial estate	0.45	B1 B2 B8
Southminster	Southminster industrial estate	0.58	B1 B2 B8
Southminster	Jct. of Queen St, Southfield Way Southminster	3.52	B1 B2 B8
Tollesbury	Woodrolfe Road Tollesbury	0.15	B1 B2 B8
Tolleshunt D'arcy	Beckingham Business Park, Beckingham street	0.75	B1 B2 B8
Wickham Bishops and Woodham	Langford Pumping Station Maldon Road	4.13	B1 B2 B8
Total		13.45 ha	

(Source: Essex County Council 2007 Survey)

² 'Appropriate uses' refers to the Use Classes described in the Schedule to the Town and Country Planning (Use Classes) Order 2005. B1 = light industry/offices; B2 = general industry; B8 = distribution/warehousing.

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

Table 5.1.11³

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

(Source: Essex County Council 2007 Survey)

COIE5: Losses of employment land in (i) employment / regeneration areas and (ii) local authority area

- I. Within employment or regeneration area (defined and allocated in the local development framework): **None**
- II. Within the authority area: **None**

COIE6: Amount of employment land lost to residential development

Where land is lost to development identified in COIE5 (i) and (ii), the amount which is lost to completed residential development: **None**

³ The Council is preparing to develop Supplementary Planning Documents (SPD) for these two sites in association with the relevant developers.

Local Output Indicators

Amount of vacant employment floorspace in district (office, warehouse and industrial buildings):

Figure 5.1.12

Address	Proposed Land Use	Previously Developed Land	Size of Site (Hectare)
Mildmay, Industrial Estate,	B1, B2, or B8	Y	0.2
Mildmay, Industrial Estate	B1, B2, or B8	N	0.55
Mildmay, Industrial Estate, (Springfield Ind Est.), Burnham on Crouch	B1, B2, or B8	N	0.17
The Causeway	B1, B2, or B8	N	2.61
Southminster Industrial Estate	B1, B2, or B8	N	0.34
Southminster industrial estate	B1, B2, or B8	N	0.45
Southminster industrial estate	B1, B2, or B8	N	0.58
Jct. of Queen St, Southfield Way Southminster	B1, B2, or B8	N	3.52
Woodrolfe Road Tollesbury	B1, B2, or B8	N	0.15
Bechenham Business Park, Beckingham street	B1, B2, or B8	Y	0.75
Langford Pumping Station Maldon Road	B1, B2, or B8	Y	4.13
Total			13.45

(Source: Essex County Council 2007 Survey)

Amount of employment use sites lost to residential uses during the monitoring year:

Figure 5.1.13

Permission Number	Address	Description	Previously Developed Land	Total Floor Space lost (hectare)
MAL/1300/05	The Old Brewery, Fullbridge, Maldon	Demolition of existing buildings and erection of 14 no. apartment	Y	0.11
MAL/0571/06	Colchester Timber & Board, Tudwick Road, Tolleshunt Major	Redevelopment of sites with 11 dwellings 2x4 bed, 5x3 bed 2x2 bed 2x1 bed	N	0.39
Total				0.50

(Source: Essex County Council 2007 Survey)

Summary

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 2006/2007 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.

5.2 Coast and Countryside

Contextual Indicators

Designated Sites for Nature Conservation

Table 5.2.1

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

(Source: Natural England)

Monitoring of objectives and Core Output Indicators (COIs)

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.

Targets

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

Core Output Indicators (COIs)

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

- i. *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 early 2008. Changes in numbers and areas of priority habitats sites will be monitored in future AMRs once the wildlife survey is completed.

- ii. *Change in areas designated for their intrinsic environment value including sites of international, national, regional or sub-regional significance: No Change*

Local Output Indicators

1. % of new developments incorporating ecological enhancements per year: **No data available at this stage**
2. Condition of SSSIs in Maldon District in 2007: Natural England has broken the SSSI sites within Maldon district down to 58 SSSI units for better monitoring and management. Currently, only 17 of them are considered *Favourable* under the Natural England Natural's condition assessments; and all the others are either "*Unfavourable: declining*" or "*Unfavourable: no change*" (Please see Appendix 5 for detail)

Summary

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.

5.3 Housing

Contextual Indicators

Household by type

Table 5.3.1

Total Households	24,189
Percentage of households live in detached dwelling	44.37%
Percentage of households live in semi-detached dwelling	30.15%
Percentage of households live in terraced housing	16.03%
Percentage of households live in flats / maisonettes	8.3%

(Source: ONS, 2001 Census)

Average House Prices from April 2006-October 2007:

Table 5.3.2

Type of dwelling	Average Price
Detached	£301,508
Semi-detached	£189,392
Terraced Housing	£153,179
Flat/Maisonette	£118,421
Over average	£205,373

(Source: Land Registry Office)

Dwelling Stock from 1st April 2006 to 29th March 2007

Table 5.3.3

Owner	Number of properties	% of properties
Registered Social Landlords	2,893	11%
'other' public sector	3	0.01%
Private sector	23,412	89%
Total	26,308	

(Source: Housing Strategy Statistical Appendix)

Empty Properties from 1st April 2006 to 29th March 2007

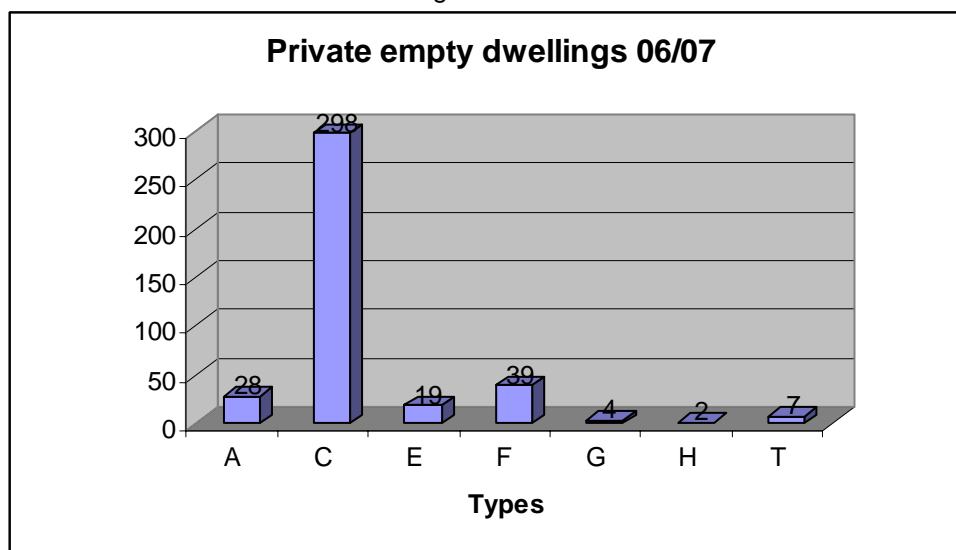
Table 5.3.4

Dwellings vacant for more than 6 months		
Owner	Number of properties	% of properties
Registered Social Landlords	82	10.46%
Private sector	702	89.54%
Total	784	

(Source: Housing Strategy Statistical Appendix)

Type of Private dwellings vacant for more than 6 months

Figure 5.3.5



(Source: Housing Strategy Statistical Appendix)

Key: **Code A** – newly built, altered, repaired dwellings; **Code C** – dwelling left empty and left substantially unfurnished; **Code E** – Person in hospital care/home; **Code F** – Left empty by deceased; **Code G** – Restricted occupation; **Code H** – Empty Clergy dwellings; **Code T** – unoccupied annexes.

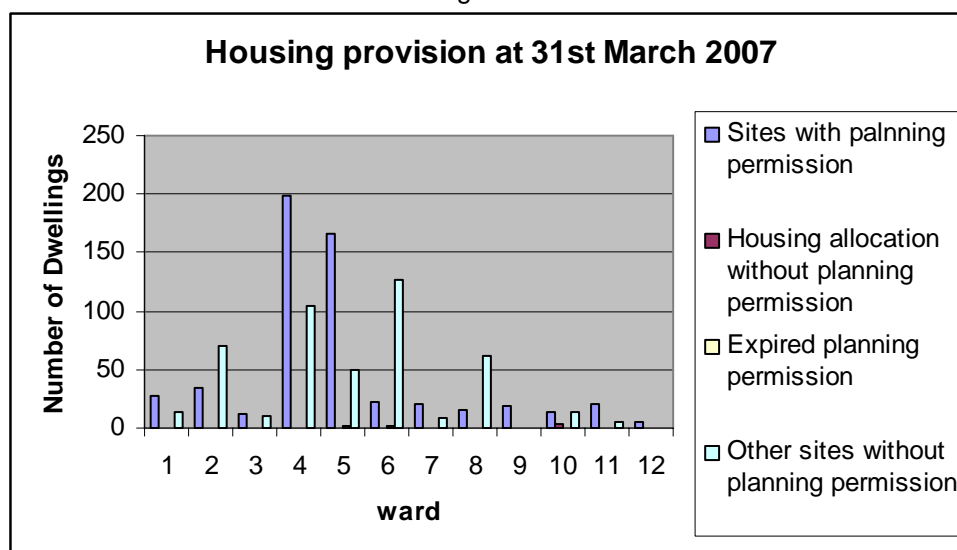
Housing provision in wards by 31st March 2007 (Details of housing provision are shown in Appendix 4)

Table 5.3.6- Summary of Housing Provision in Maldon

Ward	Dwelling with Planning Permission At March 2007	Dwellings without Planning Permission (on Housing Allocation Sites in the RLP2005)	Expired Planning Permissions At 31st March 2007	Estimated dwellings on other sites without Planning Permission At 31st March 2007 (Essex CC estimate)
Althorne	28	0	0	13
Burnham on Crouch	34	0	0	71
Great Totham	12	0	0	11
Heybridge & Heybridge Basin	199	0	0	104
Maldon	166	0	1	50
Mayland	23	0	1	127
Purleigh	21	0	0	8
Southminster	16	0	0	62
Tillingham	18	0	0	0
Tollesbury	14	3	0	14
Tolleshunt D'Arcy	21	0		5
Wickham Bishops and Woodham	5	0	0	0
Total	557	3	2	465
Of which net total on PDL	485 (87.07%)	3 (100%)	2 (100%)	465 (100%)

(Source: Essex County Council 2007 Survey)

Figure 5.3.7



(Source: Essex County Council 2007 Survey)

Key: 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

Monitoring of objectives and Core Output Indicators (COIs)

Strategic Objective (S iii)

To restrain housing growth and focus new housing within development boundaries

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.

Core Output Indicators (COIs)

Housing Issues

COIH1:

- i) Net additional dwellings over the previous 5 year period

Table 5.3.8

Net Dwelling Stock Change, 2001/2-2005/6					
2002-03	2003-04	2004-05	2005-06	2006-7	2002-2007
137	102	181	168	144	732

(Source: Essex County Council 2007 Survey)

- ii) Net additional dwellings for the current year

Table 5.3.9

Total Number of Gross Completions	183
Actual loss residential to residential	39
Net Dwelling Completions	144
Actual Loss of residential to Non Residential Use	1
Net Dwelling Stock Change	143

(Source: Essex County Council 2007 Survey)

iii) Maldon District Housing Trajectory 1996-2011

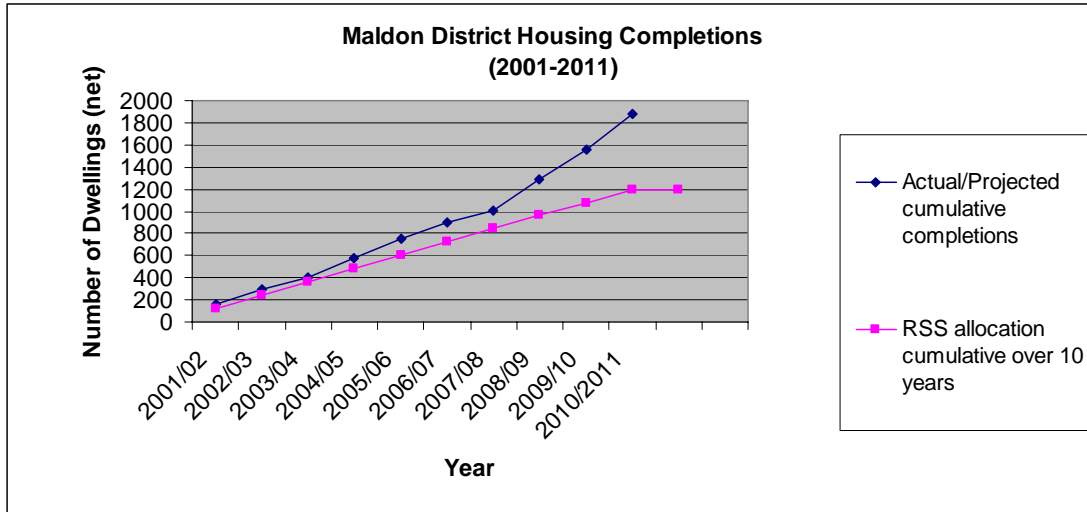
The projected housing completion in the District has been developed based upon information described in Table 5.3.10, presuming that all identified sites would be implemented within the plan period.

Table 5.3.10

RSS Period 2001-2021	COMPLETIONS						PROJECTIONS			
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/2011
Actual completions	161	137	102	181	168	144				
Projected annual completions							119	270	277	318
Actual/Projected cumulative completions	161	298	400	581	749	893	1012	1282	1559	1877
Annual requirement taking account of past/projected completions	120	115	113	114	103	90	77	63	-41	-359
RSS allocation annualised over 20 years	120	120	120	120	120	120	120	120	120	120
RSS allocation cumulative over 10 years	120	240	360	480	600	720	840	960	1080	1200

(Source: Essex County Council 2007 Survey)

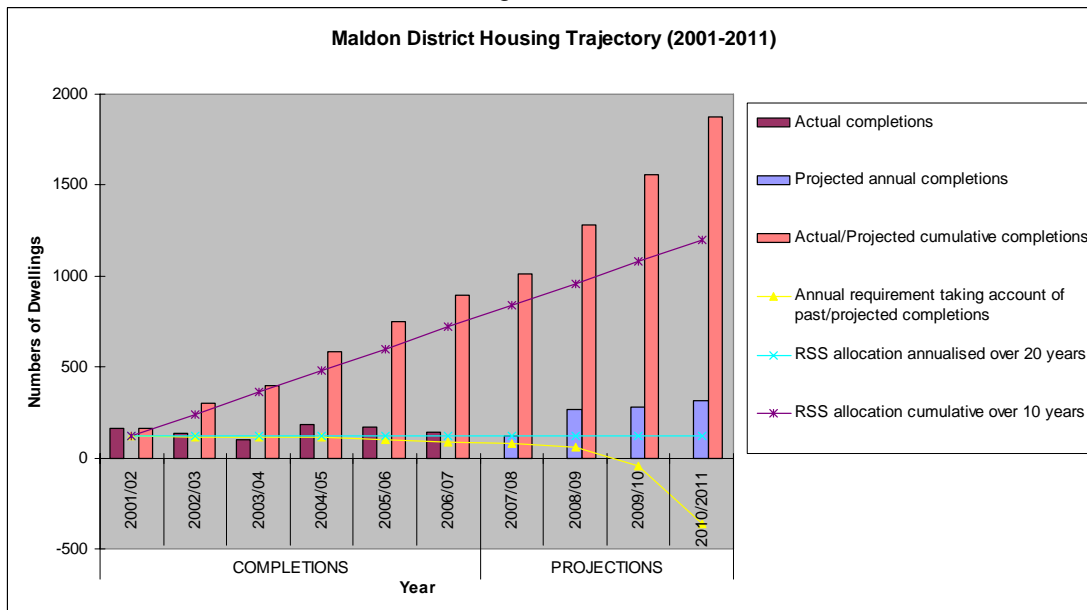
Figure 5.3.11



(Source: Essex County Council 2007 Survey)

Figure 5.3.11 illustrates the net number of dwellings completed in the District since 2001, in relation to the target in the RSS. Between 2001 and 2007, a net total of 893 were completed, an average rate of 149 dwellings a year. This exceeds the RSS target by 24%.

Figure 5.3.12



(Source: Essex County Council 2007 Survey)

At 31st March 2007, planning permission (either outline or full) have been granted for 563 dwellings but not yet being 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), allowances were 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).

COIH2: Percentage of new and converted dwellings on previously developed land between 01/04/2006 and 31/03/2007

Table 5.3.13

Gross Dwelling Completions on Previously Developed Land	167
Total Gross Dwelling Completions at 2006	183
% Completions on Previously Developed Land	91.26

(Source: Essex County Council 2007 Survey)

COIH3: Percentage of new dwellings completed at:

- i. less than 30 dwellings per hectare;
- ii. between 30 and 50 dwellings per hectare; and
- iii. above 50 dwellings per hectare

Table 5.3.14

	Less 30 DPH	Between 30-50 DPH	Above 50 DPH
New Dwellings	151 (15.38%)	831 (84.62%)	0

(Source: 2001 census)

COIH4: Affordable housing completions

Table 5.3.15

Affordable Housing	Number of units	Ward
Completion 2006-2007	0	N/A
Permission granted	26	Heybridge
	5	Mayland
	7	Maldon

(Source: MDC development control database)

Gypsy and Traveller Sites

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

Gypsy sites provided by local authority (Permanent)

Table 5.3.16

	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

(Source: MDC enforcement I database)

Private Gypsy sites

Table 5.3.17

Date	Authorised Sites (with Planning Permission)	
	Socially Rented	Private
July 2007	42	13
July 2006	42	13
Jan. 2006	33	0
July 2005	39	0
Jan. 2005	58	0
July 2004	42	11

(Source: MDC enforcement I database)

COIGT2: Number of unauthorised sites and numbers of caravans on them during 1st April 2006 to 31st March 2007: **None**

COIGT3: Details of any permissions granted for new public or private sites, or expansion of existing sites, during 1st April 2006 to 31st March 2007 ; and any other unimplemented permissions outstanding at the end of the period: **None**

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' and the report is available on the Council's website.

Summary

During the monitoring year, 91.26% of new and converted dwellings were on previously developed land which is slightly lower than the figure in previous monitoring year which is 97.52%. Majority of housing provision (893) having been achieved by 31st March 2006 and the District doesn't have significant growth pressure to achieve the Structure Plan target which is to complete 1,200 dwellings between 2001 to 2011. With the current housing completion rate, the District will meet the RSS housing requirement by the 2008/2009 monitoring year. At 31st March 2007, planning permissions (either outline or full) were granted for 700 dwellings that are to be 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.

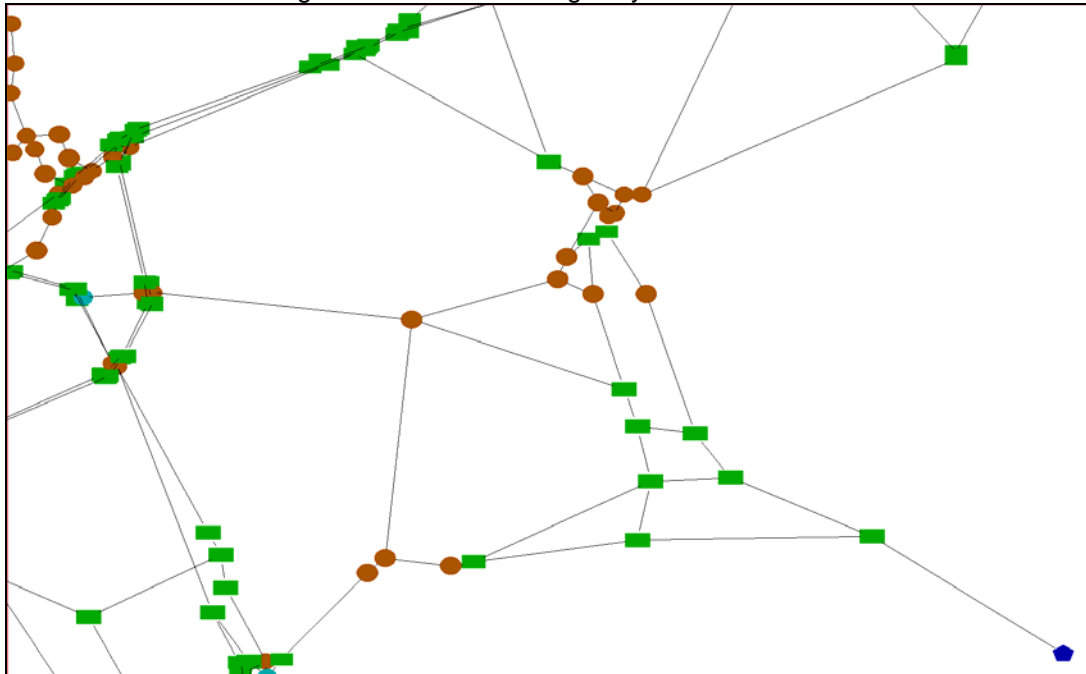
5.4 Transport

Contextual Indicator

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 5.4.1.

Figure 5.4.1 – Maldon Highway Network



(Source: Highway Agency's East of England Model (EEM), Oct. 2006)

Commuting to work

Initial comparison of census data for the distance travelled to work in various geographical areas as shown in Table 5.4.1, 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 5.4.1 - Comparison of Travel to Work

Table 5.4.2 – Modes 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 than 60km	2	2	2	1
60km and over	3	3	2	1

(Source: Census 2001)

Table 5.4.3 shows that 47.6% of Maldon’s working population are commuting out of the District to their workplace.

Table 5.4.3 - 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)

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 peninsula to the London main line.

Monitoring of objectives and Core Output Indicators (COIs)

Strategic Objective (S iv)

To promote sustainability in provisions for public and private transport

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 Maldon Vehicle Parking Standards SPD was adopted in July 2006. Under the new SPD, non-residential development should comply with the new rules set for sustainable parking standard. Table 5.4.4 listed all the non-residential development within the last monitoring year.

Table 5.4.4

Address	Proposed land use	Total floor space (sq m)	SPD standard (maximum)	Parking spaces built/proposed	Target met	Comment
Mayfair Industrial Estate	Light Industrial Building (B1)	1053	1 space per 30 sq m	133	N/A	Splitting land use, unable to identify car parking standard
Mayfair Industrial Estate	General Industrial Building (B2)	1531	1 space per 50 sq m	0	N/A	Splitting land use, unable to identify car parking standard
Mayfair Industrial Estate	Distribution Warehouse (B8)	2218	1 space per 150 sq m	0	N/A	Splitting land use, unable to identify car parking standard
Mapledean Works and Land adj. Maldon Road	Light Industrial Building (B1)	4000	1 space per 30 sq m	N/A	N/A	Data unavailable following DC validation
Highfield Timber product Ltd. Hall Road	Light Industrial Building (B1)	5130	1 space per 30 sq m	N/A	N/A	Data unavailable following DC validation
Three Suns, Wycke Hill	Light Industrial Building (B1)	140	1 space per 30 sq m	12	No	
Adj. Focus, Wycke Hill Business Park	Light Industrial Building (B1)	710	1 space per 30 sq m	10	YES	
Land Longwick Farm, Joyces Chase	Light Industrial Building (B1)	949	1 space per 30 sq m	7	YES	
Unit 6A, the Street Industrial Estate, Heybridge Street	Distribution Warehouse (B8)	740	1 space per 150 sq m	12	NO	

(Source: Essex County Council 2007 Survey)

COIT2:

- a) Percentage of new residential development within 30 minutes public transport time of a GP
96.5%

- b) Percentage of new residential development within 30 minutes public transport time of hospital
58.74%

- c) Percentage of new residential development within 30 minutes public transport time of primary school
86.71%

- d) Percentage of new residential development within 30 minutes public transport time of secondary school
65.73%

- e) Percentage of new residential development within 30 minutes public transport time of Employment Area (500 jobs or more)
64.34%

- f) Percentage of new residential development within 30 minutes public transport time of a Major Retail Area
70.63%

Summary

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 services and facilities i.e. schools and 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. And because of the district's rural nature, residents living in remote villages are depending heavily on motor vehicles to access services.

In adopting the new vehicle parking standard SPD, only 2 out of nine new non-residential developments are complying with the new standard while 2 failed to comply. 5 other developments can not be examined due to the nature of the development or lack of information.

5.5 Retail and Town Centres

Contextual Indicators

- Principle Town Centre: Maldon District
- Smaller Town Centre: Burnham-on-crouch
- District Town Centre: Heybridge

There 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 and Core Output Indicators (COIs)

Strategic Objective (S v)

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

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**

Local Output Indicators

Amount of sites for non-residential use (excluding Employment uses) lost to residential use:

Table 5.5.1

Planning Permission No.	Address	Proposal	Site (ha)
MAL/0024/06	60 Station Road, Burnham-on-crouch	Market Housing	0.05
		Total	0.05ha

Summary

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.

5.6 Recreation and Leisure

Contextual Indicators

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 and Core Output Indicators (COIs)

Strategic Objective (S vi)

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

Target

Council target: 100% eligible open spaces managed to green flag award standard

Core Output Indicators (COIs)

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

There is plenty of quality green and open spaces in the District with over 50% of these spaces have been awarded green flag.

5.7 Built Environment

Contextual Indicator

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 and Core Output Indicators (COIs)

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.

Target

No target at this stage

Local Indicators

Numbers of Buildings at Risk 2007

Table 5.7.1

Address	Designation	Priority
114 high street, Maldon	Grade II	E
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	D
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	B
Granary at Woodrolfe Creek, Tollesbury	Grade II	D
Total numbers of building at risk: 10		

(Source: Historic Buildings at Risk Register 2007, ECC)

Buildings removed from the BARR 2007

Table 5.7.2

No Longer At Risk
1, The Square, Tillingham

(Source: Historic Buildings at Risk Register 2007, ECC)

The impact of new developments on amenity –rural District
 No data available. Monitoring arrangements to survey resident’s views on the built environment could be established through the Council’s Public Satisfaction Survey.

Summary

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.

5.8 Public Utilities

Contextual Indicators

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 and Core Output Indicators (COIs)

Strategic Objective (S viii)

To co-ordinate public utility provision with new development

Target

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

Core Output Indicators (COIs)

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

Local Indicators

Amount of energy saving for the period 2005/06 and % of total energy saving since 1996: In 06/07 monitoring year the council managed to save 0.7% which makes the total energy saving of 7.7% against a target of 22% over the 11 year period since 1996 when Home Energy Conservation Act (HECA) was first introduced.

Summary

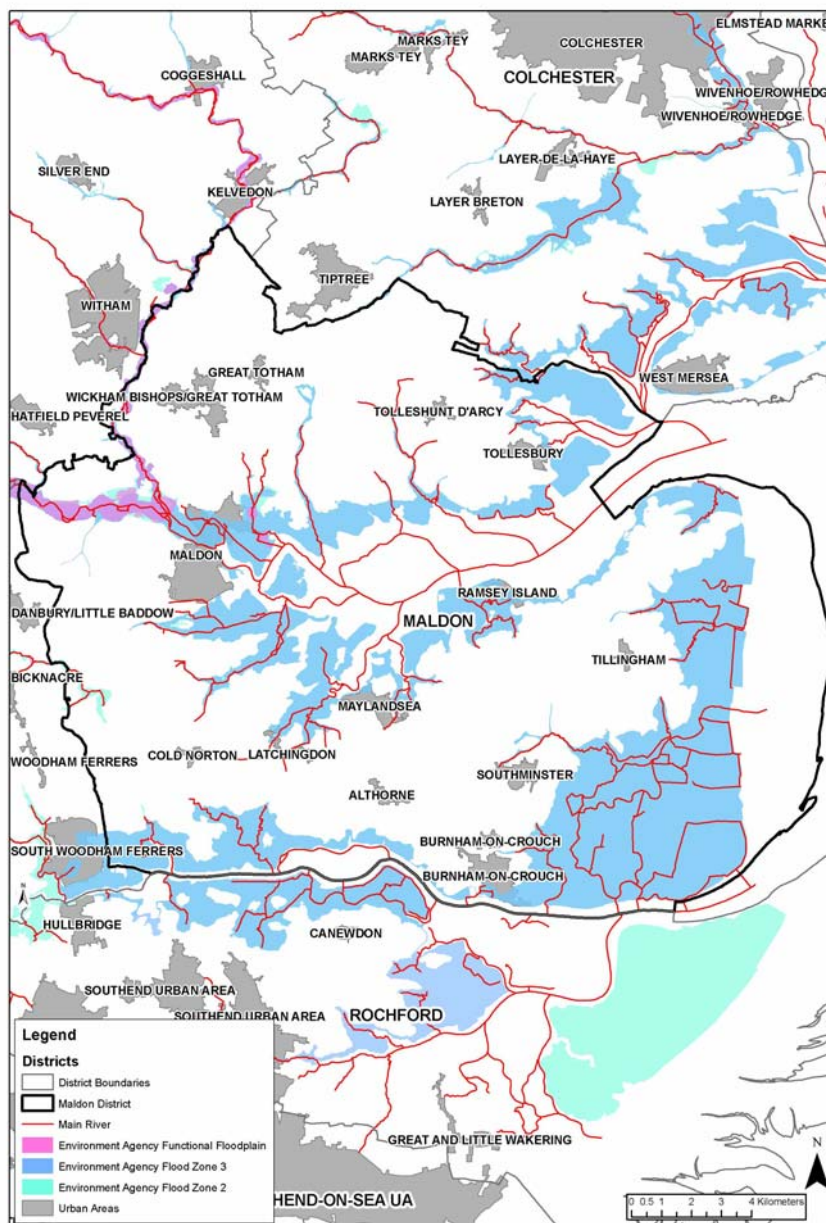
Information to record renewable energy development will be collected through the development control process. In addition, Maldon District Council carries out energy monitoring work under the Home Energy Conservation Act 1996. Maldon District Council is developing a reporting procedure so that data can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

5.9 Constraints

Contextual Indicators

- 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 of areas at risk of flooding.

Figure 5.9.1 - Maldon District Flood Risk Areas



(Source: Environment Agency)

Monitoring of objectives and Core Output Indicators (COIs)

Strategic Objective (S ix)

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

Core Output Indicators (COIs)

COICON1: Number of planning permission granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality:
None

Summary

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.

Chapter 6

Significant effects indicators

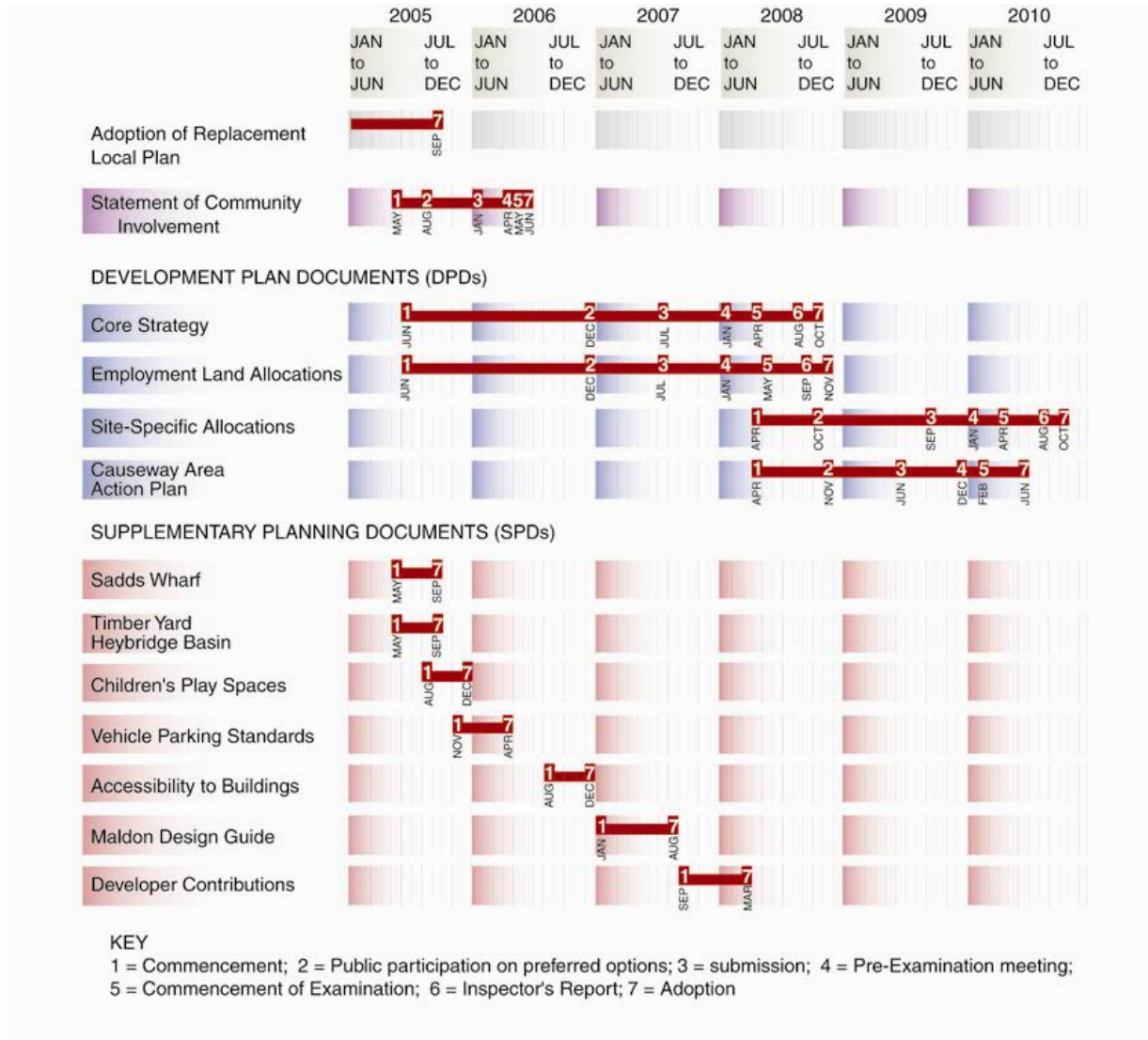
6.1 Significant effects indicators are a product of the Sustainability Appraisal process. They enable a comparison to be made between the predicted effects of policies on society, the environment and the economy and the actual effects measured during implementation of the policies.

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.

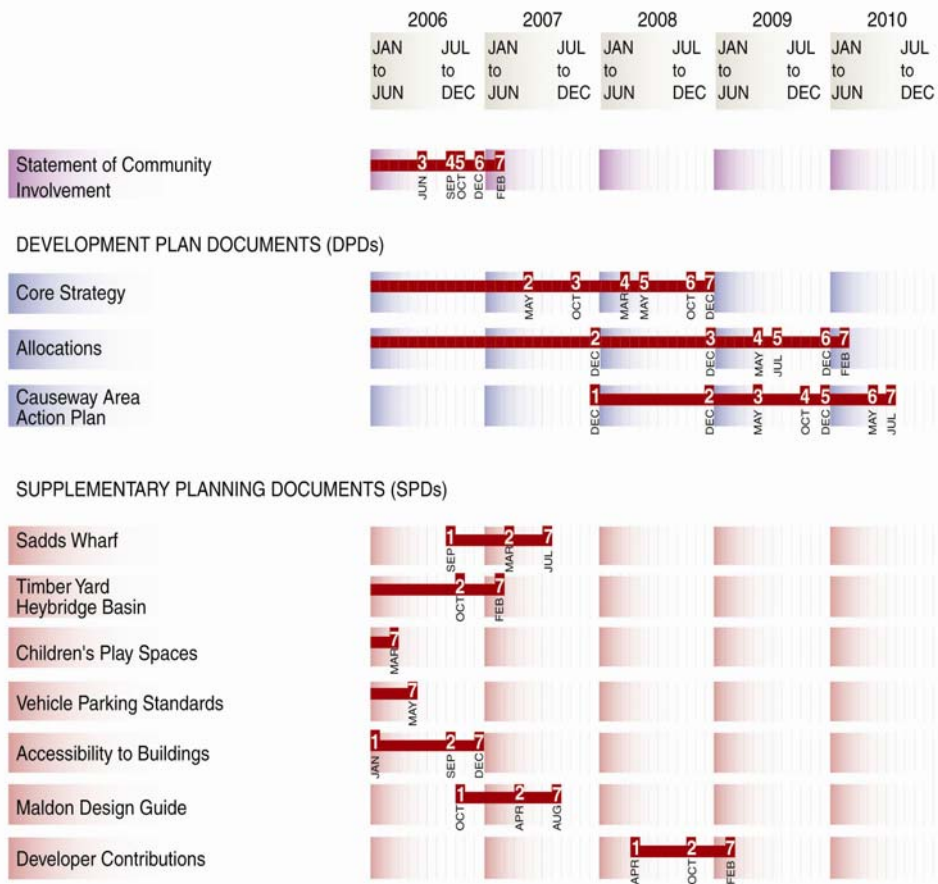
6.3 Significant effects will be monitored in future AMRs once the SEA/SA process has been completed for the Core Strategy.

Appendixes

Appendix1: Timetable for the preparation of the Maldon District LDF 2005-2009 (adopted in March 2005)



Appendix 2: Timetable for the preparation of the Maldon District LDF 2005-2009 First Review (Adopted in September 2006)



KEY

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

Appendix 3: Timetable for the preparation of the Maldon District LDF 2005-2009 Second Review (Adopted in September 2007)



Appendix 4: HOUSING TRAJECTORY DATA: Maldon District Council: As at 31st March 2007

(Source: Essex County Council 2007 Survey)

1. 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

2. 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 un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
Althorne (Total population 4,004 as according to 2001 census)									
1. Plot 1 Land adj. 1Promenade Mayland		N	1	Y	0	0	1	0	
1. Field View, Lower Chase Althorne		N	1	N	0	1	0	0	
1. Coniston, 7 The Street, Latchingdon		N	1	Y	1	0	0	0	
1. Granary House, Main Road, Mundon		N	1	Y	0	0	1	0	
1. 30-34 Imperial Ave, Mayland		N	1	Y	0	1	0	0	
1. 78 Imperial Ave, Mayland		N	5	Y	3	2	0	0	
1. 111 Imperial Avenue, Mayland		N	1	Y	0	1	0	0	
2. Land Adj. Brook Hall, Steeple Road, Latchingdon		N	1	N	0	0	1	0	
2. 54A Imperial Avenue		N	1	Y	1	0	0	0	
2. Land Adj. the Elms, Maldon Road, Mundon		N	1	Y	0	1	0	0	
2. The Poplars, Bridgemarsh Lane Althorne		N	1	Y	0	1	0	0	Windfall sites
2. Crouch Valley Motel & Restaurant Burnham Road Latchingdon		N	1	Y	0	0	1	0	Windfall sites
2. Land R/O Austral House Burnham Road Althorne CM3 6DN		N	1	Y	0	1	0	0	Windfall sites
2. Stokes Hall Burnham Road Althorne		N	1	Y	1	0	0	0	Windfall sites

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
2. 30-34 Imperial Ave, Mayland		N	1	Y	0	1	0	0	Windfall sites
2. Bramble Hall, Mundon Road, Mundon	0.37	N	1	N	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. 112 The Drive, Mayland	0.1	N	1	Y	0	0	1	0	Sites Treated as Windfall Sites In 2007 Survey
2. Butterfields Farm Cottage, Butterfield Chase, Latchingdon		N	1	Y	0	1	0	0	Dev. Lost 2003
2. Land at Oakleigh, Burnham Road, Althorne		N	1	Y	1	0	0	0	
2. Breakaway 104 Imperial Avenue, Mayland		N	1	Y	0	1	0	0	
2. Land Adj. 10 Steeple Road Latchingdon CM3 6JX		N	1	Y	0	1	0	0	
2. 6 Marine Parade, Mayland		N	1	Y	0	0	1	0	
2. Land Adj. 89 Imperial Avenue, Mayland		N	2	Y	0	1	1	0	
8. 22 Imperial Avenue		N	1	Y	0	0	0	1	WOPP2007
8. Land at the Granary, Latchingdon		N	1	Y	0	0	1	0	ECC 2007 Survey as identified in 2002
8. East of Lawling Place, Esplanade		N	1	N	0	0	0	1	WOPP2007
8. East of Maplins, Esplande,		N	1	Y	0	0	0	1	WOPP2007

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
Maylandsea									
8. 175 West Avenue, Mayland		N	2	N	0	0	1	1	
8. Land at The Street, Latchingdon		N	1	Y	0	0	0	1	WOPP2007
8. South of Swatchways, The Promenade, Mayland		N	2	Y	0	0	1	1	WOPP2007
8. Miranda, Esplanade		N	1	Y	0	0	1	0	WOPP2007
8. West of Lee Lodge, Esplanade, Maylandsea.		N	1	Y	0	0	0	1	WOPP2007
Sub Total			39		7	14	11	7	
Burnham on Crouch (Total population 7,746 as according to 2001 census)									
1. Land Adj. 47 Alexandra Road, Burnham-on-Crouch		N	1	Y	1	0	0	0	
1. Railway Hotel, Station Road, Burnham		N	7	Y	4	3	0	0	
1. Land Adj. 1 Bouvel Drive, Burnham-on-Crouch		N	1	Y	1	0	0	0	
2. 19 Coronation Road, Burnham-on-Crouch		N	1	Y	0	0	1	0	
2. 74 Maldon Road	0.24	N	2	Y	0	1	1	0	Sites Treated as Windfall Sites In 2007 Survey
2. Land Adj. 1 Glynn Road	0.03	N	1	Y	0	0	1	0	Sites Treated as Windfall

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
									Sites In 2007 Survey
2. Land R/O 43 Crouch Road	0.02	N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. 102-104 Station Road	0.03	N	3	Y	0	2	1	0	Sites Treated as Windfall Sites In 2007 Survey
2. Land Adj. 20 St Peters Field, Burnham-on-Crouch		N	1	Y	0	1	0	0	
2. 60 Station Road, Burnham-on-Crouch		N	1	N	1	0	0	0	
2. Land Adj. 1 Alamein Road Burnham-on-Crouch		N	1	Y	0	0	1	0	
2. Land Adj. Pinchos 16 Maldon Road, Burnham-on-Crouch		N	1	Y	0	1	0	0	Windfall sites
2. Land Adj. The Tree Den, Badgers Keep, Burnham-on-Crouch		N	1	Y	0	1	0	0	Windfall sites
2. 62B Station Road, Burnham-On Crouch		N	1	Y	0	0	1	0	Windfall sites
2. 17 Coronation Road, Burnham-on-Crouch		N	3	Y	0	1	1	1	Windfall sites
2. Flat 5-6 The Crows Nest, Belvedere Road, Burnham-on- Crouch		N	1	Y	0	1	0	0	Windfall sites
2. Anchor Cottage, The Quay, Burnham-On-Crouch		N	1	Y	0	0	1	0	Windfall sites

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
2. Land Adj. 36 Alamein Road, Burnham-on-Crouch		N	1	Y	0	0	1	0	Windfall sites
2. Trym Cottage 86 Maldon Road Burnham-on-crouch		N	1	Y	0	1	0	0	Windfall sites
2. Land Adj. Quantocks sandpit lane Burnham-on-crouch		N	1	Y	1	0	0	0	Windfall sites
2. Runshaw Creeksea Lane Burnham-on-Crouch		N	1	Y	0	1	0	0	Windfall sites
2. Curlew House Alamein Road Burnham-on-Crouch		N	2	Y	1	1	0	0	Windfall sites
7. Station Road	0.37	N	16	Y	0	0	8	8	UCS
7. Dunkirk Road	0.03	N	1	Y	0	0	0	1	UCS
7. Lilian Road	0.03	N	1	Y	0	0	0	1	UCS
7. Western Road	0.015	N	1	Y	0	0	0	1	UCS
7. Station approach	0.025	N	1	Y	0	0	0	1	UCS
7. Glendale Road	0.025	N	1	Y	0	0	0	1	UCS
7. Dorset road	0.02	N	2	Y	0	0	1	1	UCS
7. Dorset road	0.025	N	2	Y	0	0	1	1	UCS
7. Mangapp Chase	0.08	N	2	Y	0	0	0	2	UCS
7. Mangapp Chase	0.07	N	1	Y	0	0	0	1	UCS
7. Beauchamps	0.16	N	4	Y	0	2	1	1	UCS
7. Romanway	0.55	N	8	Y	0	2	3	3	UCS
7. Remembrance Avenue	0.2	N	3	Y	0	0	2	1	UCS
8. 8 St Mary's Road		N	1	Y	0	1	0	0	WOPP2007
8. Land R/O 65 High Street		N	1	Y	0	0	0	1	WOPP2007
8. 2 Station Road		N	1	Y	0	0	0	1	WOPP2007
8. Land Adj. Royal Burnham Yacht		N	10	Y	0	0	5	5	WOPP2007

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
Club, Burnham.									
Sub Total			90		9	20	30	31	
Great Totham (Total population 3,464 as according to 2001 census)									
1. 95 Broad Street Green Road, Great Totham		N	1	Y	1	0	0	0	
2. The Grove, 60 Colchester Road, Great Totham		N	1	Y	0	1	0	0	
1. Little Wood 37 Colchester Road Great Totham		N	1	Y	1	0	0	0	Windfall sites
1. 2 Catchpole Lane, Great Totham		N	1	Y	1	0	0	0	Windfall sites
2. The Community Centre, Braxted Road		N	2	Y	0	1	1	0	
2. Meadow View, 4 Totham Hill Green	0.06	N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. Land Adj. 1 Mill Cottages, Mill Road	0.02	N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. Land Adj. January Cottage, 3 Totham Hill Green	0.05	N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. The Old forge, Tiptree Road, Great	0.03	N	1	Y	0	0	1	0	Sites Treated

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
Braxted									as Windfall Sites In 2007 Survey
2. Endways, 39 Maldon Road	0.03	N	1	Y	0	0	1	0	Sites Treated as Windfall Sites In 2007 Survey
2. 15 Plains Road, Great Totham		N	1	Y	0	1	0	0	LOST 2004
6. Land Opp. Spring cottage, school Rd		N	1	Y	0	0	1	0	WOPP2007
7. Land Adj. to 8 Totham Hill Green	0.08	N	1	Y	0	0	0	1	UCS
7.1 Spring Lane	0.08	N	2	Y	0	0	1	1	UCS
7. R/O 1 Walden House Road	0.08	N	1	Y	0	0	0	1	UCS
7. Land Between 21 Havey Road & Conrad (off Walden House)	0.2	N	2	Y	0	0	1	1	UCS
7. 55 Maldon Road	0.38	N	3	Y	0	0	2	1	UCS
8. Land Adj. 52 Maldon Rd., Great Totham		N	1	Y	0	0	0	1	WOPP2007
Sub Total			23		3	6	8	6	
Heybridge & Heybridge Basin (Total population 7,623 as according to 2001 census)									
1. Whitebeams, Chelmer Lane Heybridge		N	1	Y	1	0	0	0	
1. Elm Farm, Phase 5		N	46	N	0	8	18	20	
1. 12 Broad Street Green Heybridge		N	1	Y	0	0	1	0	

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
1. Heybridge Hall Chalet site, Hall Road, Heybridge		N	124	Y	4	40	40	40	Loss = Chalets Unilateral undertaking town and country planning act
2. Benbridge Hotel, the square Heybridge		N	7	Y	2	3	2	0	Windfall sites
2. Glendale, 17 Broad Street Green, Road, Heybridge		N	1	Y	0	1	0	0	
2. Land Adj. 10 Fir Tree Walk	0.08	N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. Halwin, Anchor Lane	0.04	N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. Land R/O 5-9 Everest Way		N	4	Y	2	2	0	0	
2. Bon Chance, 48 Crescent Road	0.18	N	2	Y	0	1	0	1	Sites Treated as Windfall Sites In 2007 Survey
2. Land Opp. 3-6 Barnfield Cottages Stock Chase	0.06	N	3	Y	0	2	1	0	Sites Treated as Windfall Sites In 2007

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
									Survey
2. Land Stock Chase, Heybridge		N	2	N	0	1	1	0	
2. Langford Meads, Langford road, Heybridge		N	1	Y	0	0	1	0	
2. Land Adj. 2 Mitchells Farm Cottages, Langford Road Heybridge		N	1	Y	1	0	0	0	
2. Land South of Holloway Road		N	10	Y	0	0	5	5	
7. Garage, Anchor Lane	0.16	N	8	Y	0	0	4	4	UCS
7. Jacobs Farm, Goldanger Road	3.22	N	88	Y	2	18	30	38	UCS
7. Land Adj. 55 Goldhanger Road	0.44	N	6	Y	0	2	2	2	UCS
8. Land Adj. 11 Towers Road, Heybridge		N	1	Y	0	0	0	1	WOPP2007
Sub Total			308		12	80	105	111	
Maldon (Total population 14,018 as according to 2001 census)									
1. The Gables Family Centre, 116 High Street, Maldon		N	5	Y	3	2	0	0	
1. 39 High Street, Maldon		N	2	Y	1	1	0	0	
1. Old Mill House, Old Mill Close, Maldon		N	7	Y	7	0	0	0	
1. Quest Motors 127-129 High Street, Maldon		N	56	Y	5	15	25	11	Residential + retail
2. Land R/O 29-29A Spital Road, Maldon		N	1	Y	0	1	0	0	
2. The Former Reporting Station,		N	12	Y	3	9	0	0	

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
Victoria Road, Maldon									
2. Land Adj. 1 Queen's Avenue, Maldon		N	1	Y	0	1	0	0	
2.105 Wantz Road, Maldon		N	2	Y	1	1	0	0	
2.Site of Charter House, 102-108 Wantz Road, Maldon		N	22	Y	5	8	9	0	
2. 20 Queen Street		N	2	Y	1	1	0	0	
2. Land at Acacia Drive & R/O 53 & 55 Spital Rd. Maldon		N	1	Y	1	0	0	0	
2. Rivendall, White Horse Lane, Maldon		N	2	Y	1	1	0	0	U/C 04 -Loss 1st flr. Shop to 2 flats
2. Land at Old Mill Close, High Street, Maldon		N	7	N	7	0	0	0	loss Garage Block - 7 flats
2. Land Adj. 3 Norfolk Road, Maldon		N	1	Y	1	0	0	0	
2. 170-172 Wantz Road	0.01	N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. Land Adj. 19 Butt Lane	0.01	N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. Land R/O Karenza, Colroy & Box Lodge, Manse Chase	0.08	N	2	Y	1	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. Land R/O Gables Family Centre, 116 High Street	0.09	N	6	Y	0	3	3	0	Sites Treated as Windfall

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
									Sites In 2007 Survey
2. Fullbridge Quay	0.12	N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. 106A Fambridge Road	0.04	N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. Land R/O 20 Queen Street	0.03	N	3	Y	2	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. 4A Gate Street, Maldon CM9 5QF		N	1	Y	0	1	0	0	C/u 1st flr office, Windfall sites
2. The Old Brewery, Fullbridge, Maldon		N	14	Y	2	8	4	0	Windfall sites
2. Land Adj. 1 Park Drive, Maldon		N	1	Y	0	1	0	0	Windfall sites
2. Land R/O 18 High Street, Maldon		N	1	Y	1	0	0	0	1st flr studio apart, Windfall sites
2. Land R/O 151 High Street, Maldon		N	1	Y	1	0	0	0	Loss – Workshop, Windfall sites
2. 153-153A High Street, Maldon		N	1	Y	0	1	0	0	Windfall sites

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
2. 16-16A Market Hill, Maldon		N	1	Y	0	1	0	0	Windfall sites
2. Croxley Works, Church Street, Maldon		N	9	Y	2	5	2	0	Windfall sites
2. Labour Hall, Church Street, Maldon		N	1	Y	0	1	0	0	Windfall sites
7. Meadway	0.195	N	5	Y	0	0	2	3	UCS
7. Land Adj. 70 Mill Road	0.045	N	4	Y	0	0	1	3	UCS
7. Land Adj. 17 Royal Court	0.04	N	3	Y	0	0	0	3	UCS
7. Land Adj. 26a Royal Court	0.06	N	3	Y	0	0	0	3	UCS
7. 118 Wantz Road	0.0575	N	8	Y	0	0	4	4	UCS
7. 26 Downs Road	0.135	N	1	Y	0	0	0	1	UCS
7. R/O 16 Market Hill	0.2	N	4	Y	0	0	2	2	UCS
7. 21 Market Hill	0.07	N	2	Y	0	0	0	2	UCS
7. 52-56 High Street	0.15	N	6	Y	0	0	3	3	UCS
7. Rear 102 High Street	0.15	N	4	Y	0	0	2	2	UCS
7. 1A Butt Lane	0.005	N	1	Y	0	0	0	1	UCS
7. 143-145 High Street	0.06	N	3	Y	0	0	2	1	UCS
7. 20 London Road	0.1	N	2	Y	0	0	1	1	UCS
8. 7 Dryden Close		N	1	Y	0	0	0	1	WOPP2007
8. 116-118 Fambridge Road		N	1	Y	0	0	0	1	WOPP2007
8. Land Adj. 11 Downs Road, Maldon		N	1	Y	0	0	0	1	WOPP2007
Sub Total			215		45	67	60	43	
Mayland (Total population 3,795 as according to 2001 census)									
1. Bovill Uplands Farm, Mayland Hill, Mayland		N	1	N	1	0	0	0	

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
1. North of Swallows, 8 Mountview Crescent, St. Lawrence		N	1	Y	0	0	0	1	WOPP2007
1. 12 Sunny Way, St Lawrence		N	1	Y	1	0	0	0	
1. Land Between Kerry Lee and Larnley, Seaway, St Lawrence		N	1	Y	0	0	1	0	
1. Beverly, Steeple House and Steeple Works, The Street, Steeple		N	6	Y	4	2	0	0	
1. Silver Birches, Smiths Avenue, Mayland		N	1	Y	1	0	0	0	
1. 76A-76B The Drive, Mayland		N	2	N	1	1	0	0	Windfall sites
1. Land Adj. Cynara, Sunnyway, St Lawrence		N	1	Y	0	0	0	1	
1. Sunfield Farm Highlands Hill Mayland		N	1	Y	1	0	0	0	Windfall sites
2. Land Adj. 1 Beachy Drive St Lawrence		N	1	Y	0	1	0	0	Windfall sites
2. Florenceville Grange Avenue Mayland Southminster		N	1	Y	0	1	0	0	Windfall sites
2. Seagulls St Lawrence Drive St Lawrence		N	1	Y	0	1	0	0	Windfall sites
2. Lodge Farm, Canney Road	0.03	N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. Plot 533 Moorhen Avenue, St Lawrence		N	1	Y	0	1	0	0	

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
2. Plot A – Land R/O 78 The Drive, Mayland		N	1	Y	0	1	0	0	
2. Plot B – Land R/O 78 The Drive, Mayland		N	1	Y	0	1	0	0	
2. West View, Beachy Drive, St Lawrence		N	1	Y	1	0	0	0	
5. Post Office, The Street		N	1	Y	0	0	0	1	Expired Planning permission, Windfall sites
6. Land R/O Loe bar, Seaway		N	2	Y	0	0	1	1	WOPP2007
7. Steeple Road	0.49	N	5	Y	0	0	3	2	UCS
7. Esplanade	0.28	N	2	Y	0	0	1	1	UCS
7. Imperial Avenue	0.145	N	2	Y	0	0	1	1	UCS
7. Marine Parade	0.13	N	2	Y	0	0	1	1	UCS
7. Esplanade	0.57	N	11	Y	0	0	5	6	UCS
7. West Avenue	0.1	N	2	Y	0	0	1	1	UCS
7. Nipsells chase	0.03	N	1	Y	0	0	0	1	UCS
7. The Drive	0.055	N	1	Y	0	0	0	1	UCS
7. The Drive	0.12	N	2	Y	0	0	1	1	UCS
7. North Drive	0.23	N	2	Y	0	0	1	1	UCS
7. Princes Avenue	0.1	N	1	Y	0	0	0	1	UCS
8. South of 84 Nipsells		N	1	Y	0	0	0	1	WOPP2007
8. West of 183 St. Lawrence Drive, St. Lawrence		N	1	N	0	0	0	1	
8. Land Adj. Plot 17 (Ponderosa) Moorhen Avenue, St Lawrence		N	1	Y	0	0	1	0	WOPP2007
8. Plot 6, Sunnyway		N	1	N	0	0	0	1	WOPP2007

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
8. Land Adj. 44 The Drive, Maylandsea		N	1	Y	0	0	0	1	WOPP2007
8. Land Adj. Kildare, The Street, Steeple		N	1	Y	0	0	1	0	WOPP2007
8. Land Adj. Vine Cottage, The Street, Steeple		N	1	Y	0	0	0	1	WOPP2007
8. Land Adj. Waterfront, 30 Sea View Drive		N	1	Y	0	0	0	1	
8. Land Adj. Protem, High View		N	1	Y	0	0	0	1	WOPP2007
8. Othona, St Lawrence Drive		N	1	Y	0	0	0	1	WOPP2007
8. Oak End, Tinnocks Lane		N	1	Y	0	0	0	1	WOPP2007
8. Land Adj. Anchor Cottage, Mountview Crescent		N	1	Y	0	0	1	0	WOPP2007
8. North of Smiths Avenue, Mayland		N	29	N	0	0	9	20	WOPP2007
8. 45 Steeple Road		N	2	Y	0	0	0	2	WOPP2007
8. Land Adj. White Willows, Nipsells Chase		N	3	Y	0	0	1	2	WOPP2007
8. 131, 133 and 135 Nipsells Chase		N	3	Y	0	0	1	2	WOPP2007
8. Land Adj. Lee Croft, Main Road., St. Lawrence		N	1	Y	0	0	0	1	WOPP2007
8. Land Adj. Lulworth, Seaway, St. Lawrence		N	1	Y	0	0	0	1	WOPP2007
8. Between Slades and plot 550, Moorhen Avenue		N	1	N	0	0	0	1	WOPP2007
8. West of The Star, The Street, Steeple		N	2	Y	0	0	0	2	WOPP2007
8. Topsails, Moorhen Avenue		N	1	Y	0	0	0	1	WOPP2007
8. Seaway, St Lawrence		N	2	N	0	0	0	2	WOPP2007

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
8. Land Adj. Ipomea, Riverton Drive, St. Lawrence		N	1	Y	0	0	0	1	WOPP2007
8. East of Field House, St. Lawrence Drive, St. Lawrence.		N	3	N	0	0	1	2	WOPP2007
8. 15 Wick Farm Road		N	1	Y	0	0	0	1	WOPP2007
8. Land R/O Larnley Seaway, St Lawrence, W of Stoneleigh		N	2	N	0	0	0	2	WOPP2007
8. Land Caprice, Seaway		N	1	Y	0	0	0	1	WOPP2007
8. Opposite 33 Nipsells Chase, Maylandsea		N	1	Y	0	0	0	1	WOPP2007
8. R/O Greengable, 75 Main Road		N	1	Y	0	0	0	1	WOPP2007
8. 485/486 Beachy Drive		N	1	N	0	0	0	1	WOPP2007
8. Land Adj. 514 Moorhen Avenue		N	1	Y	0	0	0	1	WOPP2007
Sub Total			126		10	10	31	75	
Purleigh (Total population 3,207 as according to 2001 census)									
1. The Gables, Roberts Road, North Fambridge		N	5	Y	2	3	0	0	Windfall sites
1. Land Adj. of 2 Rectory Road, North Fambridge		N	1	Y	1	0	0	0	U/C 2005
2. Land Adj. Hawthorns Brabant Road North Fambridge		N	1	Y	0	1	0	0	Windfall sites
2. Land Adj. Margern, Kitchener Road North Fambridge		N	3	N	1	2	0	0	Windfall sites
2. Land Adj. 19 Rectory Road North Fambridge		N	2	N	0	2	0	0	Windfall sites

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
2.Powneys Church Road North Fambridge		N	1	Y	0	1	0	0	Windfall sites
2. Watts Hill, Lower Burnham Rd, Purleigh		N	1	N	0	1	0	0	Windfall sites
2. The Old Fire Station, Latchingdon Rd. Cold Norton		N	2	Y	0	1	1	0	Lost - Fire Station 2005
2. Wickham Cottage, Wickham's Chase	0.23	N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. The Old Whitmans Farm, Hackmans Lane, Purleigh		N	1	Y	0	0	1	0	Lost - Fire Station 2005
2. Land Adj. Manor Farm Avenue, North Fambridge		N	1	N	1	0	0	0	
2. Beauly, Franklin Road North Fambridge		N	1	N	0	1	0	0	
2. Framhill, Chelmsford Road Purleigh		N	1	Y	0	1	0	0	
6. Land Adj. Northlands, The Avenue		N	1	Y	0	0	0	1	1991 land survey
8. Land Adj. Kedge Cottage, Ferry Road		N	1	Y	0	0	0	1	WOPP2007
8. Land Adj. Northlands The Avenue, North Fambridge		N	1	Y	0	0	1	0	WOPP2007
8. Le Howe Farm, Howe Green Road		N	1	Y	0	0	0	1	WOPP2007
8. East of Two Thrushes, The Avenue		N	1	Y	0	0	0	1	WOPP2007
8. Land Adj. Fleet Cottage, The Avenue, North Fambridge		N	1	Y	0	0	1	0	WOPP2007
8. Between Malview/Oak Lodge,		N	1	Y	0	0	0	1	WOPP2007

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
Lodge Lane, Purleigh									
Sub Total			25		5	14	4	2	
Southminster (Total population 4,011 as according to 2001 census)									
1. 18 High Street		N	1	N	0	1	0	0	
1. 2 Station Road, Southminster		N	1	Y	1	0	0	0	U/C 2004 - Ext to form 2nd flat, Windfall sites
2. Thatched Cottage, 35 Queen Street, Southminster		N	1	Y	0	0	0	1	Windfall sites
2. Post Office 14 High Street Southminster		N	6	Y	2	2	2	0	Windfall sites
2. Land R/O 5 Burnham Road	0.02	N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. 42 Queen Street	0.05	N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. 16 & 17 Pumpmead Chase	0.06	N	2	Y	1	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. Land Adj. 11 Queen Street Southminster		N	1	Y	0	1	0	0	
2. Land R/O 8-10 High Street		N	2	Y	1	1	0	0	
7. Steeple Road	0.06	N	1	Y	0	0	1	0	UCS

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
7. Coombe Road	0.035	N	2	Y	0	0	1	1	UCS
7. Coombe Road	0.03	N	1	Y	0	0	0	1	UCS
7. Kings Road	0.04	N	1	Y	0	0	0	1	UCS
7. Kings Road	0.045	N	1	Y	0	0	1	0	UCS
7. The Chase	0.03	N	1	Y	0	0	1	0	UCS
7. Princes Avenue	1.24	N	35	Y	0	14	10	11	UCS
7. Kings Road	0.38	N	12	Y	0	3	3	6	UCS
7. Station Road	0.1	N	4	Y	0	0	2	2	UCS
8. Land Adj. 50 High street		N	1	Y	0	0	1	0	WOPP2007
8. Land Adj. The Old Vicarage		N	1	N	0	0	0	1	WOPP2007
8. Land Adj. 17 North End		N	1	Y	0	0	0	1	WOPP2007
8. Land Adj. 29 Pantile Hill		N	1	Y	0	0	1	0	WOPP2007
Sub Total			78		5	25	23	25	
Tillingham (Total population 2,174 as according to 2001 census)									
1. 58 South Street		N	1	Y	0	0	0	1	
1. Bradwell Endowed PS, East End Road, Bradwell		N	1	Y	0	0	0	1	Windfall sites
2. 38 North Street		N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In Survey As At April 2007
2. Land Adj. Rowan Lodge, Eastend Road Bradwell-on-sea		N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In Survey As At April

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
									2007
2. Land Adj. 23 North Street		N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In Survey As At April 2007
2. Woodcraft, Bacons Chase, Bradwell-on-sea		N	1	Y	0	1	0	0	
2. Park Haven Eastland Caravan Park, Eastend Road, Bradwell-on-sea		N	1	Y	0	1	0	0	
2. The White Horse Public House, Tillingham Road, Dengie		N	1	Y	0	1	0	0	
2. Kennel Barn, Maldon Road, Bradwell		N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In Survey As At April 2007
2. Village Hall, Vicarage Lane Tillingham		N	5	Y	1	4	0	0	
2. 94 South Street		N	4	Y	2	2	0	0	Sites Treated as Windfall Sites In Survey As At April 2007
Sub Total			18		3	13	0	2	
Tollesbury (Total population 2,043 as according to 2001 census)									

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
1. Marsh House Farm, Wycke Lane, Tollesbury		N	1	N	1	0	0	0	
1. Land at The Stables, East Street, Tollesbury		N	1	Y	1	0	0	0	1991 land survey, Windfall sites
2. Land Adj. 8 Wycke Lane Tollesbury		N	1	Y	0	1	0	0	Windfall sites
2. Land Adj. 91 Mell Road, Tollesbury		N	1	Y	1	0	0	0	
2. Land Adj. 73 Mell Road		N	1	Y	0	1	0	0	
2. Heron Lodge, 10 Woodrolfe Farm Lane	0.24	N	6	Y	3	3	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. Unit 4 the Café Little Marsh Estate, Woodrolfe Road, Tollesbury		N	1	Y	0	1	0	0	
2. 5 & 7 Endeavour Close Tollesbury		N	2	Y	1	1	0	0	
4. Darnet Road	0.16	A	3	Y	0	1	1	1	
8. Land Adj. The Skippers, Hunts Farm Close		N	1	Y	0	0	0	1	1991 land survey
8. Plot 2, Land R/O 1-7 East Street		N	1	Y	0	0	0	1	
8. Land Adj. 101 Mell Road		N	1	Y	0	0	1	0	WOPP2007
8. Land R/O 105 Mell Road		N	1	Y	0	0	0	1	WOPP2007
8. Land Adj. 1 Woodrolfe Farm Lane		N	1	Y	0	0	0	1	WOPP2007
8. Land off Wycke Lane		N	5	Y	0	0	2	3	WOPP2007
8. 9 Hall Road		N	1	Y	0	0	0	1	WOPP2007
Sub Total			28		7	8	4	9	

Tolleshunt D'Arcy (Total population 3,941 as according to 2001 census)

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
1. 23 Strawberry Lane Tolleshunt Knights		N	1	Y	1	0	0	0	Windfall sites
1. Land Adj. 13 West Street Tollesbury		N	1	Y	1	0	0	0	
1. Colchester Timber & Board, Tudwick Road, Tolleshunt Major		N	4	Y	2	2	0	0	
1. Colchester Timber & Board, Tudwick Road, Tolleshunt Major		N	7	Y	4	3	0	0	
1. Land Adj. 19 Festival Gardens Tolleshunt D'arcy		N	1	Y	1	0	0	0	Windfall sites
2. Land Adj. Old School Church Street Goldhanger CM9 8AR		N	1	N	1	0	0	0	Windfall sites
2. Oakley, Brick House Road Tolleshunt Major		N	1	N	0	1	0	0	Windfall sites
2. Hall farm 5 Church Street Goldhanger		N	1	Y	0	1	0	0	Windfall sites
2. Harley, Tudwick Road	0.51	N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. 80 Tollesbury Road	0.03	N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. 2 High Street		N	1	Y	0	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. Toad Hall Farm, Loamy Hill Road		N	1	Y	0	1	0	0	

Site Name/ Address	Site Area (hectares)	Site in adopted Local Plan (A) or un-adopted plan review (B) or not allocated (N)	Estimated total capacity (Net)	Previously Developed Land	Total No. of Units/Year				FURTHER COMMENTS
					07/08	08/09	09/10	10/11	
Tolleshunt									
8. Land Adj. 45 West Street, Tollesbury		N	1	Y	0	0	0	1	WOPP2007
8. Land Adj. 21 West Street		N	1	Y	0	0	0	1	WOPP2007
8. Land Adj. 15 Barnhall Road		N	1	Y	0	0	0	1	WOPP2007
8. Land Adj. 13 Strawberry Lane		N	1	Y	0	0	1	0	WOPP2007
8. Land Adj. 76 West Street, Tollesbury.		N	1	Y	0	0	0	1	WOPP2007
Sub Total			26		10	11	1	4	
Wickham Bishops and Woodham (Total population 3,366 as according to 2001 census)									
1. Cherry Hall 11 Blacksmiths Lane Wickham Bishops		N	1	Y	1	0	0	0	Windfall sites
1. Hornbeams, Blue Mills Hill, Wickham Bishop		N	1	Y	1	0	0	0	Windfall sites
1. The Knoll 32 Witham Road	0.15	N	2	Y	1	1	0	0	Sites Treated as Windfall Sites In 2007 Survey
2. Flag Cottage Witham Road Little Braxted		N	1	Y	0	1	0	0	Windfall sites
Sub Total			5		3	2	0	0	
Grand Total			984		119	270	277	318	

Note:

- *UCS*: The Urban Capacity Study (UCS) for the Maldon District was produced for the Council by the consultancies Buro Happold and EDAW in March 2002. It covers potential Housing development opportunities in the six largest settlements of the District, being Maldon, Heybridge, Burnham-on-Crouch, Great Totham, Mayland and Southminster.
- *1991 Land Survey*: A survey of development potential was undertaken in 1991, and the sites that remain uncommitted by Planning Permission are considered to remain as opportunities for further residential development.
- *Expired Planning Permissions*: Some of the expired planning permissions can contribute to the overall picture of potential land supply.

Summery of housing provision at 31st March 2007 (Number of Dwellings)

Ward	Dwelling with Planning Permission At March 2007	Dwellings without Planning Permission (on Housing Allocation Sites in the RLP2005)	Expired Planning Permission At 31st March 2007	Estimated dwellings on other sites without Planning Permission At 31st March 2007 (Essex CC estimate)
Althorne	28	0	0	11
Burnham on Crouch	34	0	0	55
Great Totham	12	0	0	11
Heybridge & Heybridge Basin	205	0	0	104
Maldon	166	0	0	49
Mayland	23	0	1	103
Purleigh	21	0	0	6
Southminster	16	0	0	62
Tillingham	18	0	0	0
Tollesbury	14	3	0	11
Tolleshunt D'Arcy	21	0	0	5
Wickham Bishops and Woodham	5	0	0	0
Total	563	3	1	417

Of which net total on PDL	489 (86.86%)	3 (100%)	1 (100%)	374 (89.69%)
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Appendix 5: Natural Conservation Area within Maldon District

(Source: English Nature <http://www.english-nature.org.uk/special/sssi/reportAction.cfm?Report=sdrt13&Category=C&Reference=1015>)

Region	County	District	Main habitat	Staff member responsible for unit	Unit number	Unit ID	Unit area (ha)	Latest assessment date	Assessment description	Condition assessment comment	Reason for adverse condition
East Of England	Essex	Maldon	Littoral sediment	Carol Reid	1	1007193	55.31	18 Nov 2004	Unfavourable declining		Coastal squeeze, Water pollution - agriculture/run off
East Of England	Essex	Maldon	Littoral sediment	Carol Reid	2	1007194	18.89	20 Nov 2003	Unfavourable declining	No obvious decline other than coastal squeeze.	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Carol Reid	3	1007226	13.49	20 Nov 2003	Unfavourable declining	No obvious decline other than coastal squeeze.	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Carol Reid	4	1007195	25.07	18 Nov 2004	Unfavourable declining	No other obvious reason for unfavourable condition than coastal squeeze.	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Carol Reid	5	1007196	12.19	03 Dec 2004	Unfavourable declining	Assessed using EA's commissioned report 'Erosion of the saltmarshes of Essex between 1988 and 1998 (Jan 2000). Intertidal foreshore subject to coastal squeeze, a long term	Coastal squeeze

										trend reported by the Essex Coast Coastal Habitat Management Plan (Sept 2002).	
East Of England	Essex	Maldon	Improved grassland	Carol Reid	6	1007244	10.68	06 Mar 2006	Favourable	Grassland management is by mowing. Sward height is ideal for Brent geese grazing. No evidence of Brent geese grazing, but nevertheless meeting management objectives.	
East Of England	Essex	Maldon	Littoral sediment	Carol Reid	7	1007230	9.79	13 May 1999	Unfavourable declining	Unfavourable condition only due to coastal squeeze. Went to look at result of sea wall improvements. Mitigation works in place and overall conservation gain as a result (two new areas of open water and brackish lagoon formed between old and new wall at the eastern end of the section). Steps placed on seaward face opposite Smugglers Club Ground.	Coastal squeeze
East Of	Essex	Maldon	Littoral	Carol Reid	8	1007197	13.95	03 Dec	Unfavourable	Assessed using EA's	Coastal squeeze

England			sediment					2004	declining	commissioned report 'Erosion of the saltmarshes of Essex between 1988 and 1998 (Jan 2000). Intertidal foreshore subject to coastal squeeze, a long term trend reported by the Essex Coast Coastal Habitat Management Plan (Sept 2002).	
East Of England	Essex	Maldon	Littoral sediment	Carol Reid	9	1007198	8.52	06 Nov 2003	Unfavourable declining	Unfavourable condition due to rising sea levels and erosion of saltmarsh.	Coastal squeeze
East Of England	Essex	Maldon	Neutral grassland - lowland	Carol Reid	10	1007251	22.03	06 Nov 2003	Favourable	The grazing marsh continues to be grazed and the condition is similar to when the site was notified. However, the marsh would benefit from improved water level management (the water level management structures are in need of refurbishment).	
East Of England	Essex	Maldon	Littoral sediment	Carol Reid	11	1007199	33.12	06 Nov 2003	Unfavourable declining		Coastal squeeze
East Of England	Essex	Maldon	Standing open water and	Carol Reid	12	1007254	26.34	06 Nov 2003	Favourable	The water levels are low because of low rainfall but the water	

			canals							penning structures are in place and the grazing and ditch management are very good. Just need some rain.	
East Of England	Essex	Maldon	Improved grassland	Carol Reid	13	1007245	148.55	06 Nov 2003	Favourable	Ditch management and water level management on-going across the unit and this is enhancing the wildlife interest of designated site features. Brent geese are already grazing the pasture and large numbers of teal and other waterfowl using the fleets and ditches.	
East Of England	Essex	Maldon	Littoral sediment	Carol Reid	14	1007231	56.28	06 Nov 2003	Unfavourable declining	No other obvious reason for decline other than coastal squeeze.	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Carol Reid	15	1007255	5.64	06 Nov 2003	Favourable	The saltmarsh/grassland transition remains uninterrupted but there is much room for improvement. The small area of grazing is now being used to contain a a heard of deer (a large number for such a small area	

										of grass). This unit would be better managed by extensive grazing by cattle that are allowed access to the saltmarsh. This would provide the right conditions for the scarce and specialised saltmarsh flora that require an open sward at the saltmarsh/grassland interface.	
East Of England	Essex	Maldon	Neutral grassland - lowland	Carol Reid	16	1007252	15.42	06 Nov 2003	Favourable	The marsh continues to be grazed and is in much the same condition as it was when the site was last notified. The higher areas of grassland are improved and were included within the site because they provide grazing and roosting for waterfowl. Waders and wildfowl were using the marsh at the time of the visit with brent geese grazing the improved grassland on higher ground.	
East Of	Essex	Maldon	Littoral	Carol Reid	17	1007201	45.57	06 Nov	Unfavourable	Unfavourable	Coastal squeeze

England			sediment					2003	declining	condition due to coastal squeeze only. The pumping of dredgings into the saltmarsh creeks may be slowing this process within this site unit and in any event is ensuring that the sediment is retained within the estuary system. However, this will need to be monitored to ensure that the levels of the sediment do not begin to overtop the level of the saltmarsh.	
East Of England	Essex	Maldon	Improved grassland	Carol Reid	18	1007246	34.54	06 Mar 2006	Favourable	Large flocks of Brent geese and wigeon have used this unit during the 05/06 winter season. At the time of the visit the sward had been heavily grazed by geese. Thistles had a frequent distribution (DAFOR) throughout the sward. Land owner to discuss herbicide application with Defra.	
East Of	Essex	Maldon	Littoral	Carol Reid	19	1007202	26.55	06 Mar	Unfavourable	During the site	Coastal squeeze,

England			sediment					2006	declining	meeting the possibilities of undertaking salt marsh restoration were discussed. This could be achieved by re use of dredged silts from the adjacent marina channel dredging works. Disused oyster pits could be bunded and infilled.	Overgrazing
East Of England	Essex	Maldon	Improved grassland	Carol Reid	20	1007247	3.82	24 Mar 2004	Favourable	Brent goose pasture in good condition. Grazing affecting sea wall of unit 19	
East Of England	Essex	Maldon	Coastal lagoon	Carol Reid	21	1007259	9.11	04 Mar 2005	Favourable		
East Of England	Essex	Maldon	Littoral sediment	Carol Reid	22	1007203	16.49	04 Mar 2005	Unfavourable declining		Coastal squeeze
East Of England	Essex	Maldon	Coastal lagoon	Carol Reid	23	1007260	8.64	04 Mar 2005	Favourable		
East Of England	Essex	Maldon	Littoral sediment	Carol Reid	24	1007204	14.82	04 Mar 2005	Unfavourable declining		Coastal squeeze
East Of England	Essex	Maldon	Improved grassland	Carol Reid	25	1007248	19.04	04 Mar 2005	Favourable		
East Of England	Essex	Maldon	Littoral sediment	Carol Reid	26	1007205	13.02	10 Feb 2005	Unfavourable declining		Coastal squeeze
East Of England	Essex	Maldon	Improved grassland	Carol Reid	27	1007249	29.23	04 Mar 2005	Favourable		
East Of	Essex	Maldon	Littoral	Carol Reid	28	1007206	21.33	24 Mar	Unfavourable	Coastal squeeze	Coastal squeeze

England			sediment					2004	declining	resulting in erosion of intertidal habitats and loss of full mud to upper saltmarsh zonation - pioneer zone is largely missing and narrowing of upper zone	
East Of England	Essex	Maldon	Littoral sediment	Carol Reid	29	1007256	11.02	24 Mar 2004	Favourable	Area of high level saltings. Consider more detailed assessment later in year to address species abundance and some evidence of anoxic ditches and slumping and erosion of two main creeks.	
East Of England	Essex	Maldon	Littoral sediment	Carol Reid	30	1007232	10.26	24 Mar 2004	Unfavourable declining	Coastal squeeze resulting in erosion of intertidal habitats and loss of full mud to upper saltmarsh zonation - pioneer zone is largely missing and narrowing of upper zone	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Carol Reid	31	1007233	15.84	25 May 2000	Unfavourable declining	Salt marsh assessed as part of national SSSI sample survey. An extensive area of medium-high salt marsh which is	Coastal squeeze

										eroding at seaward edge.	
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	32	1007207	19.84	24 Mar 2004	Unfavourable declining	Coastal squeeze resulting in erosion of intertidal habitats and loss of full mud to upper saltmarsh zonation - pioneer zone is largely missing and narrowing of upper zone	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	33	1007227	8.14	07 Oct 1998	Unfavourable declining	Condition due to coastal squeeze. Seen from Marsh Farm.	Coastal squeeze
East Of England	Essex	Rochford	Littoral sediment	Gordon Wyatt	34	1020619	107.72	06 Oct 1998	Unfavourable declining	Condition due to coastal squeeze. Seen on this visit from eastern end but viewed previously on separate visit from western and southern boundaries.	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	35	1007208	12.62	06 Oct 1998	Unfavourable declining	Condition due to coastal squeeze otherwise OK.	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	36	1007235	14.31	06 Oct 1998	Unfavourable declining	Coastal squeeze.	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	37	1007236	17.96	03 Dec 2004	Unfavourable declining	Assessed using EA's commissioned report 'Erosion of the saltmarshes of Essex between 1988 and 1998 (Jan 2000).	Coastal squeeze

										Intertidal foreshore subject to coastal squeeze, a long term trend reported by the Essex Coast Coastal Habitat Management Plan (Sept 2002).	
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	38	1007209	19.28	03 Dec 2004	Unfavourable declining	Assessed using EA's commissioned report 'Erosion of the saltmarshes of Essex between 1988 and 1998 (Jan 2000). Intertidal foreshore subject to coastal squeeze, a long term trend reported by the Essex Coast Coastal Habitat Management Plan (Sept 2002).	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	39	1007210	11.55	04 Feb 1998	Unfavourable declining	Unfavourable condition due to coastal squeeze - otherwise O.K. - very few birds though	Coastal squeeze
East Of England	Essex	Maldon	Improved grassland	Gordon Wyatt	40	1007250	36.74	07 Mar 2005	Favourable	Grassland being managed for brent geese.	
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	41	1007211	29.13	04 Feb 1998	Unfavourable declining	Unfavourable condition due to coastal squeeze - otherwise O.K. - not many birds though	Coastal squeeze
East Of	Essex	Maldon	Coastal	Gordon	42	1007261	7.07	07 Mar	Favourable	Open water receives	

England			lagoon	Wyatt				2005		saline influence from tidal water via sluice. Adjacent land is mosaic of rough grassland and scrub. In time scrub may need control to avoid loss of grassland - scrub mosaic	
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	43	1007228	4.09	26 Mar 1999	Unfavourable declining	Unfavourable condition due to coastal squeeze.	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	44	1007212	53.98	26 Mar 1999	Unfavourable declining	Unfavourable condition due to coastal squeeze alone. Recharge at western end of unit partly complete.	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	45	1007213	68.60	26 Mar 1999	Unfavourable declining	Unfavourable condition down to coastal squeeze alone.	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	46	1007214	78.37	26 Mar 1999	Unfavourable declining	Unfavourable condition down to coastal squeeze alone.	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	47	1007237	16.15	26 Mar 1999	Unfavourable declining	Unfavourable condition down to coastal squeeze alone.	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	48	1007238	12.65	25 May 2000	Unfavourable declining	Assessed as part of National SSSI Sample survey. Salt marsh is sheltered,	Coastal squeeze

										but is still eroding.	
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	49	1007239	25.22	24 Mar 2004	Unfavourable declining	Coastal squeeze resulting in erosion of intertidal habitats and loss of full mud to upper saltmarsh zonation - pioneer zone is largely missing and narrowing of upper zone. Some areas of good pionner to mid-marsh transitions.	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	50	1007240	33.68	30 Mar 2004	Unfavourable declining	Coastal squeeze resulting in erosion of intertidal habitats and loss of full mud to upper saltmarsh zonation - pioneer zone is largely missing and narrowing of upper zone	Coastal squeeze
East Of England	Essex	Maldon	Standing open water and canals	Gordon Wyatt	51	1007262	18.70	29 Mar 2004	Favourable	Lagoon management appears acceptable. Water levels were maintained. Adjacent fleet structure appeared to have good range of vegetation structures. Need to reassess in summer.	
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	52	1007241	25.04	30 Mar 2004	Unfavourable declining	Coastal squeeze resulting in erosion of	Coastal squeeze

										intertidal habitats and loss of full mud to upper saltmarsh zonation - pioneer zone is largely missing and narrowing of upper zone	
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	53	1007242	50.49	20 Nov 1999	Unfavourable declining	Coastal squeeze resulting in negative condition otherwise no apparant damage to the interest features.	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	54	1007243	54.41	25 May 2000	Unfavourable declining	Assessed as part of the National SSSI sample survey. The salt marsh here is less exposed and favourable compared to others in the estuary. The salt marsh is still eroding.	Coastal squeeze
East Of England	Essex	Rochford	Neutral grassland - lowland	Gordon Wyatt	55	1010599	11.64	07 Mar 2005	Unfavourable no change	Grazing marsh is currently managed as ESA teir 1 but requires higher water levels. This is currently difficult due to the isolated nature of the grazing marsh in this unit which is surrounded by arable land.	Inappropriate water levels

East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	56	1007215	35.44	03 Dec 2004	Unfavourable declining	Assessed using EA's commissioned report 'Erosion of the saltmarshes of Essex between 1988 and 1998 (Jan 2000). Intertidal foreshore subject to coastal squeeze, a long term trend reported by the Essex Coast Coastal Habitat Management Plan (Sept 2002).	Coastal squeeze
East Of England	Essex	Maldon	Littoral sediment	Gordon Wyatt	57	1010612	214.85	25 Nov 2004	Unfavourable declining	No other obvious reason for decline other than coastal squeeze	Coastal squeeze
East Of England	Essex	Chelmsford	Coastal lagoon	Carol Reid	58	1024351	3.75	04 Mar 2005	Favourable		