

MALDON DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK



**MALDON DISTRICT
COUNCIL**

ANNUAL MONITORING REPORT

DECEMBER 2011

ABBREVIATIONS

AAP	Area Action Plan
AMR	Annual Monitoring Report
DPD	Development Plan Document
LDF	Local Development Framework
LDD	Local Development Document
LDP	Local Development Plan
LDS	Local Development Scheme
LPA	Local Planning Authority
LSP	Local Strategic Partnership
LTP	Local Transport Plan
MDC	Maldon District Council
NPPF	National Planning Policy Framework
PPG	Planning Policy Guidance note
PPS	Planning Policy Statement
RPB	Regional Planning Body Creating Local Development Frameworks
RSS	Regional Spatial Strategy (East of England Plan)
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SoS	Secretary of State
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance (forerunner to SPD)

CHAPTER 1

INTRODUCTION

Reasons for Undertaking an Annual Monitoring Report (AMR)

The Planning and Compulsory Purchase Act 2004 (hereafter, the Act), 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. 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.'

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 the Annual Monitoring Report

This report forms the seventh AMR reporting on the progress of producing new Local Development Documents (LDD) for the District. It describes the progress in work over the preceding Local Government Year (1st April – 31st March). Producing an AMR is required under the 2004 Planning and Compulsory Purchase Act. Local Planning Authorities (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.

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 not 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 Guide (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 2010 and 31st March 2011. 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 2010 where available.

CHAPTER 2

PLAN MAKING IN THE MALDON DISTRICT

The monitoring of local plan making

Under the Planning and Compulsory Purchase Act 2004, LPAs 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)

Local Development Scheme

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.

A fourth review of the LDS was undertaken in May 2010 and submitted to the Government Office for the East of England. The forward planning strategy set out in the fourth review was to produce a Core Strategy with associated Development Plan Documents (DPDs). It was intended that after the adoption of the Core Strategy, DPDs would be produced including; Site Allocation DPD, Development Management Policy DPD Maldon Central Area Action Plan DPD and Proposal Maps DPD would be produced. The fourth review was, however, never published because of GO-East was abolished.

Within the context of the central government's localism agenda and national planning policy changes the Council has amended its forward planning strategy. Maldon District Council is now preparing a Local Development Plan (LDP). This will establish a future vision for the District, setting out where future growth will be located, how sustainable development will be achieved and how the needs of businesses and people will be met. The plan will be largely based upon the draft Core Strategy, but there will be amendments and additions to certain aspects of the plan.

The LDP will include spatial vision, strategic planning policies, development management policies, allocation policies as well as proposals maps and monitoring arrangements. This approach was agreed by Council on 21st July 2011.

Local Development Scheme 5th Review

To reflect the change to Maldon's forward planning strategy, the Council is in the process of producing a fifth review of the Local Development Scheme which will be published in due course. The intention of the Council is for the LDP to go for a Preferred Options (Regulation 25) consultation in mid 2012.

Evidence Base and Background Documents in Progress

The table below provides a list of all evidence base documents for the LDF which are ongoing or have been completed in the last monitoring year.

<u>Evidence Base Document</u>	<u>Status</u>
Retail Monitoring Survey 2011	Published 2011
Rural Facilities Survey	Published 2011
Five Year Land Supply Statement	Published 2011
Greater Essex Demographic Study	Awaiting Publication
Heart of Essex Housing Growth Scenarios	Work Ongoing
Strategic Housing Location Assessment	Work Ongoing
Strategic Housing Land Availability Assessment	Work Ongoing
Strategic Housing Market Assessment: Update	Work Ongoing
Economic Future Assessment	Work Ongoing
Education Assessment	Work Ongoing

During 2011 a detailed review of the evidence base to support the Maldon LDP has also been undertaken by the Planning Advisory Service. The findings of this review will be published as part of the evidence base in due course. A series of local consultation workshops has also been undertaken of which the findings will be published in due course to improve the LDP vision and objectives.

CHAPTER 3 MALDON DISTRICT PROFILE

Geographical Area and Settlements

Maldon District is located on the east Essex coast with over 100 km of coastline. The District covers an land area of 42,664 hectares which includes the estuaries of the River Blackwater and River Crouch.

Although predominantly rural in nature, the District has considerable historic assets, currently there are 1,033 entries on the statutory list of buildings of specialist architectural and historic interest and 20 monuments registered on the List of Scheduled Monuments. Currently, there are 13 conservation areas which help to preserve the District’s heritage.

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 retail, 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 63,200) in Essex, according to the 2010 population estimates published by the Office of National Statistics. Meanwhile, the population of Maldon has grown faster than the UK average in the last decade.

	Maldon	East of England	Great Britain
1998	56,500	5,302,000	56,797,200
2003	60,100	5,468,400	57,849,600
2010	63,200	5,831,800	60,462,600
% growth between 1998 and 2010	12%	10%	6%

Table 3.1: Population projection based on 2001 census and 2008 based Sub National Population Projection (ONS 2010)

PARISH	POPULATION 2010 Projection	PARISH	POPULATION 2010 Projection
Althorne	1,183	Maldon	15,042
Asheldham	165	Mayland	3,996
Bradwell-on-Sea	940	Mundon	382
Burnham-on-Crouch	8,316	North Fambridge	806
Cold Norton	1,182	Purleigh	1,229
Dengie	145	Southminster	4,310
Goldhanger	693	Tollesbury	2,872
Great Braxted	346	Tolleshunt D'Arcy	1,043
Great Totham	2,967	Tolleshunt Knights	1,102
Hazeleigh	123	Tolleshunt Major	676
Heybridge	8,175	Ulting	144
Langford	167	Wickham Bishops	1,900
Latchingdon	1,320	Woodham Mortimer	538
Little Braxted	137	Woodham Walter	625
Little Totham	399	Total	60,923

Table 3.2 - Population projection based on 2001 census and 2008 based Sub National Population Projection (ONS 2010)

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 have implications for housing provision, health and social care policies.

It is estimated that population in the District will continue to grow with the greatest increases in the older age group.

Figure 3.2 illustrates the population composition in Maldon by sex and age. The figure also shows the 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.

Age Distribution

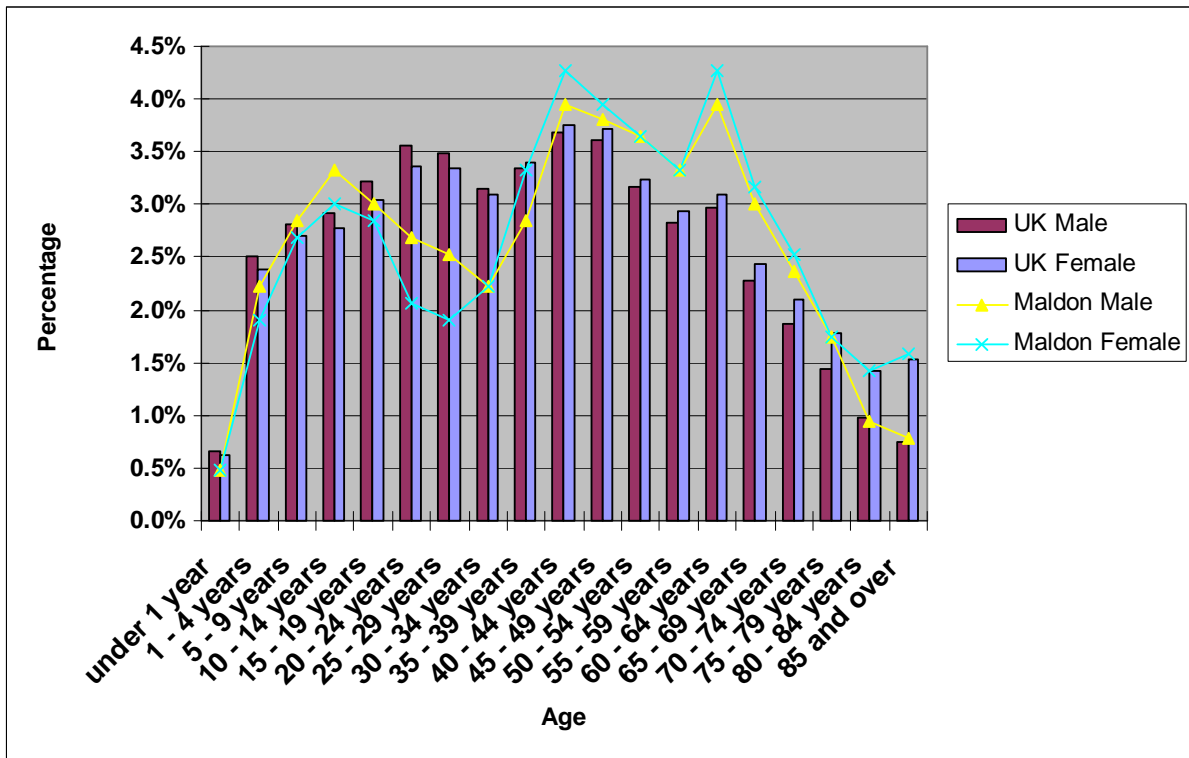


Figure 3.2 – National and local population by age groups and sex
 (Source: <https://www.nomisweb.co.uk/>)

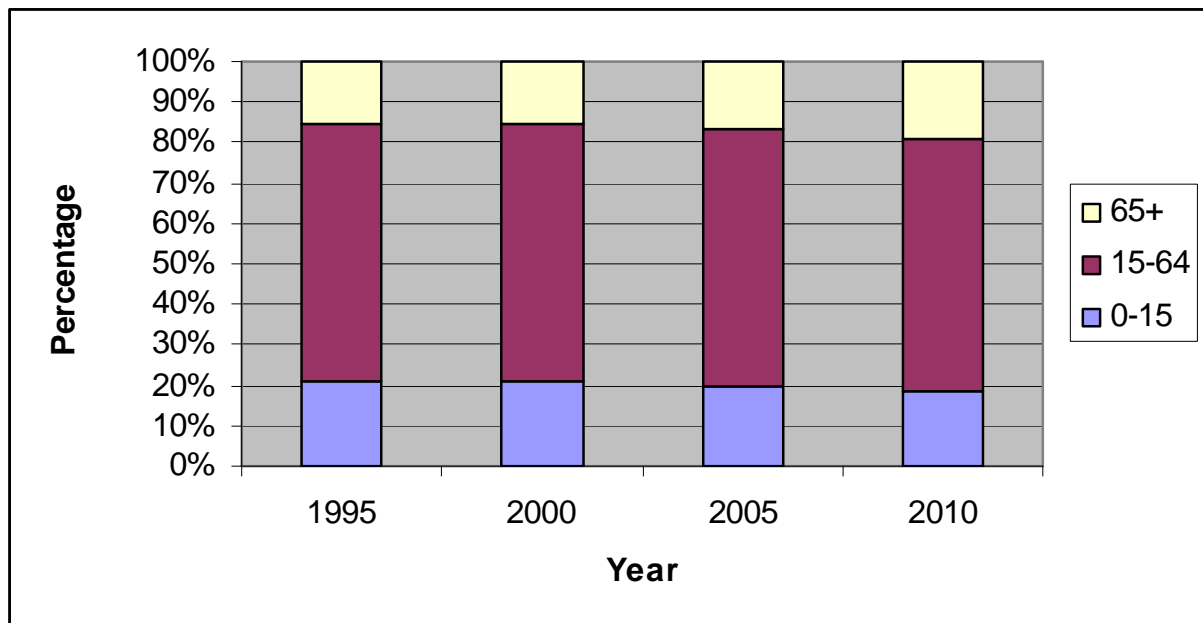


Figure 3.3 – Change of age structure between 1995 and 2010
 (Source: <https://www.nomisweb.co.uk/>)

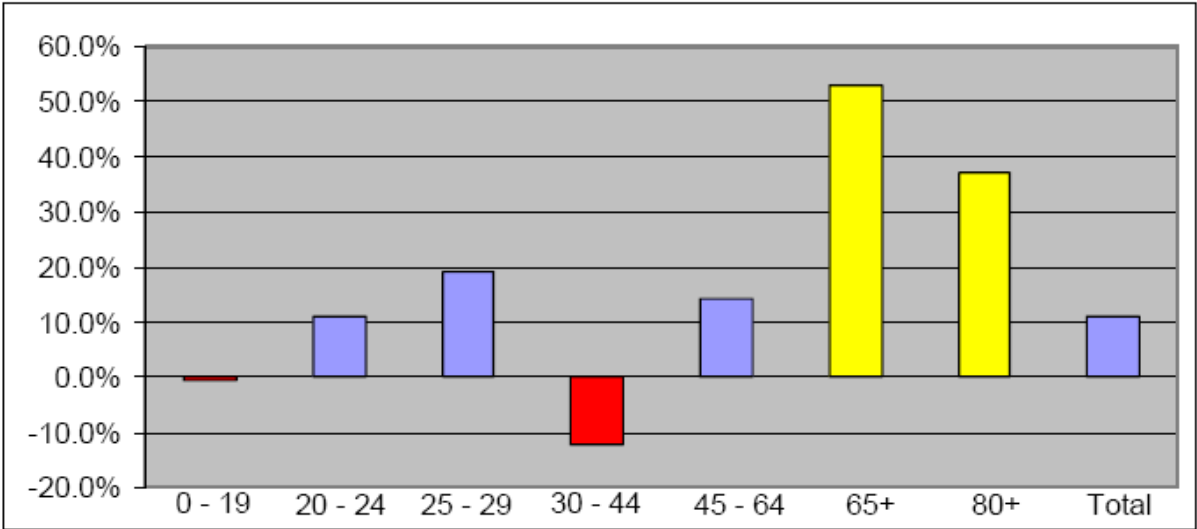


Figure 3.4 – Age band change 2004 - 2016
(Source: Maldon District Strategic Housing Market Assessment 2008)

CHAPTER 4 DEVELOPMENT CONTROL MONITORING

Planning Applications

During the last monitoring year, MDC has handled 785 planning applications in the categories of application monitored by the Department of Communities and Local Government. 639 of these applications were approved, 146 were refused with the percentages varying for different types of application. The table on the page opposite shows the authority's decisions by planning application type.

Performance is measured in terms of speed of decision. Over 83% of all applications were dealt within 8 weeks in compared with the governments best practice standard of 65%, which meets the 80% target (Source: General Development Control Return PS2).

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.

Large Scale Developments	Total	Granted	%	Refused	%	Weeks from Application to Decision		
						<8	8 -13	>13
Q1 Dwellings	4	2	50%	2	50%	2	1	1
Q2 Offices/ R and D/ Light Industry	2	2	100%	0	0%	0	2	0
Q3 Heavy ind/ storage/ warehousing	2	1	50%	1	50%	0	2	0
Q4 Retail Distribution & Servicing	0	0	0%	0	0%	0	0	0
Q6 All other large-scale major developments	21	15	71%	6	29%	6	12	1
Miner Developments								
Q13 Dwellings	94	55	59%	39	41%	67	20	3
Q14 Offices/ R & D/ Light Industry	5	4	80%	1	20%	2	1	0
Q15 General Industry/storage/ warehouse	6	5	83%	1	17%	4	1	1
Q16 Retail Distribution and Servicing	7	7	100%	0	0%	7	0	0
Q17 Gypsy and Traveller sites	2	0	0%	2	100%	1	1	0
Q18 All other minor developments	123	111	90%	12	10%	98	14	3
Other Developments								
Q19 Minerals Processing	0	0	0%	0	0%	0	0	0
Q20 Changes of Use	47	36	77%	11	23%	37	8	1
Q21 Householder Developments	328	288	88%	40	12%	298	25	0
Q22 Advertisements	23	21	91%	2	9%	22	1	0
Q23 Listed Building Consents (alter)	83	69	83%	14	17%	78	4	1
Q24 Listed Building Consents (demol)	0	0	0%	0	0%	0	0	0
Q25 Conservation area consent	10	8	80%	2	20%	7	2	1
Q26 Certificate of Lawfulness	28	15	54%	13	46%	25	1	0
Notification	0	0	0%	0	0%			0
Total	785	639		146		654	95	12

Table 3 – Type of decision by planning application type (01/042010- 31/03/2011) Source: General Development Control Return PS2, MDC Development Control

Appeals

In the monitoring period from 1st April 2010 to 31st March 2011, 34 Appeals were determined by the Planning Inspectorate which is lower than the total number of appeals last year. Among the 34 appeals 14 (41%) of them were allowed and 20 of them were dismissed (59%). The percentage of appeals allowed is 9% higher than last year and is higher than the 32% national average for 2010/2011 (Source: Planning Inspectorate Statistical Report: England 2010/11).

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.

Balancing 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"> • A housing stock that meets the needs of the District • Improved housing standard • Solutions to minimise homelessness • A housing supply which reflects the demographics of the District in particular the ageing population

Contextual Indicators

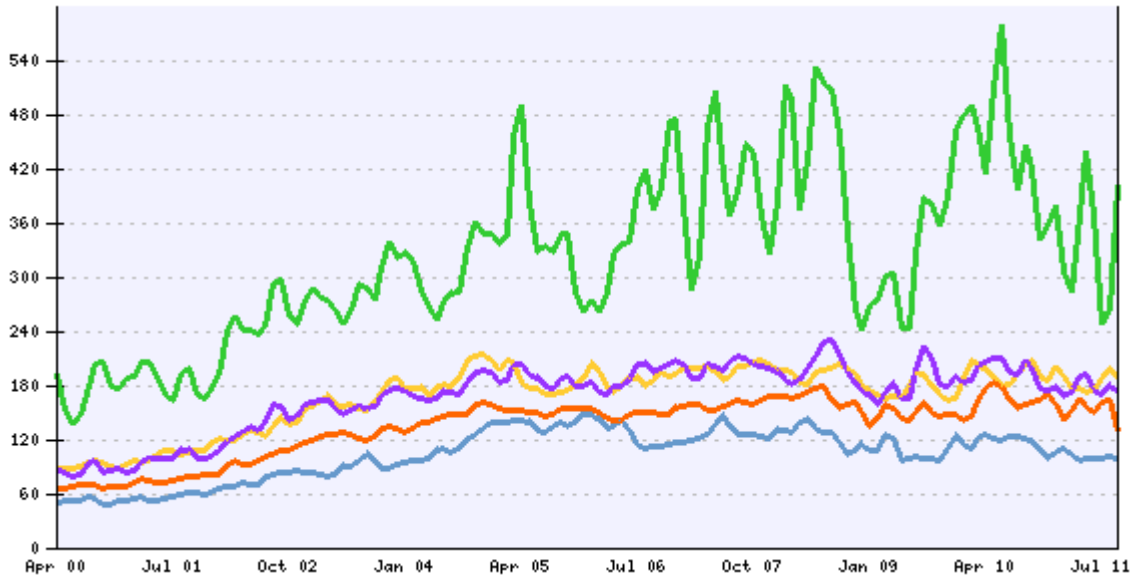
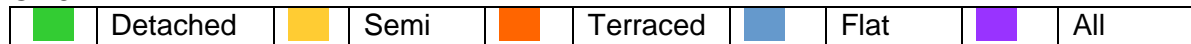
Household by type

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%

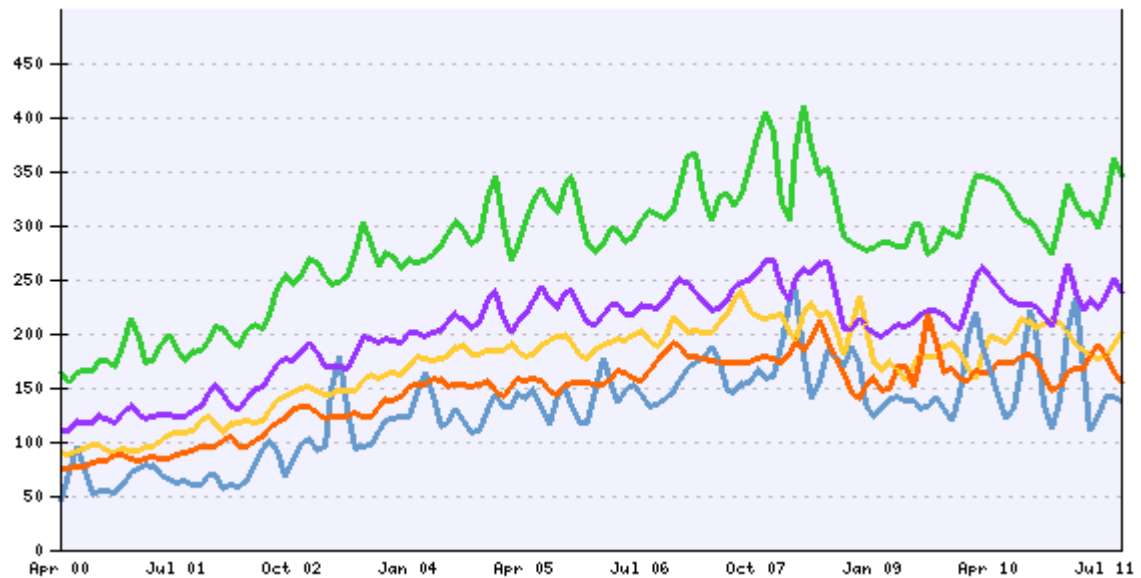
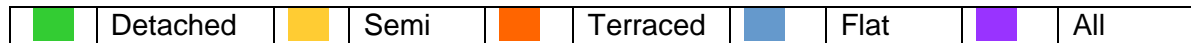
Table 5.1 – Number of household in Maldon District
(Source: ONS, 2001 Census)

Average House Prices from Apr 2000 to July 2011 by post code

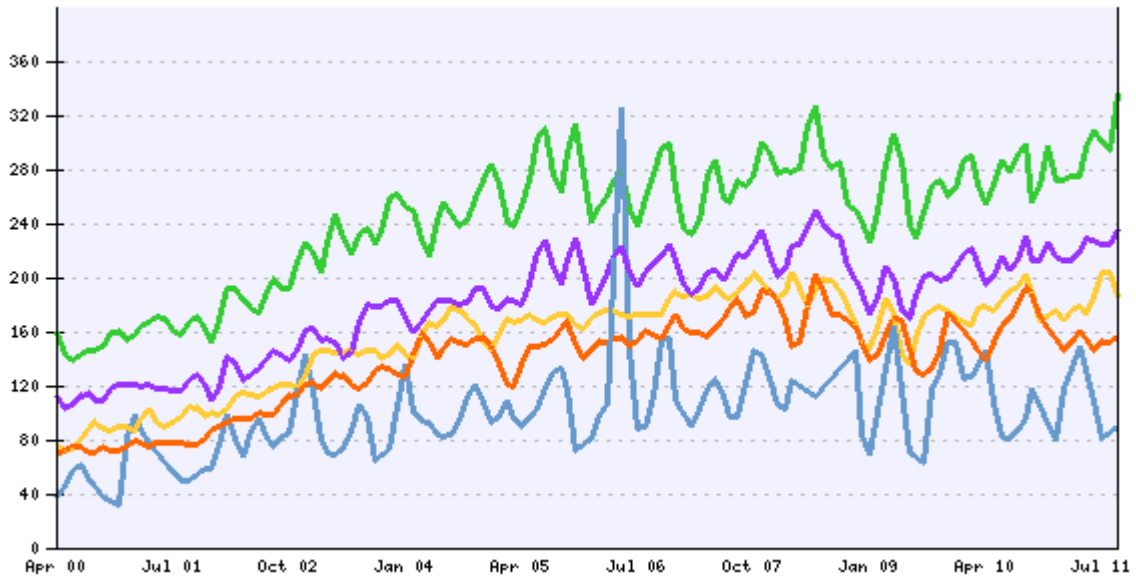
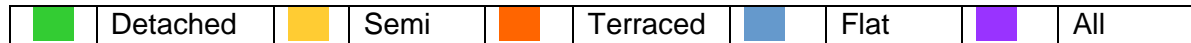
CM8



CM9



CMO



Barriers to Housing and Services

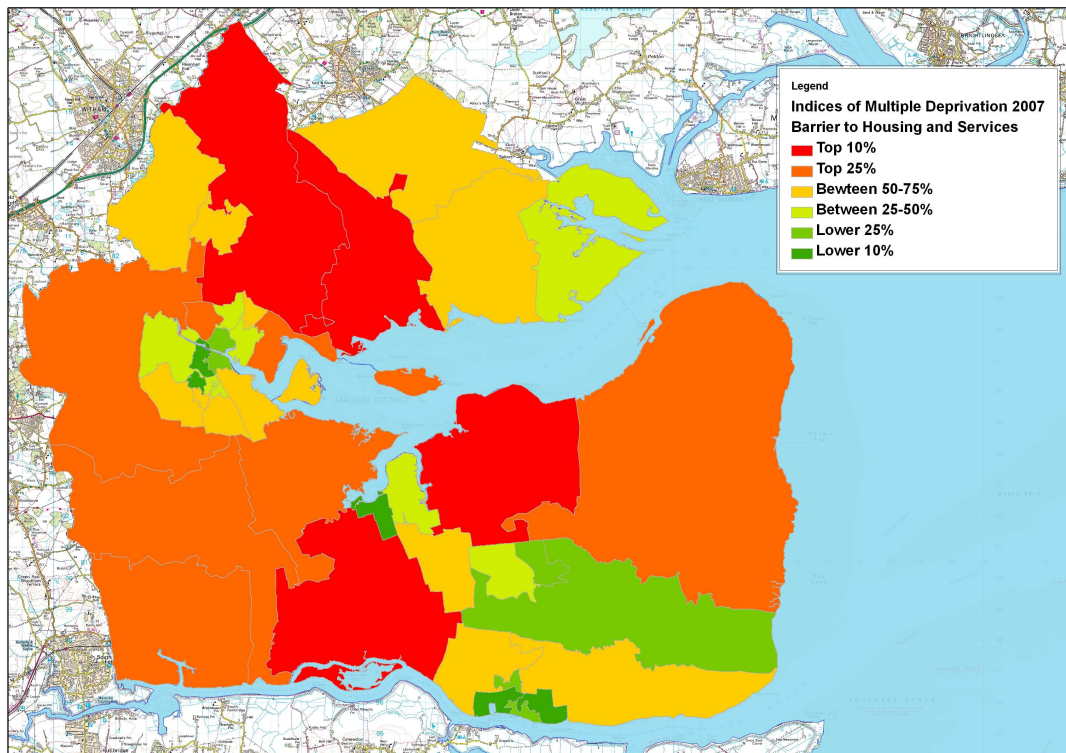


Figure 5.2 – Indices of Multiple Deprivation 2007, Barriers to Housing and Services
(Source: The Index of Multiple Deprivation 2007)

The East of England Plan is the adopted Regional Spatial Strategy (RSS) which sets out the existing requirements for housing provision in the District. Policy H1 of the RSS requires a net minimum of 2,400 dwellings to be provided in Maldon District between 2001 – 2021 or 120 dwellings per annum.

As of 31st March 2011, a total of 1357 dwellings have been completed in Maldon since the start of the RSS plan period (1st April 2001), an average of 136 dwellings per annum. There is a historic surplus of 157 units compared to the RSS requirement of 1,200 units for the 10-year period. It should be noted that that Council is currently reviewing its future preferred local housing target which will be included in the forthcoming LDP.

YEAR	NET COMPLETIONS	ANNUAL AVERAGE REQUIREMENT	SHORTFALL/ SURPLUS
2001/02	161	120	41
2002/03	137	120	17
2003/04	102	120	-18
2004/05	181	120	60
2005/06	168	120	48
2006/07	143	120	23
2007/08	160	120	40
2008/09	161	120	41
2009/10	108	120	-12
2010/11	36	120	-84
TOTAL	1357	1200	+157

Table 5.2 – Net additional dwellings over ten year period

Over the Local Government year 2010/11 they were only 36 net additional dwellings were completed, this equates to an annual shortfall of 84 in the context of the RSS target.

WARD	NET ADDITIONAL DWELLINGS
Althorne	2
Burnham North Ward	0
Burnham South Ward	5
Great Totham	0
Heybridge East Ward	17
Heybridge West Ward	3
Maldon East Ward	0
Maldon North Ward	2
Maldon South Ward	0
Maldon West Ward	0
Mayland	-1
Purleigh	2
Southminster	2
Tillingham	2
Tollesbury	0
Tolleshunt D'Arcy	0
Wickham Bishops Woodham Walter	2
TOTAL	36

Table 5.3 - Net Additional Dwellings by Ward

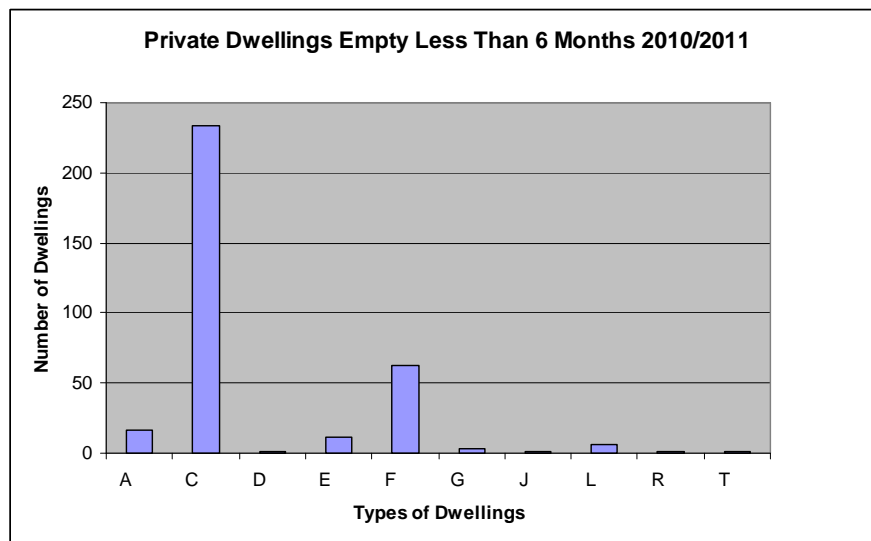


Figure 5.4 - Private empty dwellings vacant in the last 6 months by type
(Source: MDC Revenue and Benefit)

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;

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 5.5 – 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

		01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
H2a		161	137	102	181	168	143	160	161	108						
H2b											36					
H2c	a) Net additions											84	65	54	88	23
	b) Hectares															
	c) Target											n/a	n/a	n/a	n/a	n/a
H2d												n/a	n/a	n/a	n/a	n/a

Table 5.6 – Core Output Indicators H2

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	53
	% gross PDL	94.3%

Table 5.7 – 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	2	0	Not applicable

Table 5.8 – 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	0	0	0	0

Table 5.9 – Core Output Indicators H5 (April 2010 – March 2011)

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 5.10 – Core Output Indicators H6

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"> A diverse, sustainable and vibrant local economy

Contextual Indicators

Economic Activity

75.6% of Maldon District's residents are economically active which is lower than the regional figure of 78.7% which is noted in the table below. However, the District's % of self-employed (13.1%) is significantly higher than the regional (10%) and national (9%) average.

	Maldon (Apr 2010 – Mar 2011)	East of England (Apr 2010 – Mar 2011)	Great Britain (Apr 2010 – Mar 2011)
Economically active	75.6%	78.7%	76.2%
Employees	57.9%	63.0%	60.8%
Self employed	13.1%	10.0%	9.0%

Table 5.11 – Economically Active (Apr 2010 – Mar 2011)
(Source: www.nomisweb.co.uk)

Gross earnings by residence

The change in average weekly income of Maldon's residents raised considerably over the years 2007 to 2009, since then it has gone down, which contrasts with the national and regional trend, which can be seen in the table below.

	2007	2008	2009	2010	2011
Great Britain	£460.0	£480.0	£490.5	£501.7	£503.1
East of England	£479.9	£499.0	£509.5	£523.3	£528.5
Maldon	£510.1	£563.2	£639.9	£639.4	£609.4

Table 5.12 – Gross 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

The table below shows the total amount of people claiming Job Seekers Allowance (JSA) during November 2011

	Maldon	Maldon (%)	East (%)	Great Britain (%)
By age of claimant				
Aged 18-24	260	5.9%	6.7%	7.8%
Aged 25-49	425	2.2%	3.1%	3.9%
Aged 50 and over	180	1.3%	1.8%	2.1%

Table 5.13—is number of persons claiming JSA
(Source: www.nomisweb.co.uk)

Number of businesses by employment size band

	Maldon	Maldon (%)	East	East (%)	England	England (%)
Total	2,970	100%	210,845	100%	1,780,825	100%
0-4	2,315	77.9%	162,160	76.9%	1,356,445	76.2%
5-9	380	12.8%	26,595	12.6%	226,370	12.7%
10-19	160	5.4%	11,780	5.6%	104,890	5.9%
20+	115	3.9%	10,310	4.9%	93120	5.2%

Table 5.14 – Number of VAT and/or PAYE based enterprises by employment size band 2010
(Source: ONS UK Business: Activity, Size and Location – 2011)

Number of businesses by age

	Maldon	Maldon (%)	East	East (%)	England	England (%)
Total	2,970	100%	210,845	100%	1,780,825	100%
< 2 Years	385	13%	30,510	14.5%	271,250	15.2%
2-3 Years	350	11.8%	27,385	13%	238,035	13.4%
4-9 Years	845	28.5%	59,000	28%	504,135	28.3%
>10 Years	1,390	46.8%	93,950	44.6%	767,405	43.1%

Table 5.15 – Number business by age 2011
(Source: ONS UK Business: Activity, Size and Location – 2011)

Employment Size Band

	Maldon		East of England		England	
	numbers	%	numbers	%	numbers	%
Total	2,970	100%	210,845	100%	1,780,825	100%
Agriculture	205	7%	11,445	5%	91,975	5%
Production	275	9%	14,005	7%	112,480	6%
Construction	515	17%	32,040	15%	223,355	13%
Motor Trades	105	4%	7,370	3%	56,570	3%
Wholesale	140	5%	10,970	5%	91,535	5%
Retail	215	7%	16,815	8%	158,520	9%
Transport and Storage (inc. postal)	120	4%	7,440	4%	55,965	3%
Accommodation and food services	160	5%	11,010	5%	104,355	6%
Information and communication	140	5%	15,590	7%	135,915	8%
Finance and Insurance	55	2%	3,825	2%	38,765	2%
Property	90	3%	7,165	3%	65,775	4%
Professional, scientific and technical	430	14%	32,640	15%	294,200	17%
Business administration and support services	225	8%	15,150	7%	124,130	7%
Public administration and defence	10	0%	475	0%	2,590	0%
Education	30	1%	3,270	2%	28,075	2%
Health	90	3%	7,575	4%	70,840	4%
Arts, entertainment, recreation and other services	165	6%	14,060	7%	125,780	7%

Table 5.16 – Number of VAT and/or PAYE based enterprises by broad industry group 2010
(Source: ONS UK Business: Activity, Size and Location – 2010)

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 13.7% in Maldon District, compared with a figure of 10.4% regionally. And only 63.9% 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 65.8%. This echoes the findings of the IMD 2007.

% of people aged 16-74 with:	Maldon	East of England	Great Britain
NVQ4	19.8%	28.5%	31.3%
NVQ3	44.6%	48.2%	51.0%
NVQ2	63.9%	65.8%	67.3%
NVQ1	77.5%	81.4%	80.2%
No qualifications	13.7%	10.4%	11.3%
Other qualifications	8.8%	8.2%	8.5%

Table 5.17 – Level of qualifications - percentage of resident population (Jan 2010-Dec 2010)
 (Source: www.nomisweb.co.uk)

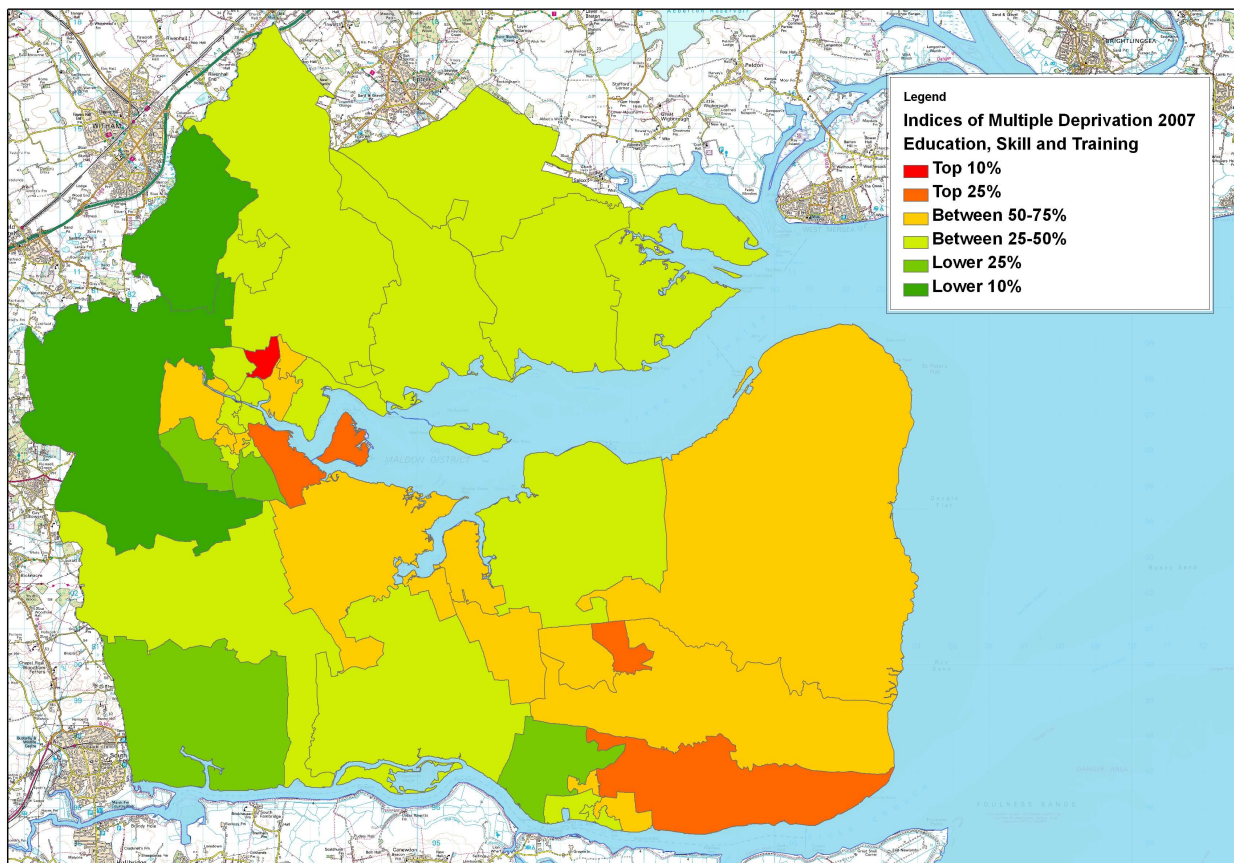


Figure 5.5 – Indices of Multiple Deprivation 2007, Education, Skill and Training
 (Source: The Index of Multiple Deprivation 2007)

Core Output Indicators

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

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

BD3 Purpose	Employment land available – by type To show the amount and type of employment land available							
Source of data	ECC monitoring							
		B1	B1 (a)	B1 (b)	B2	B8	B1-B8 unk	Total (m²)
BD1	Gross	4252	0	0	230	1608	0	6090
	Net	2942	0	0	230	1608	0	4780
BD2	Gross	3472	0	0	230	1608		5310
	% Gross on PDL	82%	0	0	100%	100%	0	87%
BD3	Hectares	N/A	N/A	N/A	N/A	N/A	N/A	N/A

BD4 Purpose	Total amount of floorspace for “town centre uses” 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	ECC monitoring					
		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 5.18 – 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 2010 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
Southminster industrial estate	Industry / Warehouse (B1 or B2 or B8)	0.58
Jct of Queen St, Southfield Way Southminster	Industry / Warehouse (B1 or B2 or B8)	2.96
Beckingham 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
LAND R/O THE SAIL LOFT UNIT 13 BURNHAM BUSINESS PARK BURNHAM-ON-CROUCH	Industry / Warehouse (B1 or B2 or B8)	0.04
PLOT 3 MAPLEDEAN WORKS MALDON ROAD LATCHINGDON	Industry / Warehouse (B1 or B2 or B8)	0.19
UNIT 5 BURNHAM BUSINESS PARK BURNHAM-ON-CROUCH	Industry / Warehouse (B1 or B2 or B8)	0.01
Total		11.14

Table 5.19 – 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 2010 Survey	
Address	Description	Total Floor Space lost (hectare)
N/A	N/A	0
Total		0

Table 5.20 – Local Output Indicator on loss 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 2011 Survey	
Address	Description	Total Floor Space lost (hectare)
N/A	N/A	N/A
Total		N/A

Table 5.21 – Local Output Indicator on lost of other land uses to residential uses

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"> • A more sustainable pattern of development being facilitated; taking account of the distinctiveness of settlements and communities • The right balance between protecting the natural environment and supporting development opportunities • A natural and historic built environment that is safeguarded and enhanced • Effective partnership working in relation to long term coastal planning and flood mitigation • The maintained and enhanced provision of physical and community infrastructure to meet the needs of existing and future residents • Improved environmental performance for recycling and composting • The cleanliness and appearance of the District's environment is maintained and is recognised as such by residents.

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 (158 sub-units in total)
	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
	Local Wildlife Sites (LoWS) 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) was 78 based on 1990 Essex Wildlife Trust Survey.	89

Table 5.22 – 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. Some of the larger units have been divided into smaller sub units for the monitoring purposes. In total there are 158 units under Natural England's monitoring. Out of the 158 units, 51 of them are considered in favourable condition; 103 are considered unfavourable but are recovering, 2 being unfavourable and declining, 1 unfavourable with no change, and 1 partly destroyed (Source: Natural England website <http://www.english-nature.org.uk/special/sssi/report.cfm?category=C,CF>)

Table 5.23 – 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 5.24 – List of all conservation areas in the District
(Source: MDC conservation team)

Number of Listed Buildings

Grade I Listed	15
Grade II* Listed	51
Grade II Listed	962
Total number of all listed buildings:	1028

Table 5.25 – List of all Listed Buildings in the District
(Source: English Heritage)

Numbers of Buildings at Risk 2011 (BARR list)

Address	Designation	Condition	Priority
Bacons Barn, Bacons Chase, Bradwell-on-Sea	Grade II	Poor	C
Conservatory at Down Hall, Bradwell-on-Sea	Grade II	Very bad	A
Creeksea Place, Ferry Rd, Burnham-on-Crouch	Grade II*	Very Bad	B
Wall at Braxted Park, Great Braxted	Grade II	Poor	C
United Reformed Church, Basin Road, Heybridge Basin	Local interest, CA	Poor	C
43- 45 High Street, Maldon	Grade II	Fair	C
144 High Street, Maldon	Grade II	Poor	E
Franciscan Convent, West Chase, Maldon	Grade II	Good	E
Southminster Hall Farm, Hall Road, Southminster	Grade II	Poor	C
Bourchiers Barn, Tollesbury Back Road, Tollesbury	Grade II	Fair	C
Byre at Bohuns Hall, Church Street, Tollesbury	Grade II	Very Poor	A
Barn at Gorwell 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	SM217	Poor	A
Total number of building at risk		14	

Table 5.26 – List of all Buildings at risk in the District 2011
(Source: ECC Heritage at Risk Register 2011)

Buildings removed from the BARR list

Address	Reason for being taken off the BARR list
Cave/Ice House, Braxted Park, Great Braxted	Removed following structural repair

Table 5.27 – List of all Buildings removed from the BARR 2009
(Source: English Heritage & MDC conservation team)

Scheduled Ancient Monument sites

Woodham Walter Hall, Woodham Walter
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 – Laurelton 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: 21

Table 5.28 – List of all Scheduled Ancient Monuments
(Source: English Heritage)

Maldon District Flood Risk Areas

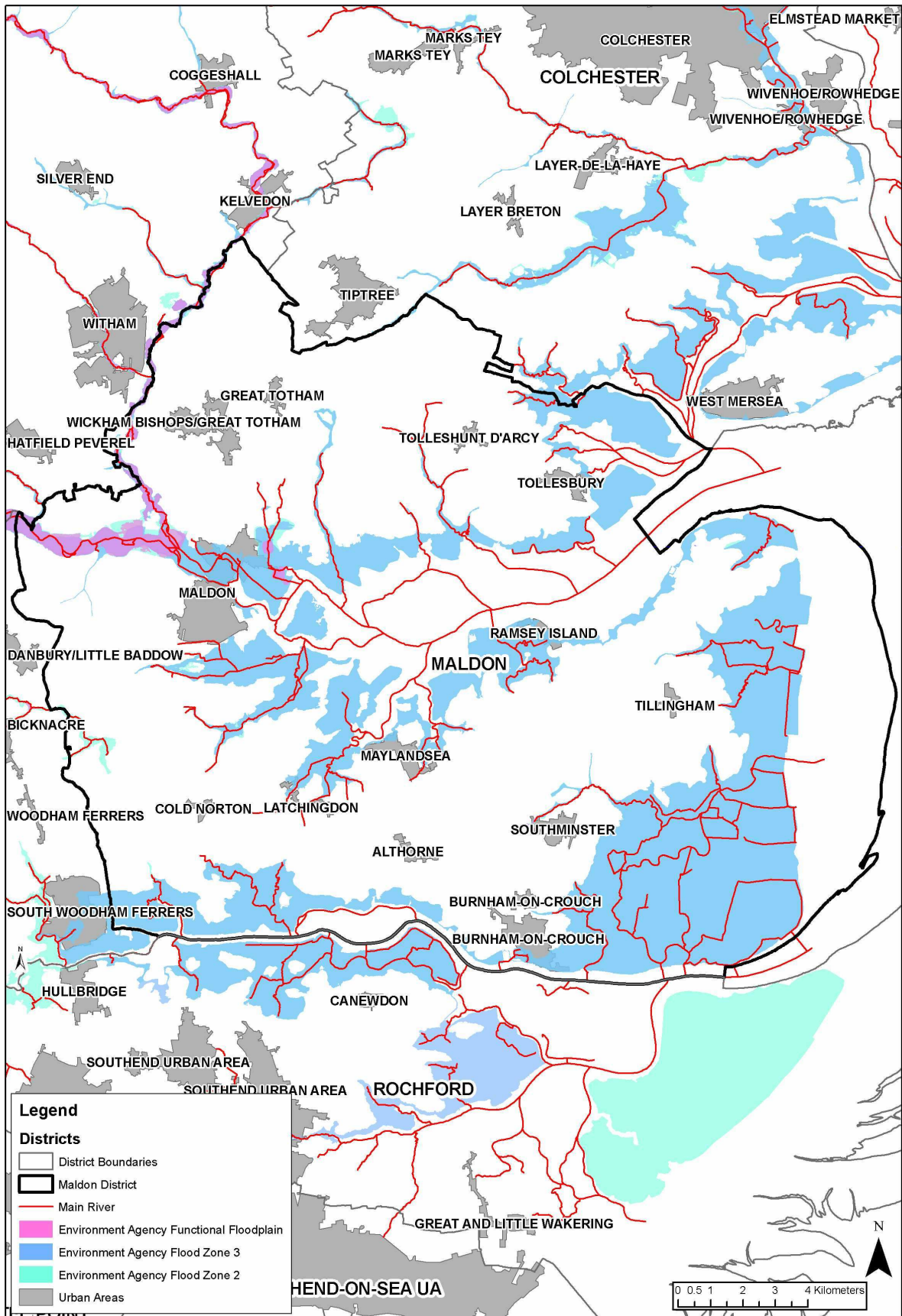


Figure 5.6 Environment Agency Flood Map (Source: Environment Agency)

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	0	9	9

Table 5.29 – 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 5.30 – 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 capacity in MV	20.7	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 5.31 – Core Output Indicator E3

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"> The maintained and enhanced provision of physical and community infrastructure to meet the needs of existing and future residents

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.

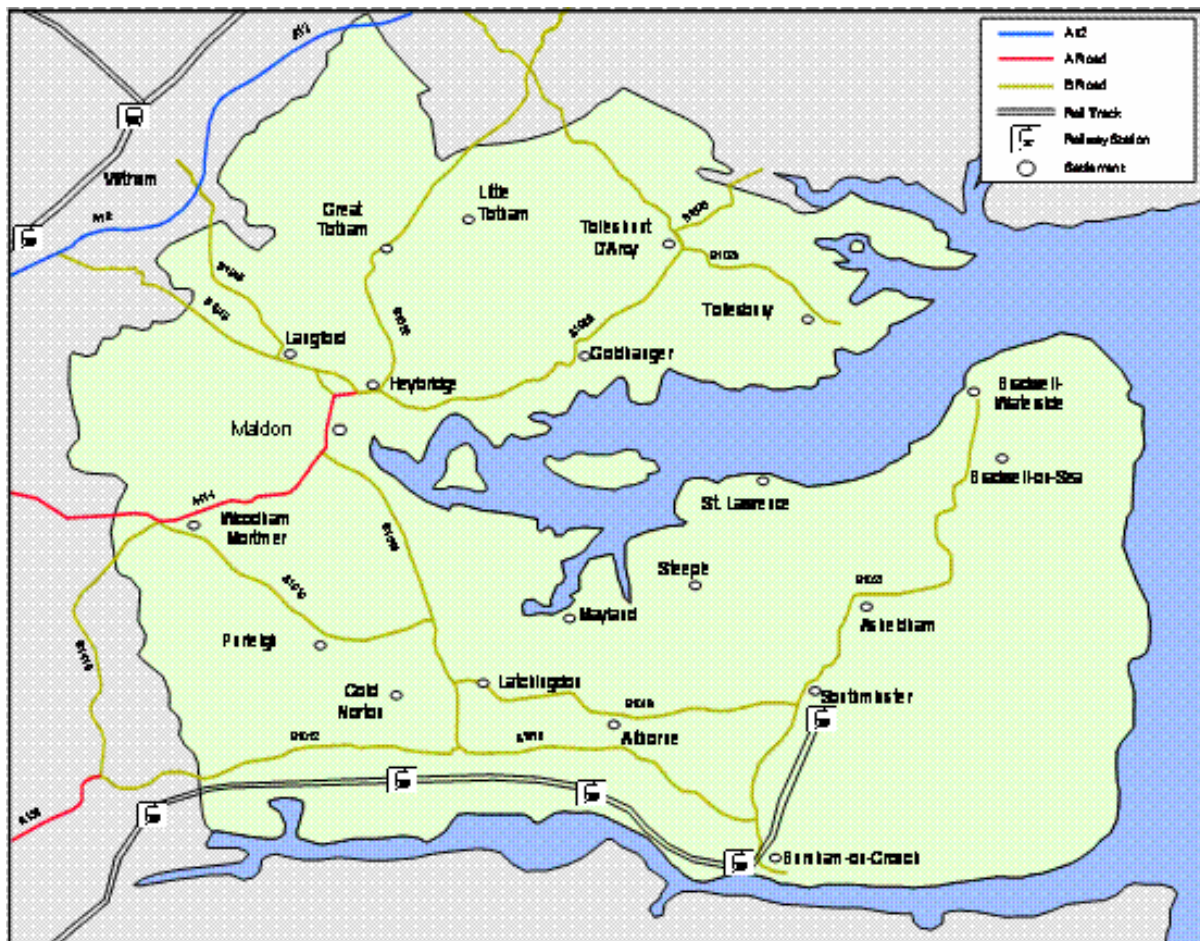


Figure 5.7 A and B roads and Railway in the District
(Source: MDC Spatial planning team)

Commuting to work

Initial comparison of census data for the distance travelled to work in various geographical areas 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 5.32– 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 5.33 – Commuting outflow in Maldon
(Source: mid-Essex Economic Futures, 2006)

Percentage of new residential development within 30 minutes public transport time of	%
GP	93.52
Hospital	93.52
Primary school	92.59
Secondary school	93.52
Post 16 education	93.52
Employment Area	92.59
Major Retail Area	93.52

Table 5.34 – Proximity to services
(Source: ECC Development monitoring)

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"> • People living, working and visiting the District feel safe from crime and anti social behaviour; • An active local population with healthy lifestyles; • The area is ready to respond effectively to emergency situations arising from environmental or other causes; • Targeted services to reduce inequalities; • Active and engaged local communities.

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 5.35 – 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 5.8). Death rates are falling steadily, but again vary widely across the district. (Figure 5.9).

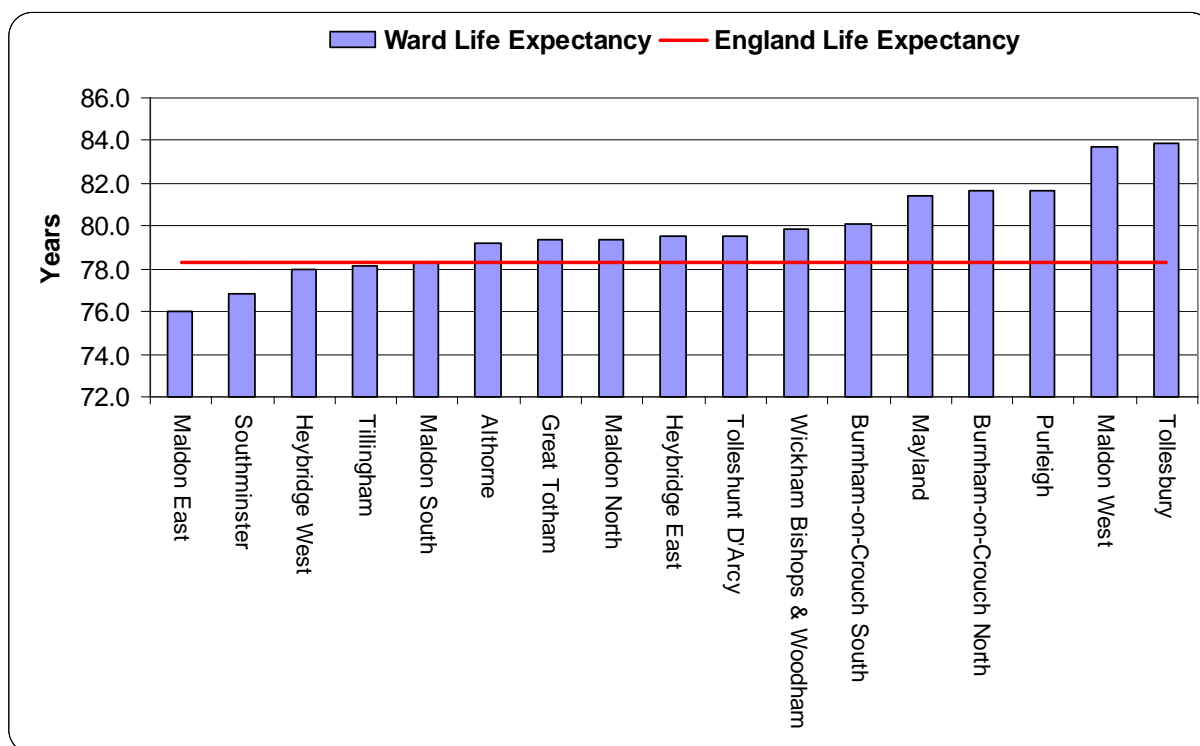


Figure 5.8 – Life expectancy in Maldon by ward
(Source: Maldon District Joint Strategic Needs Assessment 2007)

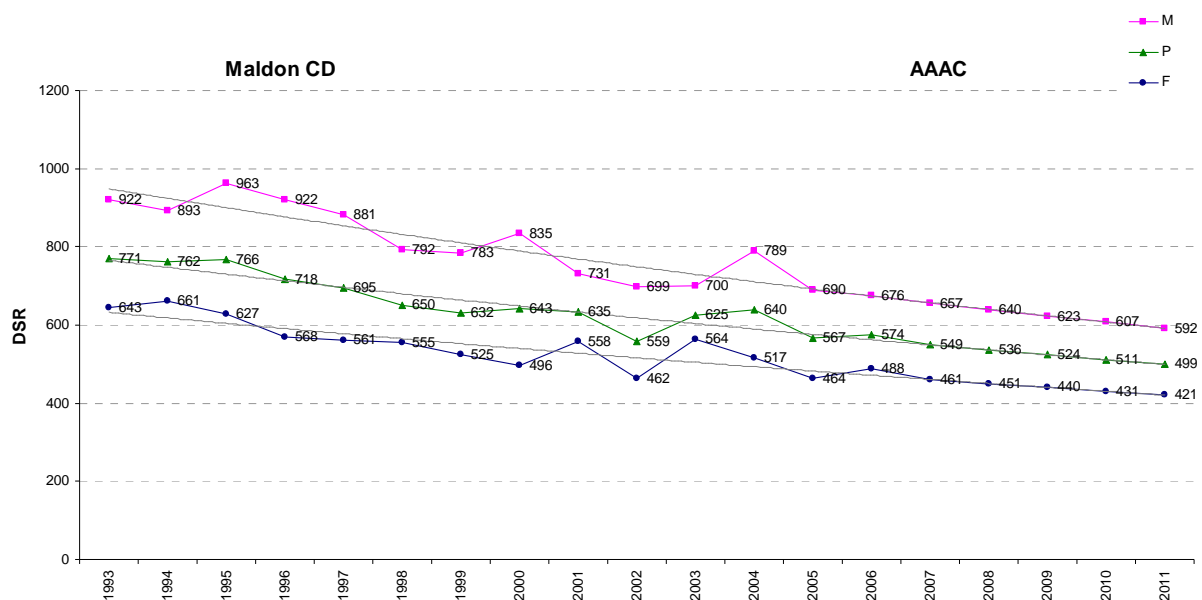


Figure 5.9 – Death rate in Maldon by ward¹
(Source: Maldon District Joint Strategic Needs Survey 2007)

¹ DSR: Directly age-standardised rates per 100,000 population
AAAC: all-cause all-age mortality, all-cause mortality

Ethnic Groups

Maldon District has a predominantly white resident population with representation of other ethnic groups being significantly less than both the East of England and 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 5.36 - Ethnicity of Maldon District Residents
(Source: 2001 Census)

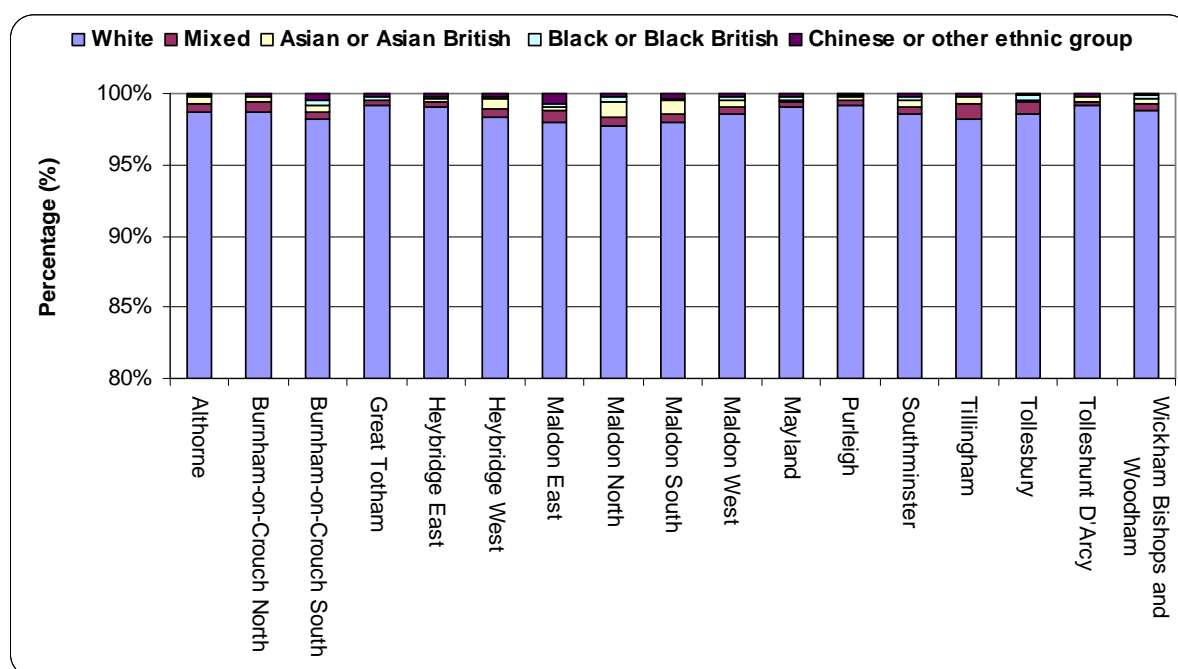


Figure 5.10 – Ethnicity by Ward in Maldon
(Source: Maldon District Joint Strategic Needs Survey 2007)

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

Table 5.37 show the latest recorded crime data at local authority level. It should be noted that categories of crime has been changed from last year and data is incomplete for the current monitoring year.

	Maldon
Violence Against the Person – With injury	396
Violence Against the Person – Without injury	498
Robbery	9
Drug Offense	164
Fraud and forgery	118
Offences against vehicles	665
Other offence	52
Other theft offence	1015
Sexual Offence	71

Table 5.37 Number of offence by offence group 1st April 2010 – 30th September 2010 (Source: <http://www.homeoffice.gov.uk/rds/soti.html>)