

MALDON DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK



**MALDON DISTRICT
COUNCIL**

ANNUAL MONITORING REPORT

DECEMBER 2009

Chapter 1

Introduction

Reasons for undertaking Annual Monitoring Report (AMR)

The Planning and Compulsory Purchase Act 2004¹ (hereafter, the Act) introduces a new planning system to help create sustainable communities across England and Wales in the 21st century. Under this new system, the old Structure Plans are being replaced by the Regional Spatial Strategies (RSS) and at the local level, the Local Plans are being replaced by the Local Development Framework (LDF).

As part of the LDF, the Act also requires Local Planning Authorities to produce an AMR on a yearly base to assess the progress of plan making and the effectiveness of policy implementation in the District. The Planning Policy Statement 12: Local Spatial Planning (PPS12) makes it clear that local planning authorities (LPAs) must have

*'...a clear arrangement for monitoring and reporting results to the public and civic leaders' and 'monitoring is essential for an effective strategy and will provide the basis on which the contingency plans within the strategy would be triggered.'*²

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 (LDDs) are delivering and if any changes are subsequently required.

Roles of AMR

Under the new system LPAs must undertake FIVE key monitoring tasks in their AMR, all of which are inter-related. They are required in their annual monitoring reports to:

- review actual progress in terms of LDDs preparation against the timetable and milestones in the Local Development Scheme (LDS);
- assess the extent to which policies in LDDs are being implemented;
- where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented;
- identify the significant effects of implementing policies in LDDs and whether they are as intended; and
- set out whether policies are to be amended or replaced.

¹ ODPM, Town and Country Planning (Local Development) (England) Regulations 2004 as amended

² ODPM, PPS12: 4.47

Content and Structure of the AMR

The AMR will adopt the 'objectives – policies – targets – indicators' approach. Measuring the performance of policies in the LDF 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.

Objectives will be extracted from the Sustainable Community Strategy (SCS) and the targets set in the MDC's Corporate Plan will be used for the purpose of this AMR. Regarding local planning policies which the AMR is monitoring, the Replacement Local Plan (RLP) expired in November 2008 and MDC saved a number of policies from this document which reflect the principles of its Local Development Framework and are consistent with but did simply repeat national policies; all other Local Plan policies ceased to be relevant for development control purposes (See Appendix 1).

This AMR will apply the 'tiered approach to indicators' proposed in the Local Development Framework Monitoring: A Good Practice Guide³ (hereafter, the Guidance). Four sets of indicators: Contextual Indicators, Core Output Indicators and Local Indicators respectively, will be used to monitor the planning performance and process in the District.

- *Contextual Indicators*: these describe the wider social, environmental and economic background against which planning policies operate.
- *Core Output Indicators*: these are indicators that all local authorities must monitor. The core output indicators address a number of key planning variables which fall under the topic areas of Business Development and Town Centres, Housing, Environmental Quality, Mineral and Wastes.
- *Local Output Indicators*: should address the outputs of policies which are not covered by the Core Output Indicators. Local Output Indicators provide scope for addressing issues which are of particular local importance; the Local Output Indicators developed will therefore vary according to local circumstances and issues that prevail in the local authority area.
- *Significant effects indicators*: Significant effects indicators should be closely related to the objectives of the Sustainability Appraisal and Strategic Environmental Assessment. Unlike output indicators which intend to measure the direct effect of a policy in terms of the extent to which it has achieved its objective, significant effects indicators provide a more holistic view of the impact of a policy by allowing the examination any unintended positive and negative effects of the policy.

This AMR covers the period between 1st April 2008 and 31st March 2009. To help to provide a more comprehensive review, this report will include data from previous years as well as some more up-to-date information after April 2009.

³ ODPM, Local Development Framework Monitoring: A Good Practice Guide

Chapter 2

Progress of Maldon Local Development Framework

The monitoring of Local Development Framework

Under the Planning and Compulsory Purchase Act 2004, Local planning authorities are required to monitor the implementation of the LDS and the extent to which the policies set out in LDDs are being achieved.

According to Planning Policy Statement 12: Local Spatial Planning, an LDS should:

- Provide a brief description of all the development plan documents (DPDs) and supplementary planning documents (SPDs) to be prepared and the content and geographic area to which they will relate. It should include the Statement of Community Involvement.
- Explain how the different DPDs and SPDs relate to each other, and especially how they relate to the Core Strategy.
- Set out which supplementary planning guidance or SPDs support saved policies.
- Set out the timetable for producing DPDs – giving the timings for the achievement of the following milestones: Consulting statutory bodies on the scope of the Sustainability Appraisal, Publication of the DPD, Submission of the DPD, and Adoption of the DPD
- Set out the timetable for producing SPDs – giving the timings for the publication of the draft SPD and the adoption of the SPD.

(Source: PPS12 pp 21)

The ODPM publication *Annual Monitoring Reports: A Good Practice Guide* provides detailed guidance on the key monitoring tasks that Local Authorities must undertake:

1. Review actual progress in the preparation of LDDs in relation to the timetable and milestones set out in the LDS;
2. Assess the extent to which policies in LDDs 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 LDDs 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)

The first 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 three reviews of the LDS – the first published in September 2006, the second in August 2007 and a third review was published in April 2009.

Maldon District LDS Third Review

The third review of the LDS described the background for each LDD and included any changes to those documents or the timetable for their production.

- **DPDs – Core Strategy, Development Management Policies, Proposals Map, Site Allocations and Maldon Central Area Action Plan (AAP)**

The most significant changes being made to this LDS is a revised timetable for the making of DPDs and the original Causeway AAP was extended to cover the Maldon Town Centre and therefore renamed as the Maldon Central AAP.

Documents in progress

Core Strategy DPD	Completed the Regulation 25 Consultation between April to June 2009. Working towards the Regulation 27 consultation. Next consultation date revised from November 2009 to March/April 2010.
Maldon Central Area Action Plan DPD	Completed the Initial Scoping Consultation between April to June 2009. Working towards the Regulation 25 consultation. Next consultation date revised from November 2009 to May/June 2010.
Site Allocations DPD	Scheduled to commence in late 2010.
Proposals Map DPD	Scheduled to commence in late 2010.
Development Management Policies DPD	Scheduled to commence in late 2010.

Core Strategy Evidence Base

The table below sets out the progress of preparing the Evidence Base for the Core Strategy DPD up to the end of the Monitoring period

Background Document	Status
Conservation Area Review and Appraisals	Completed in 11 out of 13 conservation areas
Conservation Area Management Plan	Completed in 6 out of 13 conservation areas
Economic Futures	Completed in March 2006
Green Infrastructure Study	Commenced in October 2009
Landscape Character Assessment	Completed in August 2006
Landscape and Visual Impact Assessment	Commenced in November 2009
Nature Conservation Study – Phase 1 Habitat Survey	Completed in September 2006
Retail Study	Completed in November 2006
Strategic Flood Risk Assessment	Completed in May 2008
Strategic Housing Land Availability Assessment	Commenced in September 2008
Strategic Housing Market Assessment	Completed in November 2008
Townscape Characterisation	Completed in October 2006
Transport – Local Transport Plan 2 / Highway Agency data	Available from ECC
Data of Water and Sewerage Capacity	Available from Supplier

Ward Profiling	Completed in October 2006
Economic Impact of Tourism	Commenced October 2008
Employment Land Review	Completed March 2009
Strategic Housing Land Availability Assessment	Commissioned and In Progress – Complete January 2010.
Barn Survey	Phase 1 Completed
Skyline Survey	Completed in October 2009
Water Cycle Scoping Study	To be signed off by Anglian Water in January 2010.

Chapter 3 Area Profile for Maldon District

Geographical Area and Settlements

Maldon District is on the east Essex coast with 60 miles of coastline and the estuaries of the Blackwater and River Crouch covering an area of 35,890 hectares. The District adjoins Braintree District Council, Chelmsford Borough Council, Colchester Borough Council and Rochford District Council.



Figure 3.1 – Map of Maldon

Maldon District is predominantly rural in nature. The two market towns, Maldon and Burnham-on-Crouch are the key centres for retails, leisure, services and transport hubs within the District. Table 3.1 gives further details of the classification of settlements in the District.

Demography

Maldon has the lowest total population (approximately 63,100) in Essex, according to the mid-2008 population estimates published by the Office of National Statistics. Meanwhile, the population of Maldon has grown faster than that of Essex and the UK in the last decade, as shown in Table 3.1.

	Maldon	Essex	UK
1998	56,500	1,284,200	56,797,200
2003	60,200	1,328,200	57,854,700
2008	63,100	1,376,400	59,608,200
% growth between 1997 and 2007	11.7%	7.2%	4.9%

Table 3.1 – Total Population and Population Change
(Source: <https://www.nomisweb.co.uk/>)

Parish	2001 Census
Althorne	1,104
Asheldham	154
Bradwell-on-Sea	877
Burnham-on-Crouch	7,759
Cold Norton	1,103
Dengie	135
Goldhanger	647
Great Braxted	323
Great Totham	2,768
Hazeleigh	115
Heybridge	7,627
Langford	156
Latchingdon	1,232
Little Braxted	128
Little Totham	372
Maldon	14,034
Mayland	3,728
Mundon	356
North Fambridge	752
Purleigh	1,147
Southminster	4,021
St. Lawrence	927
Steeple	450
Stow Maries	199
Tillingham	1,015
Tollesbury	2,680
Tolleshunt D'Arcy	973
Tolleshunt Knights	1,028
Tolleshunt Major	631
Ulting	134
Wickham Bishops	1,773
Woodham Mortimer	502
Woodham Walter	583

Table 3.2 – Population by Parish (2001 Census)

Figure 3.2 illustrates the population composition in Maldon by sex and age. The figure also shows national figure as a comparison. Figure 3.3 demonstrates the change in demographic structure over the past two decades while Figure 3.4 shows the projected age band change between 2004 and 2016.

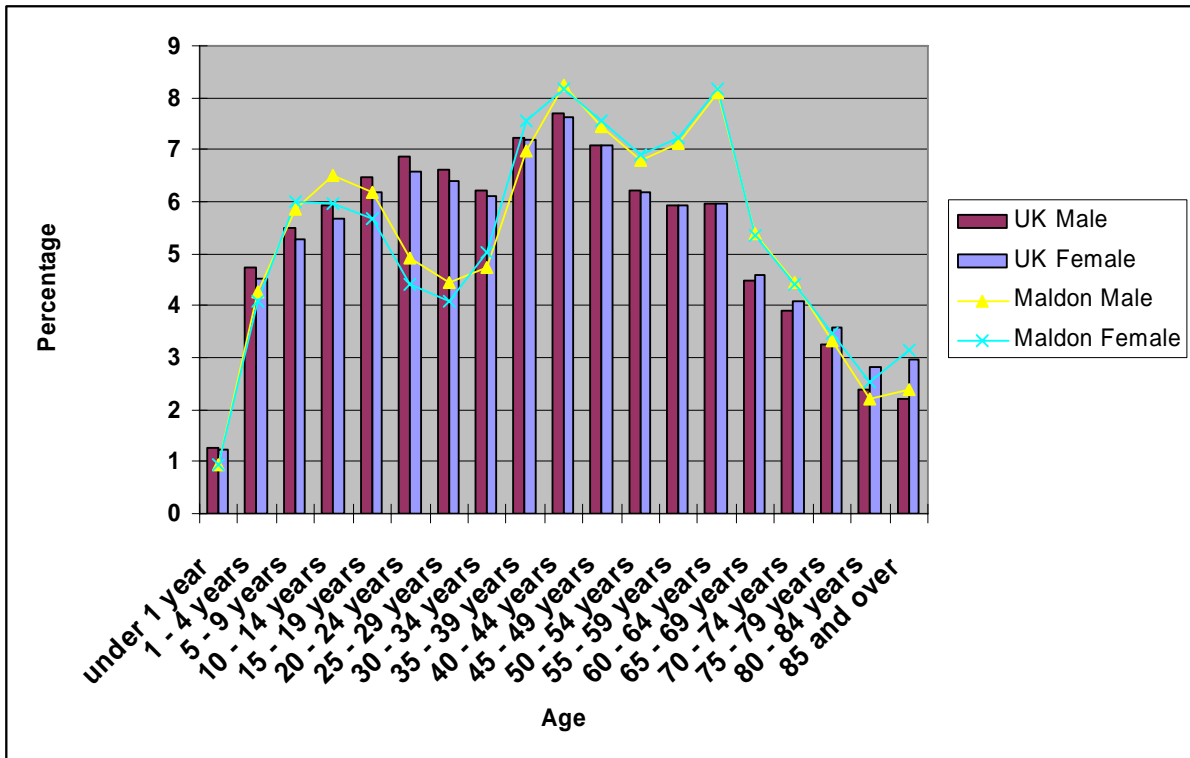


Figure 3.2 – National and local population by age groups and sex
 (Source: <https://www.nomisweb.co.uk/>)

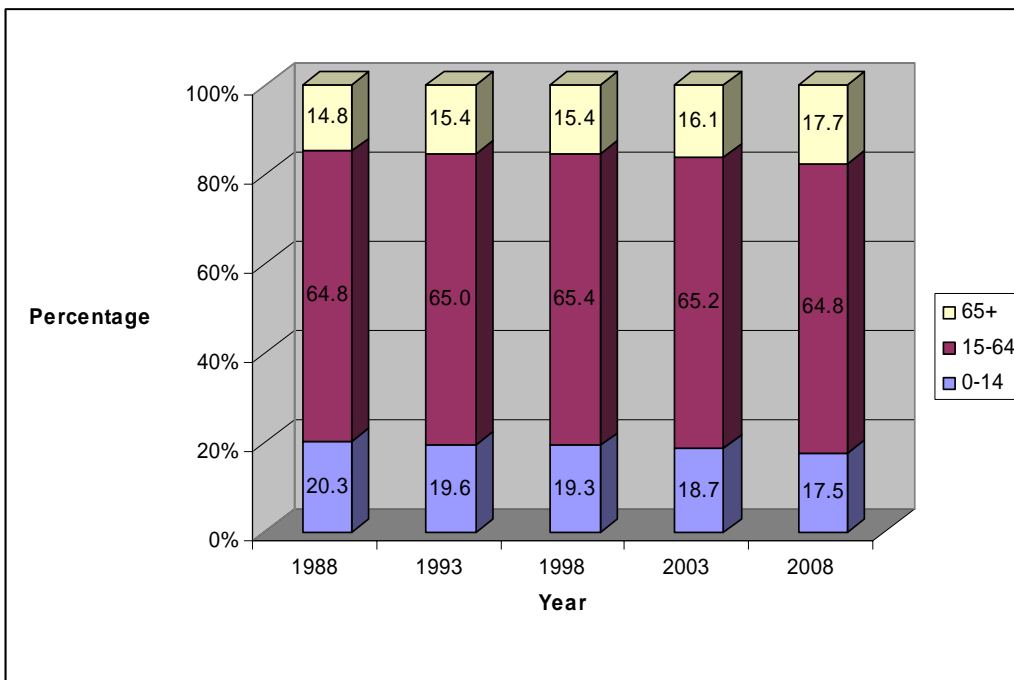


Figure 3.3 – Change of age structure between 1988 and 2008
 (Source: <https://www.nomisweb.co.uk/>)

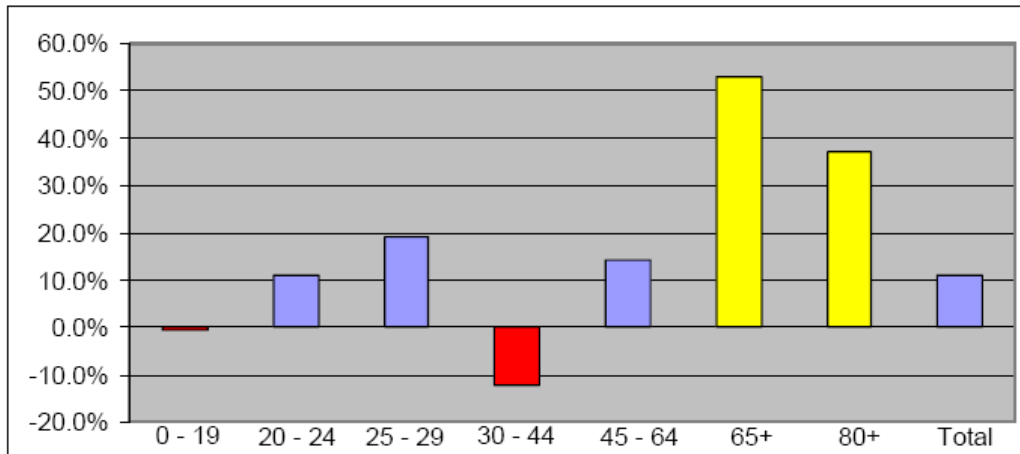


Figure 3.4 – Age band change 2004 - 2016
(Source: Maldon District Strategic Housing Market Assessment 2008)

A key concern of the predicted population change is the growth of the elderly population aged over 65. At present, the proportion of the population aged 65 and over in Maldon stands at 17.7% with the proportion of the population aged under 15 at 17.5%. The age group of 55-64 year olds, who will be the next generation of retirees, currently makes up 15.2% of the population. It is estimated that by 2016, this age group will make up around 22.0% of the population and this will impose implications for housing provision, health and social care policies.

Summary

With the reducing mortality rate and increasing population, it is predicted that population in the District will continue to grow with greatest proportion increase in older age group.

Chapter 4

Development Control Monitoring

Planning Applications

During the last monitoring year, MDC has handled 1015 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 217 were refused with the percentages varying for different types of application. Table 5.1 shows the authority's decisions by planning application type.

Performance is measured in terms of speed of decision. Over 71% of all minor applications were dealt within 8 weeks in compared with the governments best practice standard of 65%. 80% of all other applications were decided within the 8 weeks period, which is inline with the 80% target (Source: General Development Control Return PS2).

	Total	Granted	%	Refused	%	Weeks from Application to decision		
						<8	8-13	>13
Major Applications								
Dwellings	4	0	0	4	100	1	0	3
Offices/R&D/Light Industry	1	1	100	0	0	1	0	0
Heavy Ind./Storage/Warehousing	1	1	100	0	0	0	1	0
Retail Distribution & Servicing	1	1	100	0	0	0	0	1
All Others	4	2	50	2	50	0	1	3
Minor Applications								
Dwellings	129	70	54	59	46	89	26	14
Offices/R&D/Light Industry	17	14	82	3	18	11	5	1
General Ind./Storage/Warehousing	13	13	100	0	0	10	3	0
Retail Distribution & Servicing	11	9	82	2	18	9	1	1
All Others	111	83	75	28	25	80	24	7
Other Applications								
Minerals	0	0	0	0	0	0	0	0
Change of Use	73	55	75	18	25	50	17	6
Householder Development	501	424	85	77	15	421	67	13
Advertisements	37	30	81	7	19	34	3	0
Listed Building Consents (alter)	96	81	84	15	16	68	22	6
Listed Building Consents (demol.)	3	2	67	1	33	3	0	0
Conservation area consents	13	12	92	1	8	7	2	4
Total	1015	798	79	217	21	172	29	27

Table 4.1 - Type of decision by planning application type (01/04/2008 - 31/03/2009)
(Source: General Development Control Return PS2, MDC Development Control)

The majority of the applications were for extensions, alterations to houses and erection of houses. Developments involving 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 with only a limited number providing employment opportunities.

Appeals

In the monitoring period from 1st April 2008 to 31st March 2009, 39 Appeals were determined by the Planning Inspectorate and 23% of these were allowed. The percentage of appeals allowed was 11% lower than the national average of 34% which is used as a performance measure and therefore the last years target to reduce the percentage of appeals allowed was achieved (Source: Planning Inspectorate Annual Report).

Summary

There has been a slight reduction in the number of applications compared with the figure from the previous monitoring year of 07/08. The majority of applications in the District involve extensions and alterations to houses, erection of houses and very few major applications. There has been a significant decrease in the number of appeals allowed by the Planning Inspectorate and this figure is now below the national average.

Chapter 5

Contextual Indicators, Core Output Indicators and Local Indicators

This chapter presents the various indicators which help to monitor the performance of Maldon's planning policies. The five themes, namely **Balancing Housing, Prosperity, , Natural and Built Heritage, Accessibility, People and Communities**, will be monitored to reflect the progress and effectiveness of MDC local planning policies.

The scope of the AMR this year is however, limited as the Core Strategy DPD is still in preparation and there are currently no strategic polices to be monitored. Instead, this AMR will base on the Strategic priorities set in the SCS and MDC's corporate target.

Balanced Housing

Scope of theme: The theme covers issues related to future housing development in Maldon District.

Strategic Priority from SCS
To increase the supply of affordable housing in the District
Council Corporate Target
<ul style="list-style-type: none"> 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

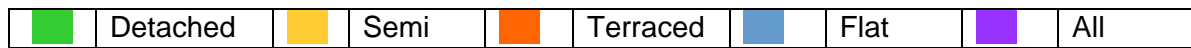
Contextual Indicators

Household by type

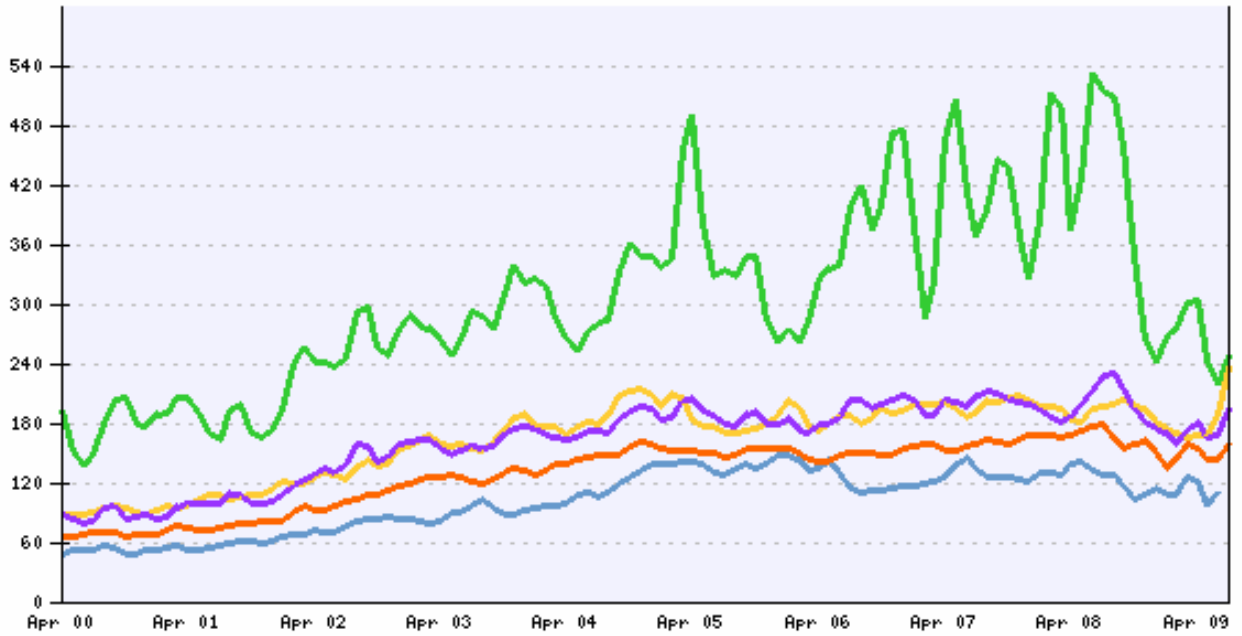
Total Households	24,189
Percentage of households live in detached dwelling	44.37%
Percentage of households live in semi-detached dwelling	30.15%
Percentage of households live in terraced housing	16.03%
Percentage of households live in flats / maisonettes	8.3%

Table 5.1 – Number of household in Maldon District
(Source: ONS, 2001 Census)

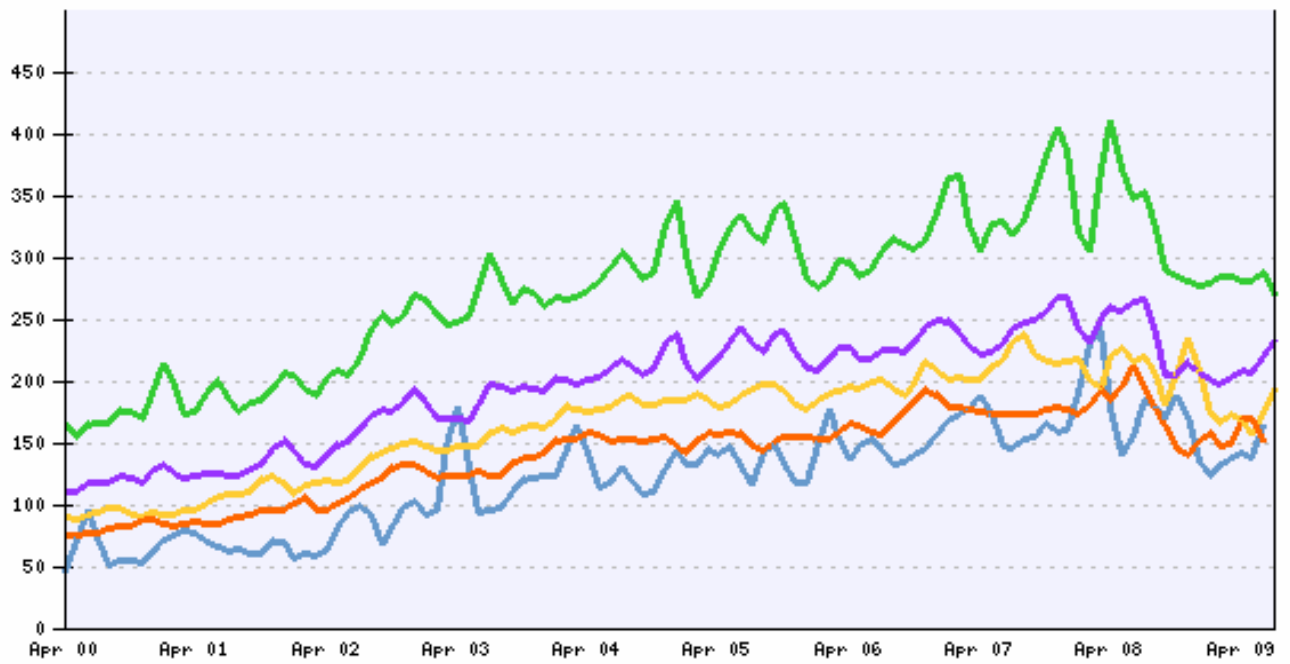
Average House Prices from April 2000 to April 2009:



CM8



CM9



CM0

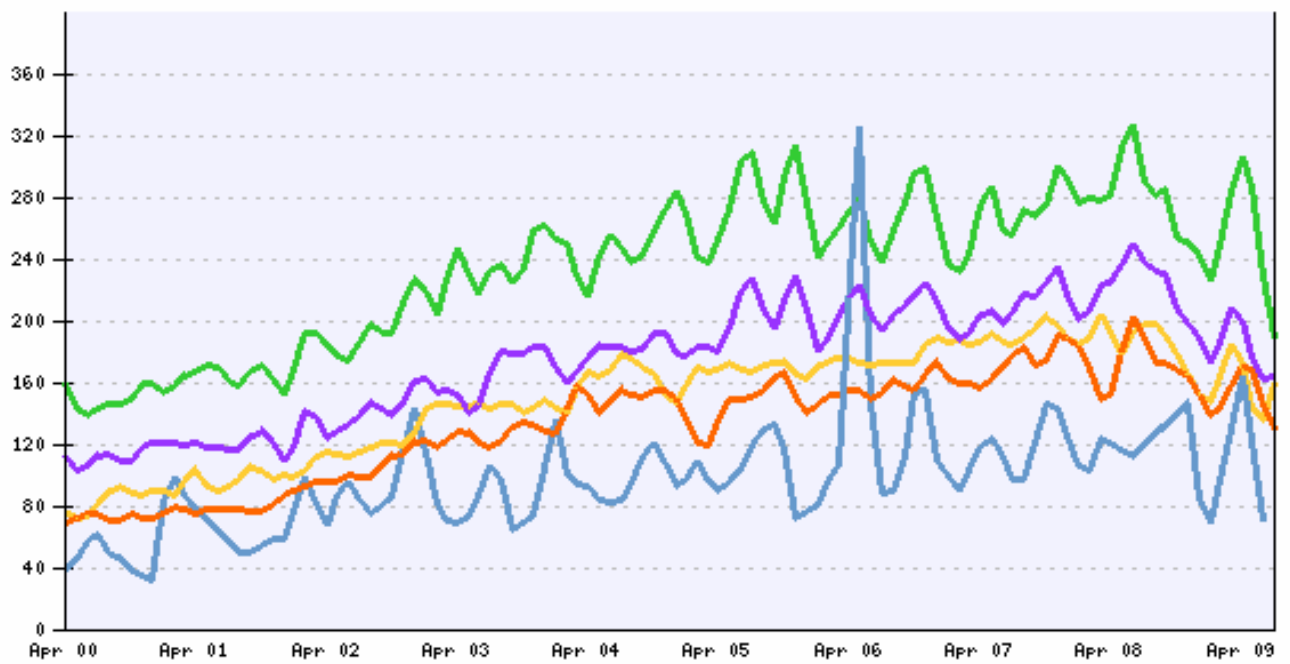


Figure 5.1 – Average housing price by post code
(Source: Land Registry Office)

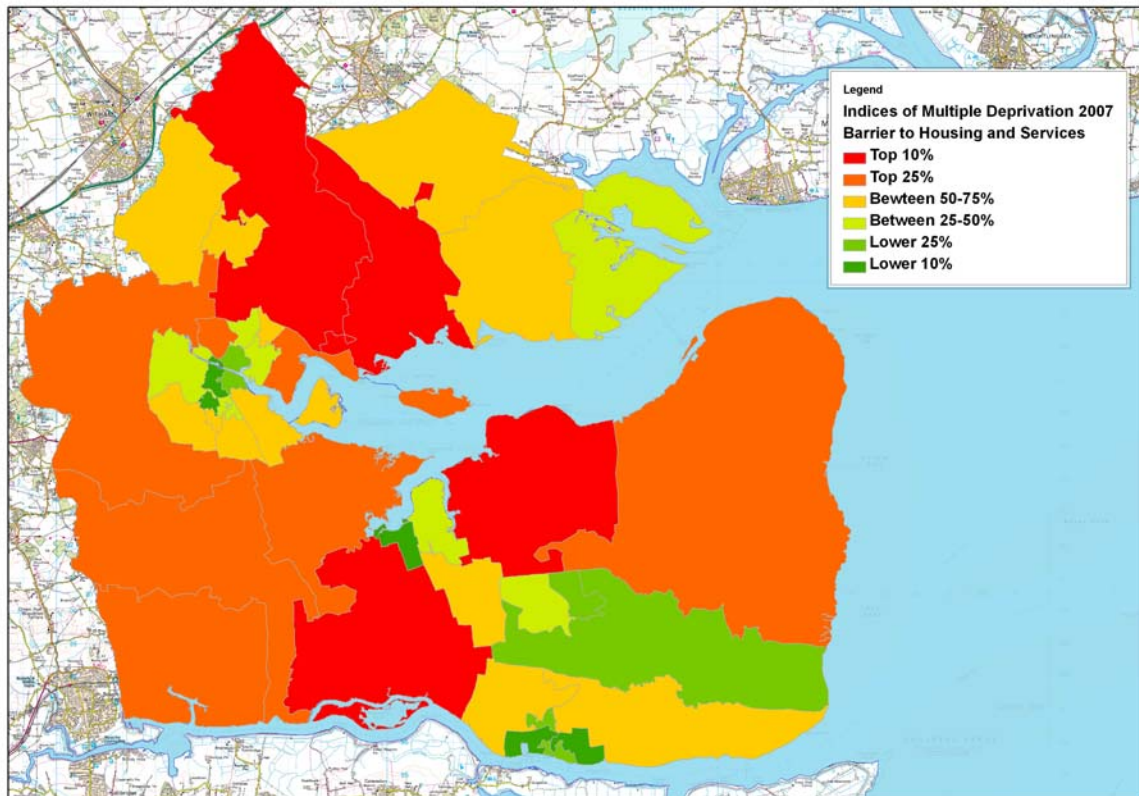


Figure 5.2 – Indices of Multiple Deprivation 2007, Barriers to Housing and Services
 (Source: The Index of Multiple Deprivation 2007)

Net additional dwellings by wards

Ward	Net Additional Dwellings
Althorne	7
Burnham on Crouch North	1
Burnham on Crouch South	3
Great Totham	4
Heybridge East	25
Heybridge West	10
Maldon East	0
Maldon North	57
Maldon South	2
Maldon West	0
Mayland	6
Purleigh	10
Southminster	10
Tillingham	2
Tollesbury	10
Tolleshunt D'Arcy	12
Wickham Bishops and Woodham	2
Total	161

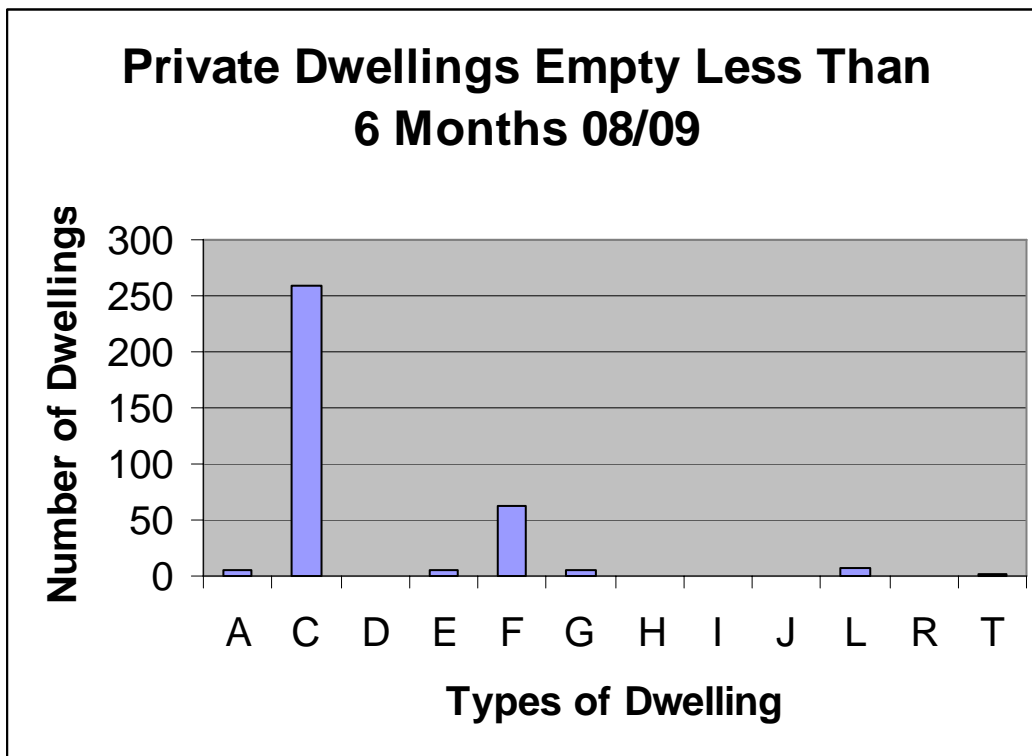
Table 5.2 – Number of net housing increase by ward
 (Source: Essex County Council 2008 Survey)

Dwellings vacant for more than 6 months

	Number of properties
Long term empty Class C	308

Table 5.3 – Dwellings vacant for more than 6 months
 (Source: MDC Revenue and Benefit)

Type of Private dwellings vacant in the last 6 months



Key:

- Code A** – newly built, altered, repaired dwellings;
- Code C** – dwelling left empty and left substantially unfurnished;
- Code D** – Dwellings left empty by persons in detention
- Code E** – Person in hospital care/home;
- Code F** – Left empty by deceased;
- Code G** – Restricted occupation;
- Code H** – Empty Clergy dwellings;
- Code I** – Dwellings left empty by those receiving care;
- Code J** – Dwellings left empty by those providing care;
- Code L** – Repossessed dwellings;
- Code R** – Unoccupied caravan pitches/moorings;
- Code T** – Unoccupied annexes.

Figure 5.3 - Private empty dwellings vacant in the last 6 months by type
 (Source: MDC Revenue and Benefit)

Core Output Indicators

H1	Plan period and housing targets			
Purpose	To show planned housing target and provision			
	Start of Plan period	End of Plan Period	Total housing Required	Source of plan Target
H1(a)	1996	2011	2800	Replacement Local Plan
H1(b)	2001	2021	2400	East of England Plan

Table 5.4 – Core Output Indicators H1

H2(a)	Net addition dwellings – in previous years
Purpose	To show recent levels of housing delivery
H2(b)	Net addition dwellings – for the reporting years
Purpose	To show levels of housing delivery for the reporting year
H2(c)	Net addition dwellings – in future years
Purpose	To show likely future levels of housing delivery
H2(d)	Managed delivery target
Purpose	To show how likely levels of future housing are expected to come forward taking into account the previous years performance
Source of data	ECC Development Monitoring

		02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
H2a		137	102	181	168	143	160						
H2b								161					
H2c	a) Net additions								101	104	104	96	102
	b) Hectares												
	c) Target								120	120	120	120	120
H2d							104	99	99	98	98	98	97

		14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
H2a											
H2b											
H2c	a) Net additions	97	97	97	97	97	97	97			
	b) Hectares										
	c) Target	120	120	120	120	120	120	120			
H2d		97	97	97	97	97	97				

Table 5.5 – Core Output Indicators H2

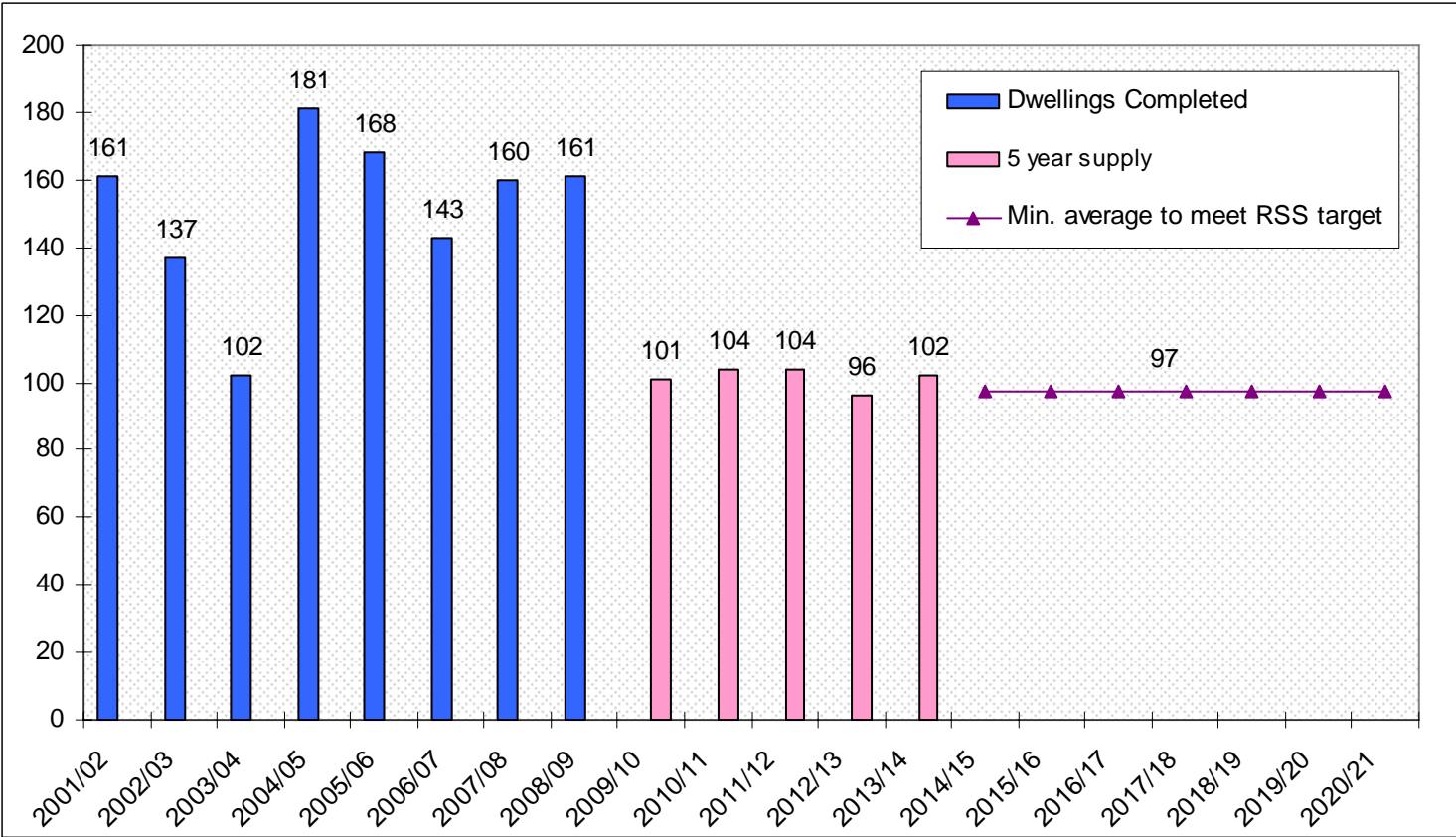


Figure 5.4 MDC Housing Trajectory

H3	New and converted dwellings – on previously developed land	
Purpose	To show the number of gross new dwellings being built upon previously developed land (PDL)	
		Total
H3	Gross	167
	% gross PDL	91.26

Table 5.6 – Core Output Indicators H3

H4	Net additional pitches (Gypsy and Traveller)		
Purpose	To show the number of Gypsy and Traveller pitches delivered		
	Permanent	Transit	Total
H4	0	0	0

Table 5.7 – Core Output Indicators H4

H5	Gross affordable housing completions			
Purpose	To show affordable housing delivery			
	Social Rent Homes	Intermediate Homes	Shared Ownership	Affordable Homes Total
H5	36	5	4	45

Table 5.8 – Core Output Indicators H5

H6	Housing quality – Building for Life Assessments					
Purpose	To show the level of quality in new housing development					
	Number of sites with a Building for life assessment of 16 or more	Number of dwelling on those sites	% of dwelling of 16 or more	Number of sites with a Building for life assessment of 14 to 15	Number of dwelling on those sites	% of dwelling of 14 to 15
H6	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
	Number of sites with a Building for life assessment of 10 to 14	Number of dwelling on those sites	% of dwelling of 10 to 14	Number of sites with a Building for life assessment of less than 10	Number of dwelling on those sites	% of dwelling of less than 10
H6	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
	Total number of housing sites (or phases of housing sites)			Number of dwelling on those sites		
H6	Not Available			Not Available		

Table 5.9 – Core Output Indicators H6

Summary

Maldon has exceeded its housing target set by the RSS over the last few years. However Access to Housing is still identified in the IMD2007 as a major local barrier due to increasing house prices and lack of affordable housing in the District. Currently there are no data available for the monitoring of Core Indicator H6 which the MDC will need to look at in the next AMR.

Prosperity

Scope of theme: The theme covers issues which are mainly related to the economic development but also include skills and education in the District.

Strategic Priority from SCS
To promote a diverse, sustainable and vibrant local economy
Council Corporate Target
<ul style="list-style-type: none"> • Generate a net gain of 1,000 jobs by 2015 (200 by 2010) as a result of District Council activity. • To improve access to and the provision of sport and leisure facilities and enhance tourism for all.

Contextual Indicators

Economic Activity

According to the mid-2008 population estimate, the working age population for all people in the District is approximately 37,600. 79.9% of Maldon District's residents are economically active with 60% of people working as employees which are similar to the regional figures. The self-employment figure rose from 10.7% to 17.8% over last year and is now higher than the regional and national average.

	Maldon 2007	Maldon 2008	East of England 2008	Great Britain 2008
Economically active	31,900 (78.7%)	33,000 (79.9%)	81.3%	78.8%
Employees	25,100 (63.9%)	23,700 (60%)	66.4%	64.5%
Self employed	5,300 (10.7%)	8,600 (17.8%)	10.4%	9.2%

Table 5.10 – Economically Active (Jan 2008 – Dec 2008)
(Source: www.nomisweb.co.uk)

Earnings by residence

The change in 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.

	2007	2008
Great Britain	511.3	479.3
East of England	479.1	498.7
Maldon	559.0	564.0

Table 5.11 – Weekly Income of Maldon District Residents (Full Time Workers)
(Source: www.nomisweb.co.uk)

The Indices of Multiple Deprivation 2007 indicates that Maldon District does not suffer much from deprivation in relation to Income, Employment, Health and Disability, Living Environment and Crime. However, the indices also point out that some parts of the District areas are suffering from serious levels of deprivation from Barriers to Housing and Services' and 'Education, Skills and Training' and thus in need of improvement.

Working age benefit

	Maldon	Maldon (%)	East (%)	Great Britain (%)
By age of claimant				
Aged 18-24	305	27.5	29.2	30.5
Aged 25-49	570	51.5	53.0	53.8
Aged 50 and over	230	20.6	17.3	15.2
By duration of claim				
Up to 6 months	770	69.4	68.6	68.0
Over 6 up to 12 months	245	22.3	22.6	22.2
Over 12 months	90	8.3	8.8	9.8

Table 5.12– Number of JSA claimants (August 2009)
(Source: www.nomisweb.co.uk)

Number of businesses by employee size

	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

Table 5.13 – Number business by employment size band September 2007
(Source: www.nomisweb.co.uk)

Number of businesses by age

	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

Table 5.14 – Number business by age September 2007
(Source: www.nomisweb.co.uk)

	Maldon		East of England		England	
	numbers	%	numbers	%	numbers	%
Total	2390	100	163470	100	1,370,240	100
Agriculture	185	7.74	11,275	6.90	87,125	6.36
Production	280	11.72	15,070	9.22	123,135	8.99
Construction	425	17.78	23,380	14.30	154,265	11.26
Motor Trades	95	3.97	7,315	4.47	55,680	4.06
Wholesale	150	6.28	10,965	6.71	92,850	6.78
Retail	190	7.95	16,030	9.81	155,475	11.35
Hotels & Catering	145	6.07	9,460	5.79	91,080	6.65
Transport	115	4.81	6,620	4.05	49,440	3.61
Post & Telecommunications	20	0.84	1,840	1.13	13,885	1.01
Finance	15	0.63	865	0.53	9,330	0.68
Property & Business Services	595	24.90	46,100	28.20	399,955	29.19
Education	10	0.42	1,145	0.70	9,705	0.71
Health	5	0.21	865	0.53	7,570	0.55
Public Admin & Other Services	165	6.90	12,540	7.67	120,740	8.81

Number of businesses by industry

Table 5.15 – Number business by industry September 2008 (Source: <http://www.statistics.gov.uk/>)

Education

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 qualification is 19.4% in Maldon District, compared with a figure of 11.8% nationally. And only 56% of the population managed to achieve NVQ2, which is equivalent to five GCSEs at grades A*-C or BTEC first diploma, compared with a national average of 62.8%. This echoes the findings of the IMD 2007.

% of people aged 16-74 with:	Maldon	East of England	Great Britain
NVQ4	18	26.1	29
NVQ3	32.2	43.4	47
NVQ2	56	62.8	65.2
NVQ1	75.8	78.8	78.9
No qualifications	19.4	11.8	12.4
Other qualifications		9.3	8.7

Table 5.16 – Level of qualifications (Jan 2008-Dec 2008)
(Source: www.nomisweb.co.uk)

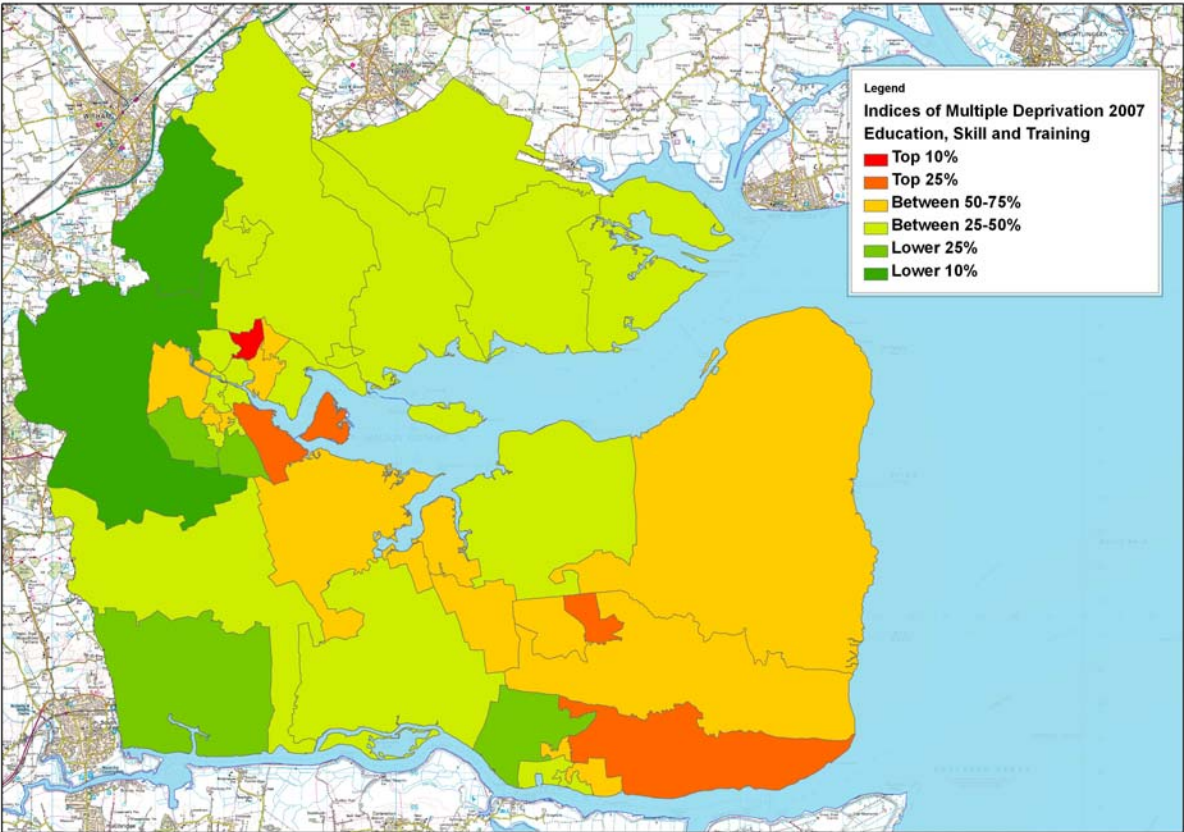


Figure 5.5 – Indices of Multiple Deprivation 2007, Education, Skill and Training
(Source: The Index of Multiple Deprivation 2007)

Core Output Indicators

BD1	Total amount of additional employment floorspace – by type
Purpose	To show the amount and type of completed employment floorspace (gross and net)
Source of data	ECC monitoring

BD2	Total amount of employment floorspace on previously developed land- by type
Purpose	To show the amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL)
Source of data	ECC monitoring

BD3	Employment land available – by type							
Purpose	To show the amount and type of employment land available							
Source of data	ECC monitoring							
		B1a	B1b	B1c	B2	B8	B1-B8 unk	Total (m²)
BD1	Gross	2328	0	0	0	0	3207	5535
	Net	2328	0	0	0	0	2923	5251
BD2	Gross	2328	0	0	0	0	3007	5335
	% Gross on PDL	100	0	0	0	0	93.7%	96.4%
BD3	Hectares	0	0	1.98	0.18	0	10.87	13.03

BD4	Total amount of floorspace for “town centre uses”					
Purpose	To show the amount of completed floorspace (gross and net) for town centre uses within					
	(i) town centre areas and					
	(ii) the local authority area					
Source of data	No data					
		A1	A2	B1a	D2	Total (m²)
BD4	Gross	N/A	N/A	N/A	N/A	N/A
	Net	N/A	N/A	N/A	N/A	N/A

Table 5.17 – Core Output Indicators B1, B2, B3 and B4

Local Output Indicators

Purpose	To show the amount of vacant employment floorspace in District (B1 or B2 or B8)	
Source of data	Essex County Council 2008 Survey	
Address	Proposed Land Use	Size of Site (ha)
Mildmay Industrial Estate	Industry / Warehouse (B1 or B2 or B8)	0.55
Mildmay Industrial Estate, (Springfield Ind Est), Burnham on Crouch	Industry / Warehouse (B1 or B2 or B8)	0.17
The Causeway	Industry / Warehouse (B1 or B2 or B8)	2.61
Southminster Industrial Estate	Industry / Warehouse (B1 or B2 or B8)	0.34
Southminster Industrial estate	Industry / Warehouse (B1 or B2 or B8)	0.45
Jct of Queen St, Southfield Way, Southminster	Industry / Warehouse (B1 or B2 or B8)	2.96
Woodrolfe Road Tollesbury	Industry / Warehouse (B1 or B2 or B8)	0.15
Bechenham Business Park, Beckingham street	Industry / Warehouse (B1 or B2 or B8)	0.75
Langford Pumping Station Maldon Road	Industry / Warehouse (B1 or B2 or B8)	2.31
Plot 15 Burnham Business Park, Springfield Road, Burnham-on-Crouch	General Industrial Buildings (B2)	0.1
Plots 1 & 2 Mildmay Industrial Estate, Foundry Land, Burnham-on-Crouch	General Industrial Buildings (B2)	0.08
Sadds Wharf, Station Road, Maldon	Light Industrial Building (B1)	1.98
Total		12.45

Table 5.18 – Local Output Indicator on vacant employment land

Purpose	To show the amount of employment land lost to residential uses	
Source of data	Essex County Council 2008 Survey	
Address	Description	Total Floor Space lost (hectare)
The Old Forge, Tiptree Road, Great Braxted	Conversion of building (car repair) to create 2 bed house	0.03
Land R/O 20 Queen Street, Maldon	Demolition of workshops & erection 3 x 1 bed terraced starter homes	0.03
94 South Street, Tillingham	Demolition of industrial building & bungalow and erection of 5 x 3 bed two storey cottages	1.16
The Old Brewery (SIL-DIE LTD), Fullbridge, Maldon	14 Dwellings (5 Houses & 9 Apartments)	0.12
48 Spital Road, Maldon, CM9 6DY	4 x 2 Bed Flats, Loss of office/ workshop	0.03
Total		4.61

Table 5.19 – Local Output Indicator on lost of employment land to residential uses

Purpose	To show the amount of other land uses lost to residential uses	
Source of data	Essex County Council 2007 Survey	
Address	Description	Total Floor Space lost (hectare)
The Commodity Centre, Braxted Road	Change of Use Offices and Flat to 2 New Dwellings	0.3
The Old Forge, Tiptree Road, Great Braxted	Conversion of building (car repair) to create 2 bed house	0.03
4A Gate Street, Maldon, CM9 5QF	Change of use from first floor office to residential	0
The Former Reporting Station, Victoria Road Maldon	12 two-bedroomed apartments in two blocks	0.15
48 Spital Road, Maldon CM9 6DY	4 X 2 bed flats Loss of office/workshop	0.03
20 Queen Street, Maldon , CM9 5DP	Conversion of shop into 2 flats	0.02
Total		0.26

Table 5.20 – Local Output Indicator on lost of other land uses to residential uses

Summary

Overall the indicators suggest that the employment situation in Maldon District has not changed much since the last monitoring year. 5,251 square metres of additional employment floor space were developed over last year and around 12.45 hectares of employment land is available for development. Meanwhile, 4.61 hectares of employment land were lost to residential developments. Education, Skill and Training is still one of the major barriers for the District, as identified in both 2004 and 2007 IMD, especially in south Maldon and in the Dengie.

Natural and Built Heritage

Scope of theme: The theme covers issues in relation to the preservation and enhancement of natural and built environment of the district

Strategic Priority from SCS
To protect and enhance the distinctive environment of the District and encourage enjoyment of it
Council Corporate Target
<ul style="list-style-type: none"> 10% of energy used in new development which comes from on site renewable

Contextual Indicators

Importance	Site Designation And Explanation	No. of Sites Within District
Sites of International Importance	Ramsar Sites Listed under the Convention on Wetlands of International Importance	3
Sites of European Importance	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
Sites of National Importance	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 (SSSI) Notified under section 28 Wildlife and Countryside Act 1981	89 units
	Local Nature Reserves (LNR) Designated by Local Authorities under section 21 National Parks and Access to the Countryside Act 1949	0
	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.	2
	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.	89

Table 5.21 – List of natural protection sites on different level
(Source: Natural England)

% of new developments incorporating ecological enhancements per year
No data available at this stage

Condition of SSSIs in Maldon District in 2008

Natural England has broken the SSSI sites within Maldon district down to 89 SSSI units for better monitoring and management. Currently 31 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*" (See Appendix 3)

Table 5.22 – List of natural protection sites on different level
(Source: Natural England)

Building Conservation Areas

Bradwell on Sea
Burnham on crouch
Goldhanger
Heybridge basin
Langford
Maldon
Purleigh
Southminster
Tillingham
Tollesbury
Tolleshunt D'Arcy
The Chelmer and Blackwater Navigation
Stow Maries WWII airfield
Total number of conservation area: 13

Table 5.23 – List of all conservation areas in the District
(Source: MDC conservation team)

Number of Listed Buildings

Grade I Listed	15
Grade II* Listed	49
Grade II Listed	960
Total number of all listed buildings:	1031

Table 5.24 – List of all Listed Buildings in the District
(Source: English Heritage)

Numbers of Buildings at Risk 2008 (BARR list)

Address	Designation	Condition	Priority
114 High Street, Maldon	Grade II	Poor	E
Bacons Barn, Bacons Chase, Bradwell-on-Sea	Grade II	Poor	C
Conservatory at Down Hall, Bradwell-on-Sea	Grade II	Very Bad	A
Southminster Hall Farm, Hall Rd, Southminster	Grade II	Poor	C
Creeksea Place, Ferry Rd, Burnham-on-Crouch	Grade II*	Very Bad	B
Cave/Ice House, Braxted Park, Great Braxted	Grade II*, RPGII*	Poor	C
Byre at Bohuns Hall, Church Street, Tollesbury	Grade II	Very Poor	A
Barn at Gowell Hall, Tollesbury Rd, Tollesbury	Curtilage	Very Bad	D
Granary at Woodrolfe Creek, Tollesbury	Grade II	Very Bad	A
Timber Trestle Viaduct at Wickham Place, Wickham Bishops	SM 217	Poor	A
Total number of building at risk: 10			

Table 5.25 – List of all Building at risk in the District 2009
(Source: English Heritage)

Buildings removed from the BARR list

Address	Reason for being taken off the BARR list
1, Kennel Barn, Maldon Rd, Bradwell-on-Sea	Converted

Table 5.26 – List of all Building removed from the BARR 2009
(Source: English Heritage & MDC conservation team)

Scheduled Ancient Monument sites

Mound East of Basin, Heybridge
Crop Mark East of Hoe Mill, Woodham Mortimer
Bowl Barrow SE of Beckingham Hall
Crop Mark SW of Hoe Moor, Southminster
Asheldham Camp
Earthworks, Pandole Wood, Southminster
Saxon Shore Fort and Anglo Saxon Monastery
Fish Weir – Sales Point, Bradwell on Sea
Fish Weir – The Nass, Tollesbury
Fish Weir – Pewet Island, Bradwell on Sea
St Giles' Leper Hospital
Moated Mound South of Purleigh Hall
Beckingham Hall Gatehouse and Enclosure Walls with Turrets
Decoy Pond – Marsh House Farm, Tillingham
Decoy Pond – Pennyhole Fleet, Old Hall Marshes, Tollesbury (1)
Decoy Pond – Pennyhole Fleet, Old Hall Marshes, Tollesbury (2)
Decoy Pond – Laureilton Farm, Tolleshunt D'arcy
Timber Trestle Railway, Wickham Bishops
Pumping Engine, Langford Museum
World War II Minefield Control Tower and Pillbox
Total number of Scheduled Ancient Monuments: 20

Table 5.27 – List of all Scheduled Ancient Monuments
(Source: English Heritage)

Maldon District Flood Risk Areas

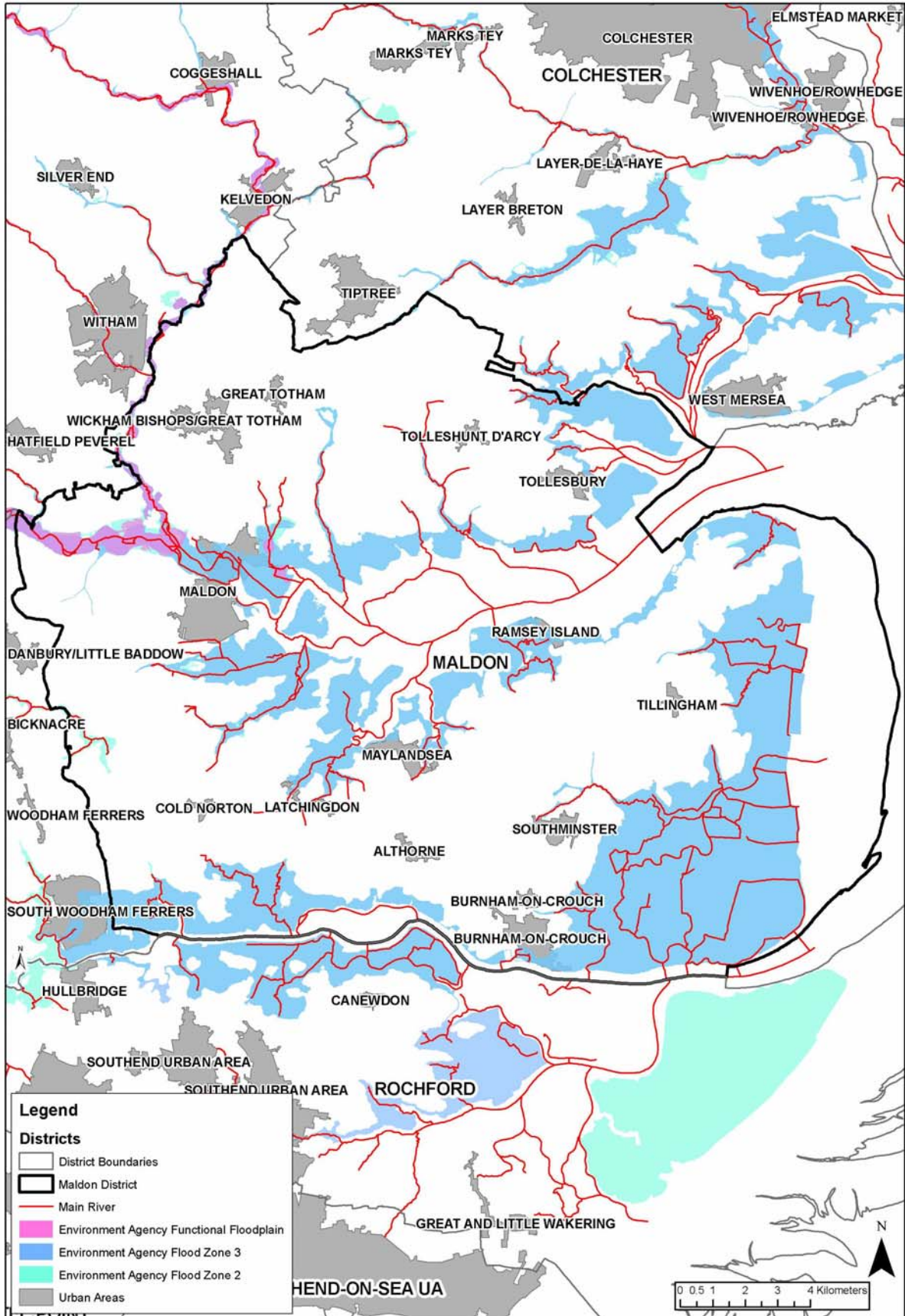


Figure 5.6 Environment Agency Flood Map (Source: Environment Agency)

Core Output Indicators

E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality ground		
Purpose	To show number of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere and, (ii) adversely affect water quality		
Source of data	Environment Agency Website		
	Flooding	Water Quality	Total
E1	5	Not Available	5

Table 5.28 – Core Output Indicator E1

E2	Change in areas of biodiversity importance		
Purpose	To show losses or additions to biodiversity habitat		
	Loss(m²)	Addition(m²)	Total(m²)
E2	0	0	0

Table 5.29 – Core Output Indicator E2

E3	Renewable energy generation					
Purpose	To show the amount of renewable energy generation by installed capacity and type					
Source of data	MDC monitoring					
E3	Wind onshore		Solar photovoltaics		Hydro	
Permitted installed capacity in MV	0		0		0	
Completed installed capacity in MW	0		0		0	
E3	Biomass					
	Landfill gas	Sewage sludge digestion	Municipal & industrial solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass
Permitted installed capacity in MV	0	0	0	0	0	0
Completed installed capacity in MW	0	0	0	0	0	0
Total amount of renewable energy generation: 0						

Table 5.30 – Core Output Indicator E3

Summary

Out of the 89 SSSI areas in the District, conditions of 29 of them were considered favourable, a reduction of 2 since last years AMR; whilst the rest were considered unfavourable or declining. One Building has also been removed from the Buildings at Risk list since the last reporting year.

Accessibility

Scope of theme: The theme has focus on transport and movement in general and issues associated with them.

Strategic Priority from SCS
To improve and sustain transport and access to services and facilities in rural areas
Council Corporate Target
<ul style="list-style-type: none"> 100% of completed non-residential development complying with car parking standards set out in the Vehicle Parking Standards SPD.

Transport Network

There is only one ‘A’ road in Maldon District which is the A414 linking Maldon with Chelmsford via Danbury. 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.

In terms of railway links, there is a branch line goes into the Dengie peninsular linking Wickford and Southminster.

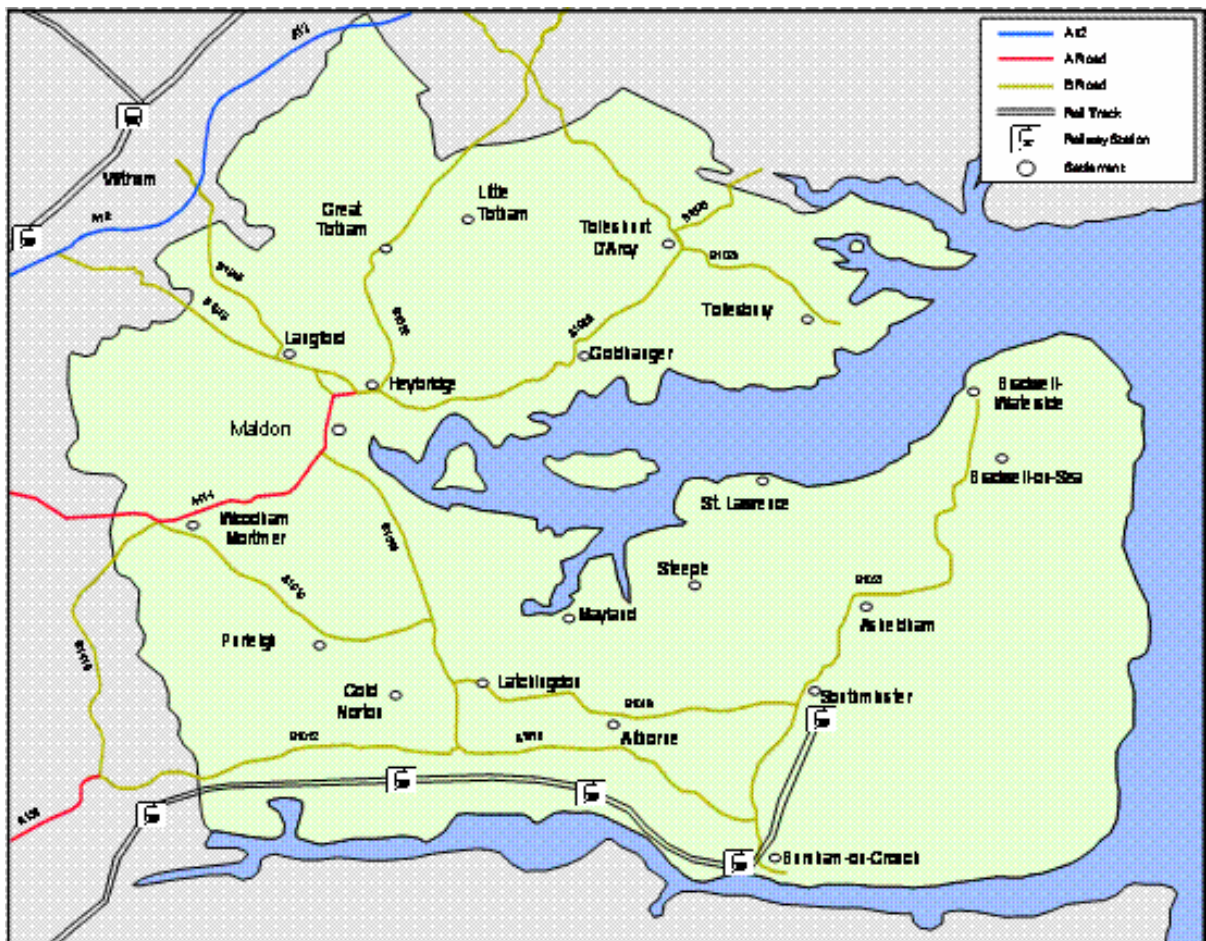


Figure 5.7 A and B roads and Railway in the District
(Source: MDC Spatial planning team)

Commuting to work

Initial comparison of census data for the distance travelled to work in various geographical areas (Table 5.36) 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.

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

Table 5.31 – Distance travelled to work
(Source: Census 2001)

	% 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

Table 5.32– Commuting outflow in Maldon
(Source: mid-Essex Economic Futures, 2006)

Percentage of new residential development within 30 minutes public transport time of	%
GP	87.58
Hospital	87.58
Primary school	85.71
Secondary school	85.71
Employment Area	85.71
Major Retail Area	87.58

Table 5.33 – Proximity to services
(Source: ECC Development monitoring)

Summary

Generally speaking, the majority of new residential developments are located in or close to the town centres of Maldon and Burnham on Crouch where there are easy access to services and facilities with the exception of proximity to GPs. However the percentage of new development within 30 minutes of public transport time has reduced since the previous monitoring year. Due to the District's rural nature, residents living in remote villages are depending heavily on motor vehicles to access services.

People and Communities

Scope of theme: The theme is about quality of life in its widest sense of individuals and communities

Strategic Priority from SCS
<ul style="list-style-type: none"> • To improve the health and well-being of residents • To strengthen and encourage opportunities that will sustain and develop active communities with a strong community spirit • To make the Maldon District a safer place • To promote a diverse, sustainable and vibrant local economy • To continue to raise educational attainment and skills levels
Council Corporate Target
<ul style="list-style-type: none"> • To recreate a sustainable and accessible environment in which living, working and leisure encourage pride in the District, recognising its important historic qualities • To improve access to and the provision of sport and leisure facilities and enhance tourism for all • To make provision for sustainable employment opportunities

Deprivation

The Index of Multiple Deprivation 2007 (IMD 2007) is a composite measure of multiple deprivations at the small area level, known as the Lower Super Output Areas (LSOAs). The IMD 2007 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 ranks each local authority area where 1st is the most deprived and 354th is the least deprived.

Maldon is ranked 255th out of 354 based on average deprivation scores of its constituent LSOAs. The average score for Maldon is 12.26 comparing to the Essex average of 14.69, which means deprivation in Maldon is higher than the Essex average. Despite the fact that Maldon is doing relatively well in comparison with other local authorities in England and Wales, the IMD2007 does suggest that there are areas within the District where certain types of deprivation are significant.

Health

According to the 2001 census, 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. And the proportion of people in Maldon with a limiting long-term illness is lower than that in the East of England and England. (Table 5.2)

	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

Table 5.34 – Health Condition of Maldon District Residents
(Source: 2001 census)

Maldon generally has a higher life expectancy (79.6 years) than the England average, but the figure varies across the District with a gap of 7.9 years between the lowest (Maldon East) and the highest (Tollesbury). (Figure 5.1) Death rates are falling steadily, but again vary widely across the district. (Figure 5.2)

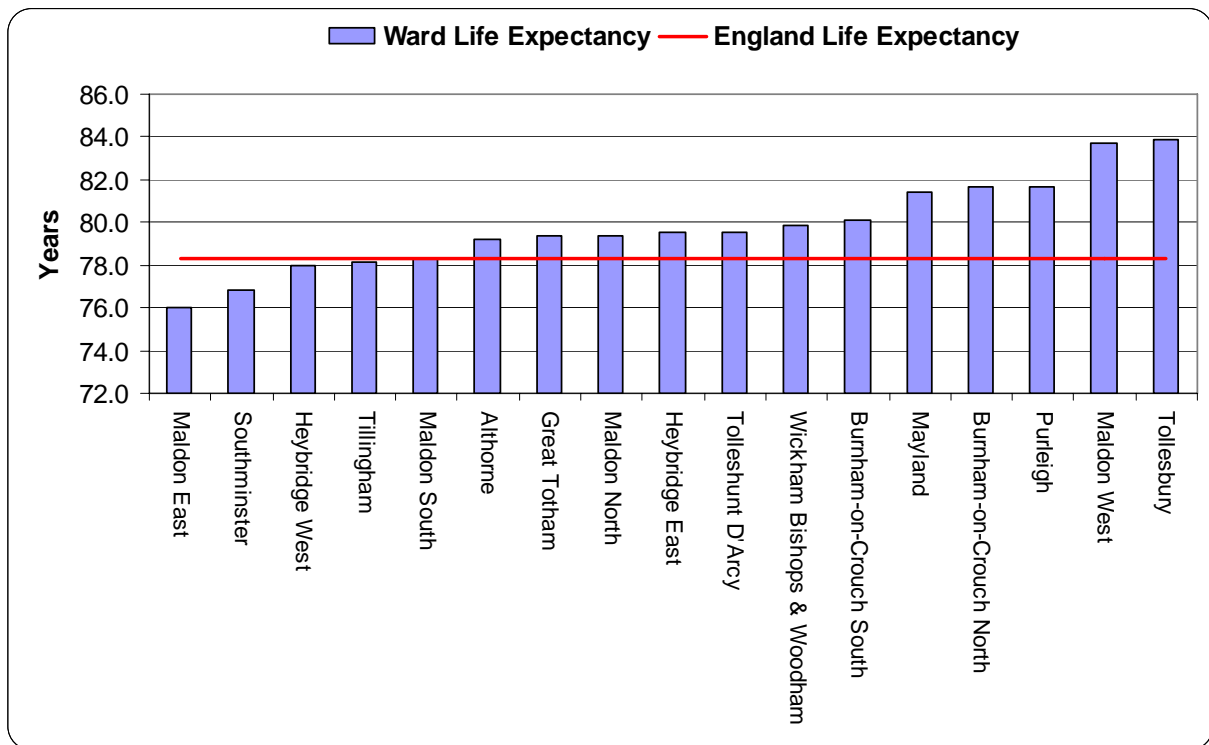


Figure 5.8 – Life expectancy in Maldon by ward
(Source: Maldon District Joint Strategic Needs Assessment 2007)

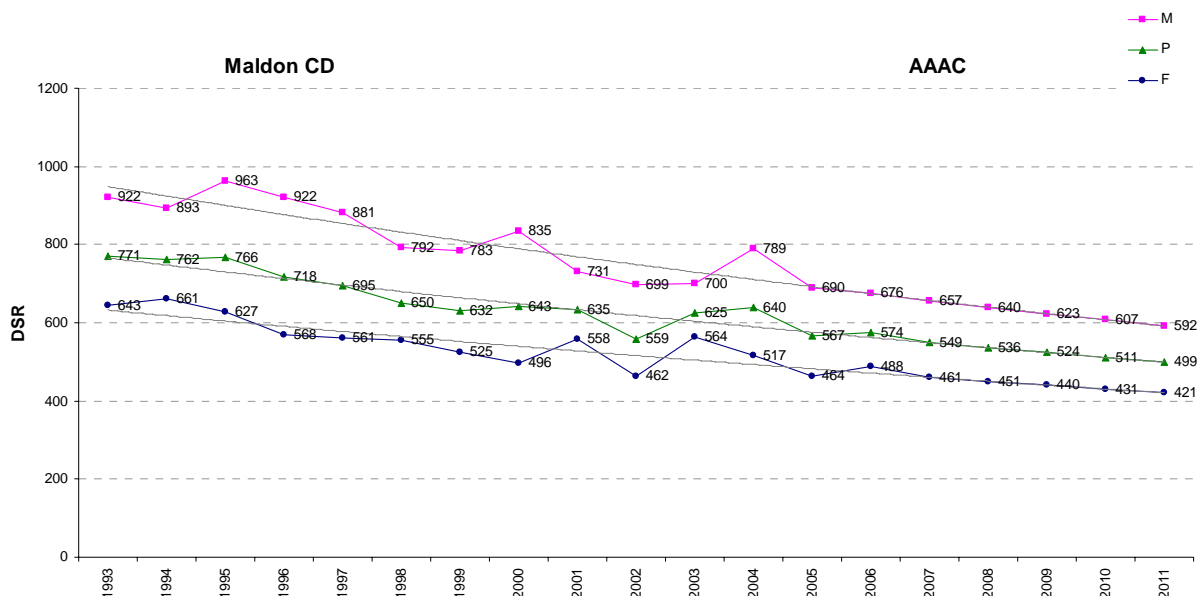


Figure 5.9 – Death rate in Maldon by ward⁴
(Source: Maldon District Joint Strategic Needs Survey 2007)

⁴ DSR: Directly age-standardised rates per 100,000 population
AAAC: all-cause all-age mortality

Ethnic Group

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

	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%

Table 5.35 - Ethnicity of Maldon District Residents
(Source: 2001 Census)

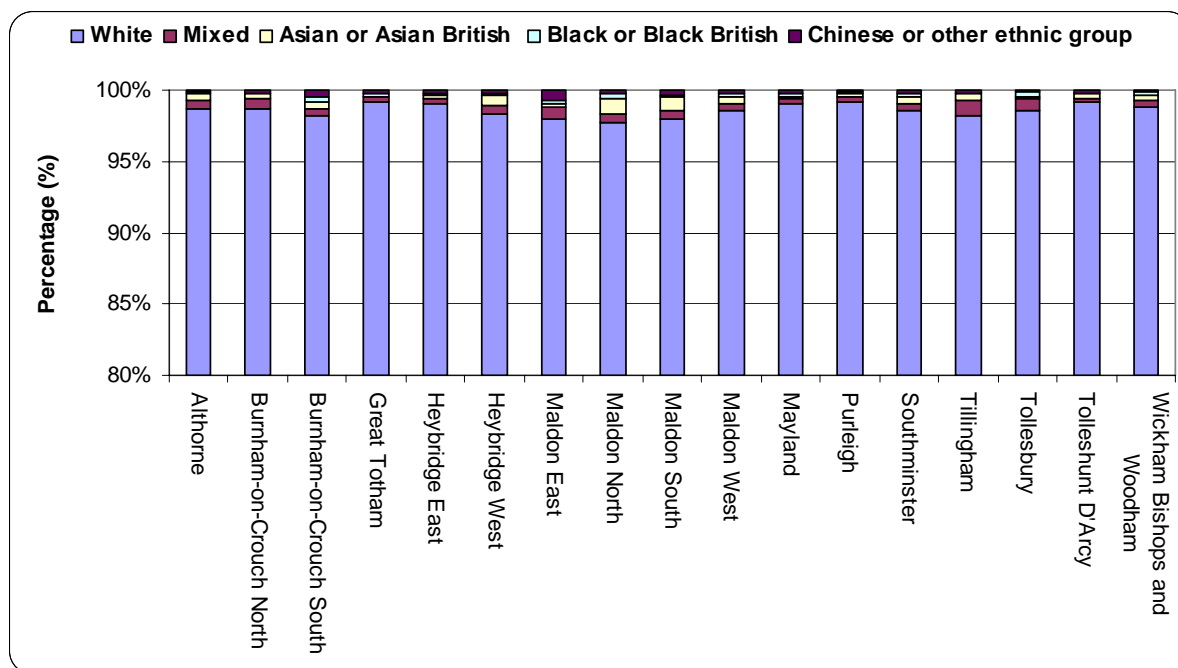


Figure 5.10 – Ethnicity by Ward in Maldon
(Source: Maldon District Joint Strategic Needs Survey 2007)

The Maldon District ward of Great Totham has the greatest percentage of its population, over 99%, classifying themselves as White British whereas the Maldon North ward has the largest percentage of its population classifying themselves as ethnic groups other than White British but still this is less than 3%.

Crime Rate

The latest statistics show that Maldon has a low rate of recorded crime in all five 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.

	Maldon	% change from last year	Essex	% change from last year	England and Wales	% change from last year
Violence against the person	549	-4.19%	23,145	+1.41%	960,167	-8.15%
Burglary	285	-2.15%	14,141	+0.79%	583,658	-6.16%
Offence against Vehicle	294	-5.16%	16,634	-16.9%	656,313	-14.17%
Criminal damage	688	-21.46%	26,379	-12.09%	1,036,123	-12.55%
Drug offence	63	-20.25%	3,971	+22.03%	228,819	+17.87%

Table 5.36 Statistic for six major offence areas in Maldon, Essex and England and Wales 2007/2008
(Source: <http://www.homeoffice.gov.uk/rds/soti.html>)

Summary

The most significant change over the last monitoring year is the decrease in crime rates in all five major categories, in particular the reduction of both drug and criminal damage offences against the regional and national trends. The ageing population is still a significant issue in Maldon which will post major challenges to the District's future development.