

Maldon District Retail Monitoring Report

November 2010



Contents

1. Introduction	p.3
Aims and purpose.....	p.3
Policy context.....	p.3
2. Methodology	p.7
Survey areas.....	p.7
Stage 1: Desktop surveys.....	p.7
Stage 2: On-street surveys.....	p.7
Stage 3: Data analysis.....	p.8
Retail Monitoring Survey review.....	p.8
3. Results and Analysis	p.9
District-wide.....	p.9
Maldon Town.....	p.11
Heybridge.....	p.14
Burnham-on-Crouch.....	p.16
Southminster.....	p.18
Fullbridge and the Causeway.....	p.19
Mayland.....	p.19
4. Conclusions	p.20

Appendices

Appendix 1 – Retail typology.....	p.21
Appendix 2 – Survey records.....	p.22
Appendix 3 – Retail provision plans.....	p.38
i. Maldon Town Centre	
ii. Maldon Spital Road	
iii. Maldon Washington Road	
iv. Heybridge	
v. Burnham-on-Crouch High Street	
vi. Burnham-on-Crouch Station Road	
vii. Southminster	
viii. Fullbridge and the Causeway	
ix. Mayland	

1. Introduction

Aims and Purpose

The aims of this Retail Monitoring Survey are to monitor the diversity of land uses within the District's town centres and the local service centre by recording and monitoring:

- the diversity of retail and non-retail uses;
- the retail mix of town centres;
- current levels of retail occupancy;
- the representation of multiples within town centres;
- the vitality and health of town centres;
- the progress of unimplemented retail planning permissions / development; and
- the loss of retail to other uses and vice versa.

The survey will help to inform future policy direction by providing an evidence base to assist in the formulation of future Local Development Framework policies and retail allocations. The survey will be updated on a regular basis in order to monitor changes and trends of retail activities in the District over time.

In accordance with PPS4, the survey findings will help Maldon District Council to plan for:

- a strong retail mix which meets local requirements;
- the identification of available premises which may be capable of accommodating any future growth; and
- the conservation and enhancement of the established character and diversity of town centres in the District.

Policy Context

The **Maldon District Replacement Local Plan (2005)** includes a strategic objective to retain and protect the existing retail base in urban and rural areas. An objective is also included to control retail development outside identified shopping locations.

Policy SH1 relates to Town Centre Core Retail Areas, and states that:

Within the Core Retail Areas of Maldon and Burnham-on-Crouch town centres and Heybridge district centre, ground floor retail units will be protected from changes to other uses with the exception of Class D1(a) uses relating to the provision of medical and health services. Within these areas, only changes of use that result in A1 retail uses or D1 (a) uses will be permitted.

Policy SH2 relates to development outside Core Retail Areas, and states that:

Within the town and district centres, outside Core Retail Areas, changes of use from retail within the ground floor frontages, with the exception of Class D1(a) uses relating to the provision of medical and health services, will only be permitted if all of the following criteria are met:

- a) They safeguard and promote the overall retail attractiveness, economic viability and vitality of the shopping centre;*

- b) *They do not detract from the dominant retail appearance of the street frontage;*
- c) *They are capable of attracting high numbers of visits from the general public;*
- d) *Where appropriate, positive measures to enhance or restore the character of the building concerned and its retail appearance will be sought.*

Changes of use from retail to residential uses within the ground floor frontages of the identified shopping centres will not be permitted.

The emerging draft **Maldon District Core Strategy** states that:

The Council will support developments which will protect, provide and enhance retail functions in the District.

The Council will seek to ensure that the range and quality of the comparison and convenience retail offer meets local requirements, in accordance with national planning policy. The Council's strategic approach will be to protect and enhance existing retail centres and retail activities, maintaining the character, vibrancy and identity of smaller and independent shops. Retail proposals on the edge of, or outside a town centre, or not allocated in a development plan will be assessed against the sequential and impact assessments required by PPS4.

In order to secure and maintain retail functions, and maintain a balance between retail and non-retail town centre uses, Primary and Secondary Shopping Areas will be designated.

Planning Policy Statement 4 (Planning for Sustainable Economic Growth) provides the relevant national planning policy guidance for town centre retail provision. According to policy EC4, Local Planning Authorities (LPA's) should proactively plan to promote competitive town centre environments and provide consumer choice by:

- Planning for a strong retail mix so that the range and quality of the comparison and convenience retail offer meets the requirements of the local catchment area, recognising that smaller shops can significantly enhance the character and vibrancy of a centre.
- Identifying sites in the centre, or failing that on the edge of the centre, capable of accommodating larger format development where a need for such development has been identified.
- Taking measures to conserve and, where appropriate, enhance the established character and diversity of their town centres.

Policy EC1 states that LPA's should ensure that the volume and detail of the evidence which they gather is proportionate to the importance of the issue. LPA's should:

- assess the detailed need for land or floorspace for economic development, including for all main town centre uses over the plan period;
- identify any deficiencies in the provision of local convenience shopping and other facilities which serve people's day-to-day needs;
- assess the existing and future supply of land available for economic development, ensuring that existing site allocations for economic development are reassessed against the policies in this PPS; and

- assess the capacity of existing centres to accommodate new town centre development taking account of the role of centres in the hierarchy and identify centres in decline where change needs to be managed.

Policy EC3 states that LPA's should define the extent of the centre and the primary shopping area in their Adopted Proposals Map having considered distinguishing between realistically defined primary and secondary frontages in designated centres and set policies that make clear which uses will be permitted in such locations.

Policy EC9 states that to measure the vitality and viability and monitor the health of their town centres over time and inform judgements about the impact of policies and development, local authorities should also regularly collect market information and economic data.

Annex D sets out the Town Centre Health Check Indicators. These include the following which have been identified through this Retail Monitoring Survey:

- Diversity of main town centre uses;
- Retailer representation; and
- Proportion of vacant street level property and the length of time properties have been vacant.

A number of other indicators are included within Annex D, including:

- The amount of floorspace in edge of centre and out of centre locations
- Shopping rents;
- Commercial yields on non-domestic property;
- Land values and the length of time key sites have remained undeveloped;
- Pedestrian flows;
- Accessibility;
- Customer and residents' views and behaviour;
- Perception of safety and occurrence of crime; and
- State of the town centre environmental quality.

The Retail Monitoring Survey does not represent a full town centre 'health check' for the District. It is not considered to be proportional to the evidence base requirements of the District to collect this information at the current time.

The **North Essex Authorities Retail Study** for Maldon District Council (GVA Grimley, 2006), and the North Essex Retail Capacity Update for Maldon District Council (GVA Grimley, 2009) have been used as background evidence for the draft Core Strategy. The later confirms that there is no need for additional convenience¹ retail floorspace in the plan period (2011-2026). It will be important for the Council to encourage the enhancement and protection of existing provision, while preventing the development of further out of centre floorspace over the LDF period (p.4, GVA Grimley, 2009).

There will only be minimal need for comparison² goods floor space after 2014 over and above new schemes coming forward (extension to the Tesco store at Fullbridge and extension and reconfiguration of the Focus store at Wycke Hill) – based on

¹ Convenience retail provision – everyday essential goods, including food and other grocery items

² Comparison retail provision – clothing, footwear, household and recreational goods

current market share. As a result of forecast population and expenditure growth, there will be surplus capacity to support 662 sqm net of comparison goods retail floorspace by 2019, and 2,591 sqm net by 2024 (p.5, GVA Grimley, 2009).

As new town centre schemes come forward in competing centres over the LDF period, it will become increasingly important for Maldon to enhance and protect its retail offer as well as the general town centre environment and accessibility. The study states that 'as a lower order centre, Maldon can't compete with the comparison retail offer in the nearby sub-regional centres' (p.36, GVA Grimley, 2006). The study recommends that the Council should instead focus on:

- it's foodstore provision;
- enhancing the environment;
- maintaining a selection of national multiple retailers;
- protecting independent specialist / niche retailers as well as important service businesses;
- accessibility and the availability of car parking; and
- a selection of cafes/ restaurants are important to encourage visitors and longer trip times.

Without significant development opportunities compared to the sub-regional centres, Maldon will need to continue to enhance and protect existing shopping and other facilities to prevent any increase in the leakage of trade from the District (p.37, GVA Grimley, 2006).

The Study identifies that a significant proportion of DIY / bulky goods and furniture / floor coverings expenditure is currently leaking from the District (p.43, GVA Grimley, 2006). It is recommended that, based on a forecast strong growth in population and expenditure, as well as the qualitative deficiencies in range and choice of DIY/bulky goods retailing at present, there may be scope to enhance DIY and decorating facilities over the forthcoming LDF period – to claw back lost trade. The District could enhance market share to support an appropriate scale of development (p.44, GVA Grimley, 2006). Whilst there may be a need for a new DIY retail warehouse/s, the Council should assess applications for a new DIY warehouse on their own merits within an appropriately defined catchment area, demonstrating that they are in accordance with national planning policy, *[including meeting the necessary sequential and impact assessments included within PPS4]*. The Council should also consider relevant local issues and other material considerations (p.44, GVA Grimley, 2006).

The retail study states that the Council should be cautious of the impact of out-of-town shopping development on the vitality and viability of town centres (p.4, GVA Grimley, 2009), and also that retail warehouses selling 'town centre' related goods should be resisted due to their unacceptable impact on the town centres (p.7, GVA Grimley, 2009). Any planning permission over the LDF period should be accompanied with appropriate conditions to restrict the sale of goods and protect the health of the town centres (p.7, GVA Grimley, 2009).

2. Survey Methodology

Survey Areas

The following retail areas designated in the Replacement Local Plan have been included in the survey:

- Maldon town centre;
- Heybridge town centre; and
- Burnham-on-Crouch town centre.

Other significant 'non-designated' retail areas in the District have also been included in the survey, including:

- Southminster town centre;
- Mayland;
- Fullbridge and the Causeway; and
- Spital Road and Washington Road in Maldon.

The extent of survey areas was reviewed and adjusted accordingly during the on-street surveys (see below). The extent of the survey areas is shown in the survey maps included as Appendix 3.

Stage 1: Desktop Surveys

A desktop survey has been carried out using the data collected by a previous retail survey³ as a base. The desktop survey identified any unimplemented retail planning permission / development, and planning permissions for change of use within the survey area over the last monitoring year.

The desktop surveys were carried out in April 2010.

Stage 2: On-street Surveys

The desktop survey was followed by an on-street survey to collect detailed information for town centre uses at ground floor level within the survey areas. The following information was collected:

- Address;
- Fascia (Company name as appears on the fascia);
- Description of use (e.g. bakery, florist, café etc);
- Use Class (e.g. A1, A2, D1 etc.);
- Retail category (see Appendix 1); and
- Photographic evidence.

The on-street surveys were carried out as follows:

- Maldon town centre (including Spital Road and Washington Road) – 19th May 2010;
- Heybridge town centre – 12th May 2010;
- Burnham-on-Crouch town centre – 12th May and 19th May 2010;
- Southminster town centre – 19th May 2010;

³ Retail Survey (Maldon District Council, 2009)

- Mayland – 19th May 2010; and
- Fullbridge and the Causeway – 12th May 2010.

Data was subject to verification following completion of the on-street surveys before analysis was undertaken.

Stage 3: Data Analysis

In order to analyse the data collected within each of the study areas, all of the units surveyed have been coded according to a specific retail groupings which include convenience goods (A1), comparison goods (A1), mixed convenience & comparison (A1), services (ranging from A1 to A5), vacant units and other uses. These categories were further divided into 38 different types of land uses (see appendix 1).

Floorspace information is not readily available within the survey areas of the District. Therefore, the survey has not recorded the floorspace of individual units, and has not quantified the variation in unit sizes across the study areas. Where town centre units of particular merit or importance have experienced a change in usage over the study period, this has been indicated in the analysis.

Retail Monitoring Survey Review

In order to provide an up to date and robust evidence base for the Local Development Framework, the Retail Monitoring Survey will be updated on an annual basis. This will enable changes in land uses and vacancies over time to be clearly identified and monitored, in addition to changes in the extent of retail areas.

3. Results and Analysis

District-wide

In total 442 units have been identified across the study areas (excluding upper floor units, residential dwellings and churches). Table 1 shows the breakdown of retail activities within study areas by use category and Table 2 provides a detailed breakdown of units by retail types. A full list of all the units surveyed can be referred to in Appendix 2.

The service sector represents the largest proportion of units surveyed (41.7%) within which *Restaurant and café* (12%), *Hairdressing, beauty & health* (9%), *Banks, financial and other professional service* (8.1%) and *Hot food takeaway* (7.0%) are the major components.

In total, retail accounts for 34.9% of all the units, with a breakdown of 7.7% convenience, 26.7% comparison and 0.5% mixed A1 (shops which offers both convenience and comparison goods i.e. supermarket). Other land uses including offices and community uses, represent 15.4% of the total units within the survey areas. The overall level of vacant units at ground floor level within the survey areas of the District is 8.4%. This is significantly lower than the current national average of 13%⁴.

Out of a total 442 units within the survey areas, 27 were classified as 'multiple' retailers⁵. This represents 6.1% of all units. When taken as a percentage of retail (A1 use class) units, this represents 12.6% of units.

Table 1 – Total units by use category – Maldon District

Summary by Use Category	No. of Units	% of total
Convenience (A1)	34	7.7%
Comparison (A1)	118	26.7%
Mixed Convenience & Comparison (A1)	2	0.5%
Service (A2-A5, and other A1)	183	41.4%
Vacant	37	8.4%
Other – non retail	68	15.4%
Total	442	100%

⁴ According to 'A Gathering Storm? Shop Vacancy Report – Mid Year 2010' (Local Data Company, September 2010) the average town centre vacancy rates in Great Britain were 13% at the end of June 2010.

⁵ Multiple retailers can be defined as one of several retail enterprises under the same ownership and management.

Table 2 – Total units by retail category – Maldon District

Retail category	Typology coding	No. units	%of total
Convenience A1			
CTN & Convenience Store	1	14	3.2%
Groceries & frozen food	2	6	1.4%
Baker	3	7	1.6%
Butcher	4	4	0.9%
Greengrocers	5	2	0.5%
Fishmongers	6	1	0.2%
Off licence	7	0	0.0%
Total convenience		34	7.4%
Comparison A1			
Footwear & repair	8	2	0.5%
Clothing	9	17	3.8%
Furniture, carpets & textiles	10	8	1.8%
Books, art/crafts, stationers/copy, photo	11	7	1.6%
Electrical, home ents, phones, video	12	6	1.4%
DIY, hardware & household goods	13	20	4.5%
Gifts, china, glass, leather goods	14	14	3.2%
Cars, motorcycles & accessories	15	2	0.5%
Chemists, toiletries & opticians	16	8	1.8%
Variety, department & catalogue	17	2	0.5%
Florists & garden	18	5	1.1%
Sports, toys, cycles & hobbies	19	6	1.4%
Jewellers, clocks & repairs	20	4	0.9%
Charity shops	21	6	1.4%
Other comparison	22	11	2.5%
Total comparison		118	25.8%
Mixed Convenience & Comparison (A1)			
Mixed Convenience & Comparison	38	2	0.5%
Total mixed A1		2	0.5%
Service			
Restaurants & café (A3), sandwich bar (A1)	23	53	12.0%
Drinking establishment (A4)	24	15	3.4%
Hot food takeaway (A5)	25	16	3.6%
Internet café (A1)	26	0	0.0%
Hairdressing, beauty & health (A1)	27	40	9.0%
Bookmaker (A2)	28	2	0.5%
Launderette (S/G)/ dry cleaners (A1)	29	3	0.7%
Travel agent (A1)	30	4	0.9%
Banks, financial (A2) and other professional services (A1/A2)	31	31	7.0%
Money transfer	32	1	0.2%
Estate agent (A2)	33	15	3.4%
Employment agencies (A2)	34	1	0.2%
Post Office (A1)	35	2	0.5%
Total Service		183	41.7%
Vacant units	36	37	8.4%
Other uses	37	68	15.4%
TOTAL		442	100%

Maldon Town

The study area covers Maldon High Street and surrounding areas, Spital Road and Washington Road. In total, there are 230 units identified within the Maldon Town centre area (Table 3) (excluding upper floor units, residential dwellings and churches). The majority of units surveyed are classified as being within the service sector (40.4%) with *restaurant and takeaways* (10%) and *hairdressing, beauty and health* (9.6%) being the two main types of services. In terms of retail uses, comparison retail accounts for 32.2% of units and convenience retail 7.5% of units. The overall vacancy level is 9.1%, which is slightly higher than the District average of 8.4%, but still significantly lower than the national average of 13%.

Table 3 – Total units by use category – Maldon Town

Type of provision	Maldon District		Maldon town (all study areas)		Maldon town (Core Retail Area only)	
	Total units	% of total	Total units	% of total	Total units	% of total
Convenience (A1) Total	34	7.69%	18	7.8%	10	8.7%
Comparison (A1) Total	118	26.70%	74	32.2%	51	44.3%
Service Total	183	41.40%	93	40.4%	43	37.4%
Vacant units	37	8.37%	21	9.1%	5	4.3%
Other uses	68	15.38%	24	10.4%	6	5.2%
Mixed Convenience & Comparison (A1)	2	0.45%	0	0%	0	0%
TOTAL	442	100.00%	230	100%	115	100%

Since the last retail survey was undertaken in January 2009:

- the Woolworths store has been vacated and replaced by M & Co. (clothing store);
- 143 High Street has been redeveloped, and the retail premises is currently vacant;
- A range of premises have been vacated, including 80-82 High St (formerly Cantelec repairs and services), 57 High St (formerly House to House), and 7 High St (previously Essex Property Bureau); and
- A range of premises have been re-occupied, including 135 High Street (Sweet Memories) and 183 High Street (Dandy Candy), 4 Market Hill (Landmark Property), and 16 High Street (Bahn Fai Thai Cuisine).

As shown by Appendix 3 (retail provision plan for Maldon town centre), vacant units are fairly evenly dispersed across the town centre. However, clusters of vacant premises are present to the western (including West Square) and eastern ends (towards Mill Road) of the High Street. A small number of retail and service units exist along Spital Road and Washington Road.

Unsurprisingly, retail uses are concentrated within the Core Retail Area of the town centre. However, a number of non-retail land uses exist within the Core Retail Area, particularly to the east of Butt Lane and west of Silver Street. Within the Core Retail Area (as defined by the Replacement Local Plan), 53% of units have been categorised as being in retail (A1) use. Of these, 16% have been classified as convenience retail, and 84% as comparison retail. 4.3% of ground floor units within the Core Retail Area have been classified as being vacant.

Of the 230 units within the Maldon Town retail areas, 16 have been classified as multiple retailers. All of these units are located within the Core Retail Area. This represents 7% of retail units within the Core Retail Area of Maldon Town.

Table 4 – Total units by retail category – Maldon Town

Retail category	Description	Type of provision	Maldon town (all study areas)		Maldon town (Core Retail Area only)	
			Total units	% of total	Total units	% of total
1	CTN & Convenience Store	Convenience (A1)	5	2.2%	2	1.7%
2	Groceries & frozen food	Convenience (A1)	5	2.2%	2	1.7%
3	Baker	Convenience (A1)	3	1.3%	2	1.7%
4	Butcher	Convenience (A1)	2	0.9%	1	0.9%
5	Greengrocers	Convenience (A1)	2	0.9%	2	1.7%
6	Fishmongers	Convenience (A1)	1	0.4%	1	0.9%
Convenience (A1) Total			18	7.8%	10	8.7%
8	Footwear & repair	Comparison (A1)	2	0.9%	1	0.9%
9	Clothing	Comparison (A1)	16	7.0%	11	9.6%
10	Furniture, carpets & textiles	Comparison (A1)	4	1.7%	2	1.7%
11	Books, art/crafts, stationers/copy, photo	Comparison (A1)	5	2.2%	2	1.7%
12	Electrical, home ents, phones, video	Comparison (A1)	3	1.3%	3	2.6%
13	DIY, hardware & household goods	Comparison (A1)	8	3.5%	5	4.3%
14	Gifts, china, glass, leather goods	Comparison (A1)	10	4.3%	6	5.2%
15	Cars, motorcycles & accessories	Comparison (A1)	1	0.4%	0	0.0%
16	Chemists, toiletries & opticians	Comparison (A1)	6	2.6%	5	4.3%
17	Variety, department & catalogue	Comparison (A1)	1	0.4%	1	0.9%
18	Florists & garden	Comparison (A1)	2	0.9%	1	0.9%
19	Sports, toys, cycles & hobbies	Comparison (A1)	4	1.7%	4	3.5%
20	Jewellers, clocks & repairs	Comparison (A1)	4	1.7%	4	3.5%
21	Charity shops	Comparison (A1)	4	1.7%	4	3.5%
22	Other comparison	Comparison (A1)	4	1.7%	2	1.7%
Comparison (A1) Total			74	32.2%	51	44.3%
23	Restaurants & café (A3), sandwich bar (A1)	Service	23	10.0%	11	9.6%
24	Drinking establishment (A4)	Service	5	2.2%	2	1.7%
25	Hot food takeaway (A5)	Service	8	3.5%	2	1.7%
27	Hairdressing, beauty & health (A1)	Service	22	9.6%	11	9.6%
28	Bookmaker (A2)	Service	1	0.4%	1	0.9%
29	Launderette (S/G)/ dry cleaners (A1)	Service	1	0.4%	0	0.0%
30	Travel agent (A1)	Service	3	1.3%	3	2.6%
31	Banks, financial (A2) and other professional servi	Service	18	7.8%	9	7.8%
32	Money transfer	Service	0	0.0%	0	0.0%
33	Estate agent (A2)	Service	10	4.3%	2	1.7%
34	Employment agencies (A2)	Service	1	0.4%	1	0.9%
35	Post Office (A1)	Service	1	0.4%	1	0.9%
Service Total			93	40.4%	43	37.4%
36	Vacant units	Vacant	21	9.1%	5	4.3%
37	Other uses	Other	24	10.4%	6	5.2%
38	Mixed Convenience & Comparison (A1)	Mixed	0	0.0%	0	0.0%
TOTAL			230	100%	115	100%

Heybridge

The study area for Heybridge stretches from the Square to the west to the Bentalls shopping centre in the east.

In total 43 units have been identified within the study area (excluding upper floor units, residential dwellings and churches). The majority of units surveyed come under the Service category (41.9%) with *Restaurant and takeaways* accounting for 23.3% of all units. The proportion of comparison and convenience retail units are equal in Heybridge (9.3% each), with Netto being the only mixed A1 retail unit. Within the Core Retail Area, 14.3% of units are categorised as convenience retail, and 7% as comparison retail. The overall vacancy level for the area is 16.3%, which is considerably higher than the average for Maldon Town Centre (8.4%) and the national average (13%). Within the Core Retail Area of Heybridge, there is a vacancy rate of 14.3%.

Since the last retail survey was undertaken in January 2009, a number of units have been vacated within the town centre, including:

- Church Hawes Estate Agency (within the Bentalls Centre);
- Yours in Sport (within the Bentalls Centre);
- Copsey's Fish Restaurant (1 Hall Road); and
- East Essex Angling Centre (48 The Street).

There are two designated Core Retail Areas in Heybridge, one along the Street/Hall Road and one for Bentalls Shopping Centre (see Appendix 3). The majority of the retail units in Heybridge are clustered inside Bentalls Shopping Centre. The proportion of retail units within the Core Retail Area of Heybridge (21.4%) is significantly lower than the percentage of retail units within the Maldon Town Core Retail Area which stands at above 50%.

There are two multiples located within the Bentalls Shopping Centre (Netto and Tesco Express).

Table 5 – Total units by use category – Heybridge

Type of provision	Maldon District		Heybridge		Heybridge (Core Retail Area only)	
	Total units	% of total	Total units	% of total	Total units	% of total
Convenience (A1) Total	34	7.69%	4	9.3%	4	14.3%
Comparison (A1) Total	118	26.70%	4	9.3%	2	7.1%
Service Total	183	41.40%	18	41.9%	14	51%
Vacant units	37	8.37%	7	16.3%	4	14.3%
Other uses	68	15.38%	9	20.9%	3	10.3%
Mixed Convenience & Comparison (A1)	2	0.45%	1	2.3%	1	3.6%
TOTAL	442	100.00%	43	100%	28	100%

Table 6 – Total units by retail category – Heybridge

Retail category	Description	Type of provision	Heybridge		Heybridge (Core Retail Area only)	
			Total units	% of total	Total units	% of total
1	CTN & Convenience Store	Convenience (A1)	2	4.7%	2	7.1%
3	Baker	Convenience (A1)	1	2.3%	1	3.6%
4	Butcher	Convenience (A1)	1	2.3%	1	3.6%
Convenience (A1) Total			4	9.3%	4	14.3%
10	Furniture, carpets & textiles	Comparison (A1)	1	2.3%	0	0%
12	Electrical, home ents, phones, video	Comparison (A1)	1	2.3%	0	0%
22	Other comparison	Comparison (A1)	2	4.7%	2	7.1%
Comparison (A1) Total			4	9.3%	2	7.1%
23	Restaurants & café (A3), sandwich bar (A1)	Service	10	23.3%	8	28.6%
24	Drinking establishment (A4)	Service	2	4.7%	1	3.6%
25	Hot food takeaway (A5)	Service	2	4.7%	2	7.1%
27	Hairdressing, beauty & health (A1)	Service	2	4.7%	2	7.1%
28	Bookmaker (A2)	Service	1	2.3%	0	0%
29	Launderette (S/G)/ dry cleaners (A1)	Service	1	2.3%	1	3.6%
Service Total			18	41.9%	14	51%
36	Vacant units	Vacant	7	16.3%	4	14.3%
37	Other uses	Other	9	20.9%	3	10.3%
38	Mixed Convenience & Comparison (A1)	Mixed	1	2.3%	1	3.6%
TOTAL			43	100%	28	100%

Burnham-on-Crouch

The study area covers the full length of Burnham-on-Crouch High Street and Station Road as well as the areas surrounding the Fiveways.

In total 116 units have been identified within the Burnham-on-Crouch area (excluding residential dwellings and churches). As with Maldon town centre and Heybridge, the services sector occupies the largest percentage of all units (42.2%). Within services, the *Restaurant* category accounts for 13.8% of units. The percentage of convenience retail units in Burnham (4.3%) is lower than that for Maldon town (7.8%) and Heybridge (9.3%).

Within Burnham-on-Crouch there is a clear concentration of retail and services within the Core Retail Area, which covers different sections of the High Street (see Appendix 3). The breakdown between Service, Retail and other non-retail uses is generally in line with the District's average with the exception of low percentage of convenience retail.

Outside of the Core Retail Area, a significant amount of service and retail units exist around the Fiveways area and along Station Road (see Appendix 3).

Burnham-on-Crouch has a low level of vacancies, with only 4.8% of units currently vacant within the Core Retail Area. Multiple retailers in Burnham-on-Crouch are relatively under-represented, with only three multiple retailers in existence amongst the 62 units in the Core Retail Area of the town centre.

Since the last retail survey was undertaken in January 2009, changes in the town centre include:

- 32 High Street has been vacated (previously Geoffrey Posner & co. Solicitors)
- 61b High Street has been vacated (previously Candy Nails);
- 39 High Street has been re-occupied (Candytix);
- 41 High Street has been re-occupied (As You Like It café); and
- 47 High Street has been re-occupied (Curry Cottage Restaurant and Bar).

Table 7 – Total units by use category – Burnham-on-Crouch

Type of provision	Maldon District		Burnham		Burnham (Core Retail Area only)	
	Total units	% of total	Total units	% of total	Total units	% of total
Convenience (A1) Total	34	7.69%	5	4.3%	1	1.6%
Comparison (A1) Total	118	26.70%	31	26.7%	20	32.3%
Service Total	183	41.40%	49	42.2%	26	41.9%
Vacant units	37	8.37%	4	3.4%	3	4.8%
Other uses	68	15.38%	27	23.3%	12	19.4%
Mixed Convenience & Comparison (A1)	2	0.45%	0	0	0	0%
TOTAL	442	100.00%	116	100%	62	100%

Table 8 – Total units by retail category – Burnham-on-Crouch

Retail category	Description	Type of provision	Burnham		Burnham (Core Retail Area only)	
			Total units	% of total	Total units	% of total
1	CTN & Convenience Store	Convenience (A1)	4	3.4%	1	1.6%
3	Baker	Convenience (A1)	1	0.9%	0	0%
Convenience (A1) Total			5	4.3%	1	1.6%
10	Furniture, carpets & textiles	Comparison (A1)	2	1.7%	2	3.2%
11	Books, art/crafts, stationers/copy, photo	Comparison (A1)	2	1.7%	1	1.6%
12	Electrical, home ents, phones, video	Comparison (A1)	2	1.7%	0	0%
13	DIY, hardware & household goods	Comparison (A1)	8	6.9%	4	6.5%
14	Gifts, china, glass, leather goods	Comparison (A1)	4	3.4%	4	6.5%
15	Cars, motorcycles & accessories	Comparison (A1)	1	0.9%	1	1.6%
16	Chemists, toiletries & opticians	Comparison (A1)	1	0.9%	1	1.6%
18	Florists & garden	Comparison (A1)	3	2.6%	2	3.2%
19	Sports, toys, cycles & hobbies	Comparison (A1)	2	1.7%	2	3.2%
21	Charity shops	Comparison (A1)	2	1.7%	1	1.6%
22	Other comparison	Comparison (A1)	4	3.4%	2	3.2%
Comparison (A1) Total			31	26.7%	20	32.3%
23	Restaurants & café (A3), sandwich bar (A1)	Service	9	7.8%	5	8.1%
24	Drinking establishment (A4)	Service	5	4.3%	2	3.2%
25	Hot food takeaway (A5)	Service	7	6.0%	4	6.5%
27	Hairdressing, beauty & health (A1)	Service	11	9.5%	6	9.7%
29	Launderette (S/G)/ dry cleaners (A1)	Service	1	0.9%	1	1.6%
30	Travel agent (A1)	Service	1	0.9%	1	1.6%
31	Banks, financial (A2) and other professional servi	Service	9	7.8%	4	6.5%
33	Estate agent (A2)	Service	5	4.3%	3	4.8%
35	Post Office (A1)	Service	1	0.9%	0	0%
Service Total			49	42.2%	26	41.9%
36	Vacant units	Vacant	4	3.4%	3	4.8%
37	Other uses	Other	27	23.3%	12	19.4%
38	Mixed Convenience & Comparison (A1)	Mixed	0	0	0	0%
TOTAL			116	100%	62	100%

Southminster

The majority of the retail areas in Southminster are clustered around the junction of the High Street and Burnham Road (see Appendix 3) with the exception of Chapsman convenience store further to the west. No defined Core Retail Area is allocated in Southminster.

In total 25 units have been identified (excluding residential dwellings and churches). The highest proportion of these units is classified within service use (44%). Southminster has a relatively high proportion of convenience retail units (20%) compared to the overall District average (7.7%). Comparison retail units are relatively under-represented in Southminster (16% compared to 26.7% in the District overall). Three units are currently vacant in the town centre. Multiple retailers are relatively well represented, with three currently being located in the town centre.

Table 9 – Total units by use category – Southminster

Type of provision	Maldon District		Southminster	
	Total units	% of total	Total units	% of total
Convenience (A1) Total	34	7.69%	5	20.0%
Comparison (A1) Total	118	26.70%	4	16.0%
Service Total	183	41.40%	11	44.0%
Vacant units	37	8.37%	3	12.0%
Other uses	68	15.38%	2	8.0%
Mixed Convenience & Comparison (A1)	2	0.45%	0	0%
TOTAL	442	100.00%	25	100%

Table 10 – Total units by retail category – Southminster

Retail category	Description	Type of provision	Total units	% of total
1	CTN & Convenience Store	Convenience (A1)	3	12.0%
3	Baker	Convenience (A1)	1	4.0%
4	Butcher	Convenience (A1)	1	4.0%
Convenience (A1) Total			5	20.0%
9	Clothing	Comparison (A1)	1	4.0%
10	Furniture, carpets & textiles	Comparison (A1)	1	4.0%
16	Chemists, toiletries & opticians	Comparison (A1)	1	4.0%
22	Other comparison	Comparison (A1)	1	4.0%
Comparison (A1) Total			4	16.0%
23	Restaurants & café (A3), sandwich bar (A1)	Service	2	8.0%
24	Drinking establishment (A4)	Service	1	4.0%
25	Hot food takeaway (A5)	Service	3	12.0%
27	Hairdressing, beauty & health (A1)	Service	2	8.0%
31	Banks, financial (A2) and other professional services	Service	3	12.0%
Service Total			11	44.0%
36	Vacant units	Vacant	3	12.0%
37	Other uses	Other	2	8.0%
TOTAL			25	100%

Fullbridge and the Causeway

The Fullbridge and Causeway areas are not designated as retail areas within the Replacement Local Plan retail allocations. However, the area is strategically important due to its location between two of the District's main town centres, Maldon town and Heybridge. Retail units in the area are generally dispersed along the linear routes, and a number of retail units are located near to the two roundabouts to the south of the Causeway (see Appendix 3). The Tesco store provides the major retail source in the local area (the enlarged store provides approximately 8,500m² of floorspace), providing both convenience and comparison retail. Other than the Tesco store, the area provides no convenience retail offer.

Table 11 – Total units by use category – Fullbridge and the Causeway

Type of provision	Maldon District		Fullbridge and the Causeway	
	Total units	% of total	Total units	% of total
Convenience (A1) Total	34	7.69%	0	0%
Comparison (A1) Total	118	26.70%	4	25.00%
Service Total	183	41.40%	6	37.50%
Vacant units	37	8.37%	0	0%
Other uses	68	15.38%	5	31.3%
Mixed Convenience & Comparison (A1)	2	0.45%	1	6.3%
TOTAL	442	100.00%	16	100%

Mayland

The village of Mayland includes a local concentration of services and retail along the on stretch of Imperial Avenue (see Appendix 3). At the time of the survey, two of the twelve units were vacant (representing 17% of the total number of units in Mayland). There are only three retail (A1) units located within Mayland.

Table 12 – Total units by use category – Mayland

Type of provision	Maldon District		Mayland	
	Total units	% of total	Total units	% of total
Convenience (A1) Total	34	7.69%	2	16.7%
Comparison (A1) Total	118	26.70%	1	8.3%
Service Total	183	41.40%	6	50.0%
Vacant units	37	8.37%	2	16.7%
Other uses	68	15.38%	1	8.3%
Mixed Convenience & Comparison (A1)	2	0.45%	0	0%
TOTAL	442	100.00%	12	100%

Conclusions

The following key summary conclusions can be identified from the Retail Monitoring Survey 2010:

- The overall level of vacant units at ground floor level within the survey areas of the District is 8.4%. This is significantly lower than the current national average of 13%.
- Within the Core Retail Area of Heybridge, there is a vacancy rate of 14.3%. The Core Retail Area of Maldon has a vacancy rate of 4.3%.
- Overall, 6% of retail units in the District are occupied by multiple retailers. 7% of retail units within the Core Retail Area of Maldon Town are occupied by multiple retailers. Burnham-on-Crouch and Heybridge have relatively few multiple retailers (three and two respectively).
- Retail accounts for 33.7% of all units within the survey areas, with a breakdown of 7.4% convenience, 25.8% comparison and 0.5% mixed A1 (shops which offers both convenience and comparison goods i.e. supermarket). Other land uses including offices and community uses, represent 15.4% of the total units within the survey areas. Services account for 41.7% of all units.
- The highest proportion of town centre units are classified as being in the following categories:
 - o Restaurant & cafés / sandwich bar (12%);
 - o Hairdressing, beauty & health (9.0%);
 - o Banks, financial and other professional services (7.1%); and
- Charity shops make up only 1% of town centre survey area units in the District, and 1.7% of units within the Maldon town centre area (3.4% within the Core Retail Area).

In order to provide an up to date and robust evidence base for the Local Development Framework, the Retail Monitoring Survey will be updated on an annual basis. This will enable changes in land uses and vacancies over time to be clearly identified and monitored, in addition to changes in the extent of retail areas.

APPENDIX 1 – RETAIL TYPOLOGY

Typology coding	Category	Description
1	Convenience (A1)	CTN & Convenience Store
2	Convenience (A1)	Groceries & frozen food
3	Convenience (A1)	Baker
4	Convenience (A1)	Butcher
5	Convenience (A1)	Greengrocers
6	Convenience (A1)	Fishmongers
7	Convenience (A1)	Off licence
8	Comparison (A1)	Footwear & repair
9	Comparison (A1)	Clothing
10	Comparison (A1)	Furniture, carpets & textiles
11	Comparison (A1)	Books, art/crafts, stationers/copy, photo
12	Comparison (A1)	Electrical, home ents, phones, video
13	Comparison (A1)	DIY, hardware & household goods
14	Comparison (A1)	Gifts, china, glass, leather goods
15	Comparison (A1)	Cars, motorcycles & accessories
16	Comparison (A1)	Chemists, toiletries & opticians
17	Comparison (A1)	Variety, department & catalogue
18	Comparison (A1)	Florists & garden
19	Comparison (A1)	Sports, toys, cycles & hobbies
20	Comparison (A1)	Jewellers, clocks & repairs
21	Comparison (A1)	Charity shops
22	Comparison (A1)	Other comparison
23	Service	Restaurants & café (A3), sandwich bar (A1)
24	Service	Drinking establishment (A4)
25	Service	Hot food takeaway (A5)
26	Service	Internet café (A1)
27	Service	Hairdressing, beauty & health (A1)
28	Service	Bookmaker (A2)
29	Service	Launderette (S/G)/ dry cleaners (A1)
30	Service	Travel agent (A1)
31	Service	Banks, financial (A2) and other professional services (A1/A2)
32	Service	Money transfer
33	Service	Estate agent (A2)
34	Service	Employment agencies (A2)
35	Service	Post Office (A1)
36	Vacant	Vacant units
37	Other	Other uses
38	Mixed (A1)	Mixed Convenience & Comparison (A1)

APPENDIX 2 – SURVEY RECORDS

Ref	SH1	SH2	Area	No	Street	Fascia	Description	Use Class	Category ID
R0248	Y	N	Burnham	1	High Street	One Place Community Partnership	community facilities	D1	37
R0249	N	Y	Burnham	2	High Street	Harvey Smith & Co.	Accounting	A2	31
R0250	Y	N	Burnham	3	High Street	St. Peppers Restaurant	Diner/café	A3	23
R0252	Y	N	Burnham	5	High Street	Helen Rollason	Charity Shop	A1	21
R0254	Y	N	Burnham	7	High Street	Harbour Antiques	Antiques	A1	14
R0256	Y	N	Burnham	9,11	High Street	David Wood Opticians	Opticians	A1	16
R0261	N	Y	Burnham	16	High Street	Council Offices	Council Offices	B1	37
R0262			Burnham	15,17	High Street	The Cabin Dairy Tea Rooms	Diner/café	A3	23
R0263	Y	N	Burnham	18	High Street	Barclays	Bank	A2	31
R0265	Y	N	Burnham	20	High Street	Raven Auto Spares	Auto Spares & cycles	A1	15
R0266	Y	N	Burnham	21	High Street	Vacant	Vacant	Vacant	36
R0267	Y	N	Burnham	22	High Street	Indian Lounge	Diner/café	A3	23
R0268	Y	N	Burnham	20a	High Street	Ruam Thai Restaurant (upper)	Diner/café	A3	23
R0269	Y	N	Burnham	23, 25, 27	High Street	IJS Electricl and plumbing Supplies	Electrical & Plumbing Services	A1	13
R0270	Y	N	Burnham	24	High Street	Burnham Grill	Fast food & Take away	A5	23
R0271	Y	N	Burnham	26	High Street	The Constitutional Club	The Constitutional Club	D2	37
R0272	Y	N	Burnham	28	High Street	Curtis O'boyle	Estate Agents	A2	33
R0273	Y	N	Burnham	28a	High Street	Burnham Stationery	Stationery	A1	11
R0274	Y	N	Burnham	29-31	High Street	The Star Inn Pub	Public House	A4	24
R0275	Y	N	Burnham	32	High Street	Vacant	Vacant	Vacant	36
R0277	Y	N	Burnham	34	High Street	Natwest	Bank	A2	31
R0279	Y	N	Burnham	36	High Street	Harvey Solicitors	Solicitors	A2	31
R0281	Y	N	Burnham	38	High Street	Travelsmith House	Travel agents	A1	30
R0282	Y	N	Burnham	39	High Street	Candytix	Toy shop	A1	19
R0283	Y	N	Burnham	40	High Street	One Stop	Foodstore	A1	1
R0284	Y	N	Burnham	41	High Street	As you Like it	Diner/café	A3	23

R0286	Y	N	Burnham	43	High Street	Rouf's Fish and Chips	Takeaway	A5	23
R0288	Y	N	Burnham	45	High Street	The Cutting Parlour	Hairdresser	A1	27
R0290	Y	N	Burnham	47	High Street	Curry Cottage Restaurant and Bar	Diner/café	A3	23
R0292	Y	N	Burnham	49	High Street	Escape the lifestyle retreat	Beauty Salon	A1	27
R0293	Y	N	Burnham	50	High Street	Burnham Physiotherapy Clinic	Physiotherapy	D1	37
R0295	Y	N	Burnham	52	High Street	The Ship Inn	Public House	A4	24
R0296	Y	N	Burnham	53	High Street	Dentist Chiropodist	Dentist Chiropodist	D1	37
R0297	Y	N	Burnham	54	High Street	Templeman Galleries	Fine art & furniture	A1	10
R0304	Y	N	Burnham	61	High Street	Lonton and Gray the sail loft	sailmakers	A1	22
R0305	Y	N	Burnham	61a	High Street	Burnham Barber (right)	Hairdresser	A1	27
R0306	Y	N	Burnham	61b	High Street	Vacant	Vacant	Vacant	36
R0315	Y	N	Burnham	71	High Street	The Slow Boat	Chinese Takeaway	A5	23
R0321	N	Y	Burnham	80	High Street	The Contented Sole	Restaurant	A3	23
R0331	N	Y	Burnham	91	High Street	Burnham Dental (no sign at present)	Dental Surgery	D1	37
R0346	N	Y	Burnham		Eastern end of High Street	The Victoria Inn	Inn	C1	37
R0348	N	N	Burnham	2	Station Road	Dental Surgery	Dental Surgery	D1	37
R0349	N	N	Burnham	4	Station Road	Oriental House	Chinese Take-away	A5	23
R0350	N	N	Burnham	6,8	Station Road	Martin's Newsagent	Newagent	A1	1
R0351	N	N	Burnham	10	Station Road	Paul J King Funeral Director	Funeral Director	A1	31
R0352	N	N	Burnham	12	Station Road	The Railway Hotel	Public House	A4	24
R0355	N	N	Burnham	18	Station Road	Countrywide Mortgage Advisor	Estate Agents	A2	33
R0356	N	N	Burnham	20	Station Road	Bairstow Eves	Estate Agents	A2	33
R0357	N	N	Burnham	22(left)	Station Road	Savages	Stationery	A1	11
R0358	N	N	Burnham	22(right)	Station Road	Post Office	Post Office	A1	35
R0371	N	N	Burnham	40	Station Road	Sauda Village Fish and Chips	Fish and Chip shop	A5	23
R0373	N	N	Burnham	42	Station Road	General household stores (No fascia)	General household stores	A1	13
R0375	N	N	Burnham	44	Station Road	Spice Fusion Indian Restaurant	Indian restaurant	A3	23
R0379	N	N	Burnham	48	Station Road	Deb 'n' Hair Salon	Hairdresser	A1	27
R0380	N	N	Burnham	49, 51	Station Road	Police Station	police station	Sui Generis	37
R0381	N	N	Burnham	50	Station Road	Dengie Guns and Tackle	Gun shop	A1	22

R0389	N	N	Burnham	60	Station Road	Joyces Pet Food and Garden centre	pet and garden centre	A1	18
R0396	N	N	Burnham	68	Station Road	JCP Insurance Brokers	Insurance brokers	A2	31
R0400	N	N	Burnham	72	Station Road	Essex Air Ambulance shop	charity shop	A1	21
R0402	N	N	Burnham	74	Station Road	The Welcome Sailor	Public House	A4	24
R0404	N	N	Burnham	76	Station Road	Burnham bakery	Bakery	A1	3
R0408	N	N	Burnham	80	Station Road	Vacant	Vacant	Vacant	36
R0414	N	N	Burnham	86	Station Road	Topaz Salon	Hairdressers	A1	27
R0425	N	N	Burnham	97	Station Road	Close to Home - child care	NA	D1	37
R0428	N	N	Burnham	101	Station Road	Co-operative Funeral Services	Funeral Directors	A1	31
R0430	N	N	Burnham	106	Station Road	the computer center	Sales & Repair	A1	12
R0436	N	Y	Burnham	111a	Station Road	Miss Money Penny	Hair & Beauty Salon	A1	27
R0437	N	N	Burnham	112	Station Road	The Oyster Smack	Public House	A4	24
R0444	Y	N	Burnham	122	Station Road	All Seasons	Household	A1	13
R0446	Y	N	Burnham	124	Station Road	Annie's Florist	Florist	A1	18
R0448	Y	N	Burnham	126	Station Road	ABK Caring Service	Office	B1	37
R0450	Y	N	Burnham	128	Station Road	Chillis Indian Takeaway	Indian Takeaway	A5	23
R0452	Y	N	Burnham	130	Station Road	Rodney_Orriss Ltd.	Carpets & Curtains	A1	10
R0454	Y	N	Burnham	132	Station Road	Cuting Edge	Hairdresser	A1	27
R0456	Y	N	Burnham	134	Station Road	Cleanco House	Office & Commercial Cleaning	A1	31
R0458	Y	N	Burnham	136	Station Road	Dry Cleaning	Dry cleaner	A1	29
R0460	Y	N	Burnham	138	Station Road	Altered Image Tile Gallery	Tile Shop	A1	13
R0462	Y	N	Burnham	140	Station Road	Burnham Osteopathic Clinic	Osteopaths	D1	37
R0472	N	Y	Burnham	150,152	Station Road	Tesco Express	Supermarket	A1	1
R0473	Y	N	Burnham	151	Station Road	TLC Hair Salon	Hairdresser	A1	27
R0474	Y	N	Burnham	153	Station Road	Movieland	Movie rental	A1	22
R0475	Y	N	Burnham	154	Station Road	Cin Rio Cinema	Cinema	D2	37
R0476	Y	N	Burnham	155	Station Road	Dots laundrette	Laundrette	Sui Generis	37
R0477	Y	N	Burnham	156	Station Road	Church & Hawes	Estate Agents	A2	33
R0478	Y	N	Burnham	157	Station Road	R.A.Bush - Wholesale Catering Supplier	catering supply	Mixed	37

R0479	Y	N	Burnham	158	Station Road	St. Mary's Hall	Hall	D1	37
R0480	Y	N	Burnham	159	Station Road	Copper Kettle Antique	Antiques	A1	14
R0481	Y	N	Burnham	160	Station Road	Springfields gifts	Gifts & cards	A1	14
R0482	Y	N	Burnham	161	Station Road	Edgewood	Veterinary Group	D1	37
R0483	Y	N	Burnham	162	Station Road	John's Salon	Hairdresser	A1	27
R0484	Y	N	Burnham	163	Station Road	Equity Estates	Estate Agents	A2	33
R0485	Y	N	Burnham	164	Station Road	Yours in Sport	Sports Clothing & Equipement	A1	19
R0486	Y	N	Burnham	165	Station Road	Many thing more Parish	Antiques	A1	14
R0488	Y	N	Burnham	167	Station Road	Jacaranda Flower Shop	Florist	A1	18
R0489	N	Y	Burnham	168	Station Road	Baptist Church	Church	D1	37
R0490	Y		Burnham	169	Station Road	Polash Restaurant	Restaurant & Take Away	Mixed	37
R0492	Y		Burnham	173	Station Road	Kings and hines Ltd	hardware Shop	A1	13
R0493	N	N	Burnham	2	Devonshire Road	Marts Parts	Household Ironmongers	A1	22
R0494	N	N	Burnham	4,6	Devonshire Road	Homeplan Ceremic Tiles	Tile & flooring	A1	13
R0495	N	N	Burnham	Adj 10	Devonshire Road	Homeplan Ceremic Tiles	Tile & flooring	A1	13
R0501	N	N	Burnham	A1	Foundry Lane	Mildmay Industrial Estate - Panspermia Microbiology/registrations	research centre	B1	37
R0502	N	N	Burnham	A	Foundry Lane	Mildmay Industrial Estate - Peakbyte Plastics	industrial	B2	37
R0503	N	N	Burnham	C	Foundry Lane	Mildmay Industrial Estate - A P B Engineering	Engineers	B2	37
R0504	N	N	Burnham	D1	Foundry Lane	Mildmay Industrial Estate - Rupert brown Freight Ltd	Freight	B8	37
R0505	N	N	Burnham	D	Foundry Lane	Mildmay Industrial Estate - Hardy Marine and Hydraulic engineers	Engineers	B2	37
R0506	N	N	Burnham	B and E	Foundry Lane	Mildmay Industrial Estate - Chris Baker Autos	Mechanic	B2	37
R0507	N	N	Burnham	F	Foundry Lane	Mildmay Industrial Estate - Pizza Island	Takeaway	A5	23
R0508	N	N	Burnham	unit 12	Foundry Lane	Mildmay House - Mrs Sippys Coffee Shop	Diner/Café	A3	23
R0509	N	N	Burnham	unit 6	Foundry Lane	Mildmay House - Crouchvalley Counselling Ltd	Counselling	Unknown	37

R0510	N	N	Burnham	unit 14	Foundry Lane	Mildmay House - Platinum Financial Counsultants	Financial Services	A2	31
R0511	N	N	Burnham	Units 9-10	Foundry Lane	Mildmay House - Visage Beauty salon	Beauty Salon	A1	27
R0512	N	N	Burnham	Units 2 and 4	Foundry Lane	Mildmay House - Partners in hair	Hairdressers	A1	27
R0513	N	N	Burnham	unit 18	Foundry Lane	Mildmay House - Computer Giant	Computer shop	A1	12
R0514	N	N	Burnham		Foundry Lane	The East of England Co-Op	Supermarket	A1	1
R0515	N	N	Burnham		Foundry Lane	Burnham Surgery	Surgrey	D1	37
R0523	N	N	Burnham		Foundry Lane	Mildmay House - Travis Perkins	Timber and building supplies	A1	13
R0537	N	N	Causeway		Fullbridge	Tesco	Supermarket	A1	38
R0538	N	N	Causeway		Fullbridge	McDonalds	Restaurant & Takeaway	A3	23
R0539	N	N	Causeway	Old Ironwork, unit 1	Fullbridge	Wickham Flooring of Maldon	Flooring and carpet shop	A1	13
R0540	N	N	Causeway	Old Ironwork, unit 2	Fullbridge	Domino's pizza	Takeaway	A5	25
R0541	N	N	Causeway	Old Ironwork, unit 3	Fullbridge	Cash Xchange	Second hand goods shop	A1	32
R0542	N	N	Causeway	Old Ironwork, first floor	Fullbridge	Rivers sports and snooker club	snooker club	D2	37
R0543	N	N	Causeway	Old Ironwork, second floor	Fullbridge	Old Ironwork's Gym	Gym	D2	37
R0544	N	N	Causeway		Fullbridge	Brookes&Co	Offices	B1	37
R0545	N	N	Causeway	Leigh Industrial Estate, unit 1	Causeway	Pine Factory Warehouse	Furniture shop	A1	13
R0552	N	N	Causeway	21	Causeway	Jhellan Associates	Chartered Accountants	A2	31
R0553	N	N	Causeway	23	Causeway	CSB Autoseekers	Second hand car showroom	Sui generis	37
R0683	N	N	Causeway		Fullbridge	Tile warehouse	Tiles	A1	13
R0684	N	N	Causeway		Fullbridge	Hire Plus Limited	Plants, tools, bui8lding materials	A1	13
R0685	N	N	Causeway	7	Fullbridge	Cherry tree bakery of fullbridge	Bakery/café	A3	23
R0686	N	N	Causeway	1	Fullbridge	Welcome Inn	Public House	A4	24

R0687	N	N	Causeway		Gullbridge	Fullbridge Mill	Offices	B1	37
R0568	Y	N	Heybridge	Bentalls	Colchester Road	Tesco Express (with Post office)	Supermarket	A1	1
R0584	Y	N	Heybridge	14	The Street	Hot And Cold Drinks	Food store	A1	1
R0569	Y	N	Heybridge	Bentalls	Colchester Road	Cherry Tree Bakery	Bakery & Tea Room	A1	3
R0589	Y	N	Heybridge	30	The Street	Rhymes Stubbings	Butcher	A1	4
R0554	Y	N	Heybridge	Bentalls	Colchester Road	Video Mania	Video Rental	A1	22
R0602	Y	N	Heybridge	4, 4a	Hall Road	Pet Shop Girls	Pet shop	A1	22
R0562	Y	N	Heybridge	Bentalls	Colchester Road	Heybridge Tandoori	Restaurant & Takeaway	A5	23
R0573	Y	N	Heybridge	Bentalls	Colchester Road	The Best Kebab	Fastfood & Takeaway	A5	23
R0566	N	Y	Heybridge	Bentalls	Colchester Road	Vacant	Vacant	Vacant	36
R0575	Y	N	Heybridge	Bentalls	Colchester Road	Pavilion	Diner/Café	A3	23
R0587	Y	N	Heybridge	26	The Street	Crispy Bacon Café	Diner/Café	A3	23
R0588	Y	N	Heybridge	28	The Street	China Garden	Chinese Takeaway	A5	23
R0590	Y	N	Heybridge	32	The Street	Mei Kwong	Chinese Takeaway	A5	23
R0596	Y	N	Heybridge	44	The Street	Banglore Spice	Takeaway	A5	23
R0600	Y	N	Heybridge	2	Hall Road	Copsey's Fish takeaway	Takeaway	A5	23
R0591	Y	N	Heybridge	34	The Street	Heybridge Inn	Public House	A4	24
R0577	N	Y	Heybridge	Wavebridge	Colchester Road	P R Deasy Dentist	Dentist	D1	37
R0578	N	Y	Heybridge	Home Farm	Colchester Road	Europit Tyres	Car repairs	Sui generis	37
R0579	N	Y	Heybridge	Home Farm	Colchester Road	Blackwater Electrical supplies	Electrical supplies	A1	12
R0580	N	Y	Heybridge	Home Farm	Colchester Road	Hallmark car services	Car repairs	Sui generis	37
R0581	N	N	Heybridge	Wave House	Colchester Road	Wave House	Car interior and trimmer	Sui generis	37
R0582	N	Y	Heybridge	1 to 5	The Street	H.E. Hill & Son Ltd	Home furniture & Beds	A1	10
R0583	N	Y	Heybridge	(2-12)	The Street	The Waring Room	Halls	D1	37
R0558	Y	N	Heybridge	Bentalls	Colchester Road	Wok Inn	Chinese Takeaway	A5	25
R0563	Y	N	Heybridge	Bentalls	Colchester Road	Paul Plaiice Fish	Takeaway	A5	25
R0586	Y	N	Heybridge	24	The Street	Gemini	Hairdresser	A1	27
R0601	Y	N	Heybridge	3	Hall Road	The Barbers	Hairdresser	A1	27

R0567	Y	N	Heybridge	Bentalls	Colchester Road	DCL Dry Cleaning	Dry Cleaners	A1	29
R0555	Y	N	Heybridge	Bentalls	Colchester Road	Vacant	Vacant	Vacant	36
R0557	Y	N	Heybridge	Bentalls	Colchester Road	Vacant	Vacant	Vacant	36
R0572	Y	N	Heybridge	Bentalls	Colchester Road	Vacant	Vacant	Vacant	36
R0599	Y	N	Heybridge	1	Hall Road	Vacant	Vacant	Vacant	36
R0597	N	Y	Heybridge	46	The Street	Coral	betting shop	A2	28
R0598	N	Y	Heybridge	48	The Street	Vacant	Vacant	Vacant	36
R0559	Y	N	Heybridge	Bentalls	Colchester Road	Rowlands Pharmacy	Pharmacy	D1	37
R0561	Y	N	Heybridge	Bentalls	Colchester Road	Veterinary Surgery	Veterinary Surgery	D1	37
R0585	Y	N	Heybridge	16	The Street	(no-name)	Store room of Food & Drinks	A1	37
R0574	Y	N	Heybridge	Bentalls	Colchester Road	Netto	Supermarket	A1	38
R0603	N	N	Heybridge	5a	Hall Road	The Maltsters Arms (Gray & Sons)	Public House	A4	24
R0604	N	N	Heybridge	2	Holloway Road	Vacant	Vacant	Vacant	36
R0605	N	N	Heybridge	4	Holloway Road	Vijay's Lounge	Restaurant	A3	23
R0606	N	Y	Heybridge		The Square	The Benbridge hotel	Hotel	C1	37
R0607	N	Y	Heybridge		The Square	Tizzio	Restaurant & Bar	A3	23
R0001	N	Y	Maldon town	1	High Street	Maldon Lettings	Estate Agent	A2	33
R0002	N	Y	Maldon town	1a	High Street	Vacant	Vacant	Vacant	36
R0003	N	Y	Maldon town	2	High Street	Haylets Gallery	Art Store/Gallery	D1	37
R0004	N	Y	Maldon town	3	High Street	East Meets East	Chinese Medical Clinic	A1	22
R0005	N	Y	Maldon town	4,6	High Street	Church Hawey	Estate Agent	A2	33
R0006	N	Y	Maldon town	5	High Street	Ansell & Sons	Butchers	A1	4
R0007	N	Y	Maldon town	5a	High Street	Holden Estate Agents	Estate Agent	A2	33
R0008	N	Y	Maldon town	7,7a	High Street	Vacant	Vacant	Vacant	36
R0009	N	Y	Maldon town	8	High Street	Malones Diner	Diner/Café	A3	23
R0010	N	Y	Maldon town	9a, 9b	High Street	Saffron The Pantry	Diner/Café	A3	23
R0011	N	Y	Maldon town	10	High Street	Hot Plate Café	Diner/Café	A3	23
R0012	N	Y	Maldon town	11	High Street	Vacant	Vacant	Vacant	36
R0013	N	Y	Maldon town	12	High Street	Super Natural	Homeopathy	A2	31
R0014	N	Y	Maldon town	13,13a	High Street	Whealers Resturaunt & Take-Away	Restaurant & Takeaway	A5	23

R0015	N	Y	Maldon town	14	High Street	Vacant	vacant	Vacant	36
R0044	Y	N	Maldon town	40,42	High Street	M & S	Supermarket	A1	1
R0017	N	Y	Maldon town	16	High Street	Bahn Fai Thai Cuisine	Diner/Café	A3	23
R0121	Y	N	Maldon town	118	High Street	Essex Chronicle	Convenience store	A1	1
R0019	N	Y	Maldon town	18	High Street	Curtis O'Boyle	Estate Agent	A2	33
R0064	Y	N	Maldon town	62,64,66	High Street	Iceland	Supermarket	A1	2
R0021	N	N	Maldon town	19 up	High Street	Point Graphics	Design	B1	37
R0022	N	Y	Maldon town	20	High Street	Bairstowes	Estate Agent	A2	33
R0023	N	Y	Maldon town	20a	High Street	The Cloak Room	Clothing repairs	A1	9
R0149	Y	N	Maldon town	135	High Street	Sweet Memories	Grocery	A1	2
R0026	N	Y	Maldon town	22	High Street	M.P.P Solicitors	Solicitors	A2	31
R0036	Y	N	Maldon town	34	High Street	Greggs	Bakers/Resturant	A3	3
R0101	Y	N	Maldon town	101	High Street	The Crust Loaf	Bakers	A1	3
R0096	Y	N	Maldon town	89	High Street	Bunting of Maldon	Butchers	A1	4
R0081	Y	N	Maldon town	74	High Street	Sally Green's	food store	A1	5
R0136	Y	N	Maldon town	128-4	High Street	Pilgrims Natural food	food store	A1	5
R0122	Y	N	Maldon town	119, 119a	High Street	Douglas Ball	Fishmonger	A1	6
R0056	Y	N	Maldon town	55	High Street	Essex Shoe Repairs	Shoe repair shop	A1	8
R0032	Y	N	Maldon town	30a	High Street	Cloths Shop	Clothing	A1	9
R0049	Y	N	Maldon town	48	High Street	M&Co.	Clothing	A1	9
R0052	Y	N	Maldon town	51	High Street	Dorothy Perkins	Clothing	A1	9
R0061	Y	N	Maldon town	59	High Street	CC clothes shop	Clothing	A1	9
R0063	Y	N	Maldon town	61	High Street	Coes	Clothing	A1	9
R0085	Y	N	Maldon town	76	High Street	Peppermint	Clothing	A1	9
R0097	Y	N	Maldon town	90,92,94	High Street	Townrow	Clothing	A1	9
R0099	Y		Maldon town	98, 98a	High Street	Chic lady Fashion	Clothing	A1	9
R0100	Y	N	Maldon town	100	High Street	Peacocks	Clothing	A1	9
R0102	Y	N	Maldon town	102	High Street	Stead & Simpson with Shoe Zone	Shoes & Clothing	A1	9
R0103	Y	N	Maldon town	103	High Street	Buckles	shoes	A1	9
R0104	Y	N	Maldon town	102b	High Street	Fabric fact & Coffee plus	Fabrics & cafe	A1	10

R0129	Y	N	Maldon town	125	High Street	I Love My Home	Furniture/nic-nac shop	A1	10
R0075	Y	N	Maldon town	70a	High Street	WHSmith	books	A1	11
R0108	Y	N	Maldon town	107	High Street	Creative framing	Art Gallery	A1	11
R0074	Y	N	Maldon town	70	High Street	Ideal Fones	phones & accessories	A1	12
R0107	Y	N	Maldon town	104	High Street	Foulkes Electrical	Electrical shop	A1	12
R0113	Y	N	Maldon town	112a	High Street	TDR computers	computer accessories	A1	12
R0030	Y	N	Maldon town	28	High Street	Hunts Cookshop	Cookware	A1	13
R0092	Y	N	Maldon town	84	High Street	Light Shade	lights	A1	13
R0093	Y	N	Maldon town	85,87	High Street	The Emporium	Household stuff	A1	13
R0128	Y	N	Maldon town	124	High Street	Maldon Cookshop	Cookware	A1	13
R0130	Y	N	Maldon town	126	High Street	Reeve & Son Ltd	repairing stuff	A1	13
R0050	Y	N	Maldon town	50	High Street	Best Wishes	Gifts and Misc	A1	14
R0051	Y	N	Maldon town	50a	High Street	Barnardos	Gifts and Misc	A1	14
R0053	Y	N	Maldon town	52	High Street	Cards & Gifts	Card and gifts shop	A1	14
R0078	Y	N	Maldon town	70d	High Street	Cardfair	Gifts and Misc	A1	14
R0086	Y	N	Maldon town	77	High Street	Wenlock Gift	Gifts and Misc	A1	14
R0088	Y	N	Maldon town	79	High Street	Mulberry House	Gifts and Misc	A1	14
R0034	Y	N	Maldon town	32a	High Street	Templeman Opticians	Opticians	A1	16
R0057	Y	N	Maldon town	56	High Street	Boots	Pharmacy	A1	16
R0059	Y	N	Maldon town	58	High Street	Superdrug	Pharmacy	A1	16
R0082	Y	N	Maldon town	75	High Street	Boots Opticians	Opticians	A1	16
R0125	Y	N	Maldon town	121	High Street	WG. Ballentyne	Opticians	A1	16
R0071	Y	N	Maldon town	67	High Street	Pound-Stretcher		A1	17
R0040	Y	N	Maldon town	37	High Street	Talking Flowers	Flower shop	A1	18
R0043	Y	N	Maldon town	39	High Street	Yours In Sport	Sports shop	A1	19
R0090	Y	N	Maldon town	81	High Street	Toys'n'tuck	Toys	A1	19
R0123	Y	N	Maldon town	120	High Street	Riverside cycle centre	bikes & accessories	A1	19
R0139	Y	N	Maldon town	128-7	High Street	Colin Bliss Models	Toys	A1	19
R0068	Y	N	Maldon town	65	High Street	Chameleon Distinctive Jewellery	Jewellery	A1	20
R0087	Y	N	Maldon town	78	High Street	Read & Simpson Jewellery	Jewellery	A1	20

R0109	Y	N	Maldon town	108,110	High Street	H&A Kimbell	Jewellery	A1	20
R0245	Y	N	Maldon town	38	High Street	Carlton Jewellers (2 King's head centre)	Jewellery	A1	20
R0060	Y	N	Maldon town	58a	High Street	Cancer Research UK	Charity shop	A1	21
R0077	Y	N	Maldon town	70c	High Street	Salvation Army	Charity shop	A1	21
R0083	Y	N	Maldon town	75a	High Street	British Heart Foundation	Charity shop	A1	21
R0112	Y	N	Maldon town	112	High Street	Farleifhg hospice	Charity shop	A1	21
R0144	Y	N	Maldon town	131133	High Street	Maldon Outdoor Leisure	outdoor equipment	A1	22
R0246	Y	N	Maldon town	102d	High Street	At Your Leisure	Camping equipment & Clothing	A1	22
R0033	Y	N	Maldon town	32	High Street	Whimpy	Diner/Café	A3	23
R0037	Y	N	Maldon town	35	High Street	Oak House	Diner/Café	A3	23
R0041	Y	N	Maldon town	38	High Street	The Secret Garden (1 King's head centre)	Diner/Café	A3	23
R0042	Y	N	Maldon town	38	High Street	Continental Coffee (2 King's head centre)	Diner/Café	A3	23
R0045	Y	N	Maldon town	41	High Street	Bunting café	Diner/Café	A3	23
R0073	Y	N	Maldon town	69,71	High Street	Prezzo	Diner/Café	A3	23
R0106	Y	N	Maldon town	106	High Street	Waterside Tearooms	Diner/Café	A3	23
R0111	Y	N	Maldon town	111	High Street	Foyaj Miah's Curry Nights	Diner/Café	A3	23
R0118	Y	N	Maldon town	116	High Street	Intimo	Diner/Café	A3	23
R0126	Y	N	Maldon town	122	High Street	Monolis Greek Taverna	Diner/Café	A3	23
R0141	Y	N	Maldon town	128-9&10	High Street	Maldon Cottage Restaurant	Diner/Café	A3	23
R0029	Y	N	Maldon town	26	High Street	The White Horse	Public House	A4	24
R0110	Y	N	Maldon town	109	High Street	Rose & Crown	Public House	A4	24
R0084	Y	N	Maldon town	75b	High Street	Subway	Takeaway	A5	25
R0137	Y	N	Maldon town	128-5	High Street	British Fried Chicken & Pizza Express	Takeaway	A5	25
R0028	Y	N	Maldon town	24a	High Street	Reed Hair	Salon	A1	27
R0038	Y	N	Maldon town	35a, 37a	High Street	Ascension Hair	Salon	A1	27
R0095	Y	N	Maldon town	88	High Street	The Hair Room	Salon	A1	27
R0115	Y	N	Maldon town	113	High Street	Making waves	Hair salon	A1	27
R0116	Y	N	Maldon town	114	High Street	The Barber shop	Hair salon	A1	27
R0119	Y	N	Maldon town	116a	High Street	Skin Designs	hair salon	A1	27
R0120	Y	N	Maldon town	117	High Street	Nail Design	Nail bar	A1	27

R0131	Y	N	Maldon town	127	High Street	Feathers Hair Salon	Hair salon	A1	27
R0134	Y	N	Maldon town	128-1	High Street	The Sun Studio	Beauty Salon	A1	27
R0135	Y	N	Maldon town	128-2&3	High Street	Hot Hedz	Hair salon	A1	27
R0138	Y	N	Maldon town	128-6	High Street	Maldon Nails	Beauty Salon	A1	27
R0117	Y	N	Maldon town	115	High Street	CORAL	Betting	A1	28
R0024	Y	N	Maldon town	21,23,25	High Street	Thomas Cook	Travel Agents	A1	30
R0076	Y	N	Maldon town	70b	High Street	First Choice Travel shop	Travel Agents	A1	30
R0094	Y	N	Maldon town	86	High Street	Co-Operative Travel	Travel Agents	A1	30
R0020	Y	N	Maldon town	19	High Street	Alliance & Leicester	Bank	A2	31
R0039	Y	N	Maldon town	36	High Street	Natwest	Bank	A2	31
R0054	Y	N	Maldon town	53	High Street	Cards & Gifts	Bank	A2	31
R0055	Y	N	Maldon town	54	High Street	Halifax	Bank	A2	31
R0062	Y	N	Maldon town	60	High Street	Barclays Bank	Bank	A2	31
R0072	Y	N	Maldon town	68	High Street	Lloyds TSB	Bank	A2	31
R0079	Y	N	Maldon town	72	High Street	HSBC	Bank	A2	31
R0091	Y	N	Maldon town	83	High Street	R.Pipe Insurance agent	Insurance agent	A1	31
R0114	Y	N	Maldon town	behind 112a	High Street	Custom House - Lambert Chapman	Accountant	A2	31
R0016	Y	N	Maldon town	15	High Street	Abbotts	Estate Agent	A2	33
R0018	Y	N	Maldon town	17	High Street	Watwits Haywood	Estate Agent	A2	33
R0031	Y	N	Maldon town	30	High Street	Prime Time Recruitment Agency	Recruitment Agency	A2	34
R0048	Y	N	Maldon town	47	High Street	Post Office	Post Office	A1	35
R0046	Y	N	Maldon town	43	High Street	Vacant	Vacant	Vacant	36
R0047	Y	N	Maldon town	45	High Street	Vacant	Vacant	Vacant	36
R0058	Y	N	Maldon town	57	High Street	Vacant	Vacant	Vacant	36
R0089	Y	N	Maldon town	80,82	High Street	Vacant	Vacant	Vacant	36
R0140	Y	N	Maldon town	128-8	High Street	Vacant	Vacant	Vacant	36
R0027	Y	N	Maldon town	24	High Street	Escape urban spa	Beauty salon	Mixed	37
R0035	Y	N	Maldon town	32b	High Street	4 Front Research		Unknown	37
R0065	Y	N	Maldon town	63	High Street	Maldon Society	Halls	D1	37
R0145	N	Y	Maldon town	132	High Street	Avanti Photographics	Wedding agent	A1	31

R0147	N	Y	Maldon town	134	High Street	Different	Grocery	A1	2
R0080	Y	N	Maldon town	73	High Street	The Swan Hotel	Inn	C1	37
R0150	N	Y	Maldon town	136	High Street	The Maldon Pie'n Eel House	Takeaway	A5	25
R0151	N	Y	Maldon town	137	High Street	The Moonlight Balti Express	Takeaway	A5	25
R0152	N	Y	Maldon town	138	High Street	The Flower Patch	Florist	A1	18
R0154	N	Y	Maldon town	140	High Street	Lighter Life - life in balance	unknown professional service	Vacant	36
R0156	N	Y	Maldon town	139/141	High Street	Vacant	Vacant	Vacant	36
R0157	N	Y	Maldon town	142	High Street	Vacant	Vacant	Vacant	36
R0158	N	Y	Maldon town	143	High Street	Vacant	Vacant	Vacant	36
R0159	N	Y	Maldon town	144	High Street	Vacant	Vacant	Vacant	36
R0161	N	Y	Maldon town	146, 146a	High Street	Right Buy Homes	Estate Agent	A2	33
R0163	N	Y	Maldon town	149	High Street	Monro's Beauty salon	Beauty Salon	A1	27
R0164	N	Y	Maldon town	151	High Street	USA Fried Chicken	Takeaway	A5	25
R0165	N	Y	Maldon town	153a	High Street	Lorraine Sheen Hair	Hair salon	A1	27
R0166	N	Y	Maldon town	154	High Street	Crystal Motel & Restaurant	Motel & restaurant	C1	37
R0167	N	Y	Maldon town	155 & 157	High Street	Ocean Chinese Restaurant	Diner/Café	A3	23
R0168	N	Y	Maldon town	156	High Street	Classic Dry Cleaners	Dry cleaners	A1	29
R0169	N	Y	Maldon town	159	High Street	J.P. Tackle	Fishing equipment	A1	22
R0170	N	Y	Maldon town	160	High Street	Vacant	Vacant	Vacant	36
R0171	N	Y	Maldon town	161&163	High Street	Simple the Best framing	Art Gallery	A1	11
R0172	N	Y	Maldon town	162&164	High Street	IL Camino Italian Restaurant	Diner/Café	A3	23
R0174	N	Y	Maldon town	167 left	High Street	Vacant	Vacant	Vacant	36
R0175	N	Y	Maldon town	169	High Street	Essex best Kebab House	Takeaway	A5	25
R0177	N	Y	Maldon town	171	High Street	Find Property solutions	Domestic maintenance and construction	A1	31
R0178	N	Y	Maldon town	173, 175A	High Street	Allure Bridal Ware	Bridal shop	A1	9
R0179	N	Y	Maldon town	177	High Street	Banyard Taxi & mini Bus	Taxi & mini Bus	Sui Generis	37
R0180	N	Y	Maldon town	179	High Street	Mal Co. Nursing	Nursing homes	C2	37
R0181	N	Y	Maldon town	180	High Street	House of Delight Chinese restaurant	Diner/Café	A3	23

R0182	N	Y	Maldon town	181	High Street	Vacant	Vacant	Vacant	36
R0183	N	Y	Maldon town	183	High Street	Dandy Candy	Sweet shop	A1	2
R0184	N	Y	Maldon town	184&186	High Street	Franklin Orriss & Co. Ltd	Carpet & Curtain	A1	10
R0185	N	Y	Maldon town	185	High Street	The Warwick	Public House	A4	24
R0187	N	Y	Maldon town	188&190	High Street	Ship & Anchor B&B	Public House	A4	24
R0188	N	Y	Maldon town	191&193	High Street	Maldon Tandoori Indian restaurant	Diner/Café	A3	23
R0191	N	Y	Maldon town	195	High Street	Shahjan Tandoori Indian Takeaway	Takeaway	A5	25
R0193	N	Y	Maldon town	199	High Street	dalehire.com	repairing stuff	A1	13
R0194	N	Y	Maldon town	1,3	Gate Street	Kew Law LLP Solicitors	Solicitors	A2	31
R0195	N	Y	Maldon town	4a	Gate Street	Bailey & Co. Conveyances	Conveyances	A2	37
R0196	N	N	Maldon town	33	Gate Street	The Carpenters	Public House	A4	24
R0197	N	Y	Maldon town	5	Coach Lane	Trend Hairdesign	Hair salon	A1	27
R0198	N	Y	Maldon town	1	Silver Street	Blue Boar Gift Shop	Misc retail	A1	14
R0199	N	Y	Maldon town	1,3,5,7	Silver Street	The Blue Boar Hotel	Hotels, rest. & public hse	C1	37
R0200	N	Y	Maldon town	1	London Road	Nationwide	Bank	A2	31
R0201	N	Y	Maldon town	1	London Road	Ian Croft Accountant	Accountant	A2	31
R0206	N	Y	Maldon town	1	Edwards Walk	Unknown	Unknown	Unknown	37
R0207	N	Y	Maldon town	2 to 4	Edwards Walk	Edwards	Retail and coffee house	A3	23
R0208	N	Y	Maldon town	8	Edwards Walk	Luscious Beauty	Salon	A1	27
R0209	N	Y	Maldon town	9	Edwards Walk	Just for You	Card shop	A1	14
R0210	N	Y	Maldon town	10,11	Edwards Walk	Upstairs Downstairs	Misc retail shop	A1	14
R0211	N	Y	Maldon town	19	Edwards Walk	Aesthetics Salon	Hairdresser	A1	27
R0217	N	Y	Maldon town	7	White Horse Lane	Vacant	Vacant	Vacant	36
R0218	N	Y	Maldon town	1	Market Hill	Opticians	Opticians	A1	16
R0219	N	Y	Maldon town	2, 2a	Market Hill	The Essex Bedding Centre	Bedding & curtain	A1	10
R0220	N	Y	Maldon town	3,5,7,9	Market Hill	Maldon Town Hall	Town Hall	D2	37
R0221	N	Y	Maldon town	4	Market Hill	Landmark Property	Estate agent	A2	33
R0222	N	Y	Maldon town	6	Market Hill	Hair media	Hair salon	A1	27
R0224	N	Y	Maldon town	8a	Market Hill	T.J. Frostick Shoes Repair	shoe repair shop	A1	8
R0225	N	Y	Maldon town	11	Market Hill	vacant	vacant	vacant	36

R0226	N	Y	Maldon town	13,15	Market Hill	Monnmental Masons (with Florist Tributes)	Co-op Funeral Services	A1	31
R0227	N	Y	Maldon town	17-19	Market Hill	Lota Training Office	Training centre	B1	37
R0228	N	Y	Maldon town	21	Market Hill	The Limes	Guest houses	C1	37
R0229	N	Y	Maldon town	1	Wantz Road	Roesaas Chiropody	Beauty salon	A1	27
R0230	N	Y	Maldon town	4	Tenterfield Road	R.C. Reeve & Son Ltd. (with showroom)	Plumbing & heating supplies	A1	13
R0231	N	Y	Maldon town	1	Church Street	Sweet Memories	sweet shop	A1	2
R0234	N	Y	Maldon town	7&9	Church Street	Anchor Guest House	guest house	C1	37
R0235	N	Y	Maldon town	1	Mill Road	Lantern House Restaurant	Restaurant & Takeaway	A3	23
R0236	N	Y	Maldon town	1a	Fambridge Road	Vacant	Vacant	Vacant	36
R0237	N	Y	Maldon town	1b	Fambridge Road	CD's Sandwich Bar	Sandwich shop	A1	23
R0238	N	Y	Maldon town	1c	Fambridge Road	John Alexander	Estate Agent	A2	33
R0239	N	Y	Maldon town	2	Fambridge Road	Dominic Finn Dental Surgery	Dentist	D1	37
R0240	N	Y	Maldon town	6	Fambridge Road	Claire Tate Maldon Beauty Centre	Salon	A1	27
R0241	N	Y	Maldon town	17	Fambridge Road	Constitutional Club	Constitutional Club	D2	37
R0242	N	Y	Maldon town	2	West Square	West Square Dental Surgery	Dentist	D1	37
R0243	N	Y	Maldon town	2	Mill Road	ASE Insurance	Insurance agent	A1	31
R0244	N	N	Maldon town		High Street	Moot Hall	Public Hall	D1	37
R0124	Y	N	Maldon town	behind 120	High Street	Shaun Baker Car Care	Car repairing	B2	37
R0133	Y	N	Maldon town	129	High Street	NHS Dental Surgery	Dentist	D1	37
R0522	N	Y	Maldon town	40	White Horse Lane	Maldon accessory centre	Car accessories	A1	15
R0523	N	Y	Maldon town	40	White Horse Lane	Mens	Hairdresser	A1	27
R0524	N	Y	Maldon town	40	White Horse Lane	Bateman Dental Surgery	Dentist	D1	37
R0525	N	Y	Maldon town	N/A	King's Head centre	Mera resource centre		A1	11
R0526	N	Y	Maldon town	N/A	King's Head centre	Missy Moo	Ballon desgin and decoration	A1	11
R0527	N	Y	Maldon town	N/A	King's Head centre	Finale accessories	Cloth and accessories	A1	9
R0528	N	Y	Maldon town	14	Edwards Walk	All about baby	baby clothing	A1	9
R0529	N	Y	Maldon town	22-24	Edwards Walk	Ruby	Clothing	A1	9
R0530	N	Y	Maldon town	N/A	King's Head centre	The SPA bontique	Gift shop	A1	14

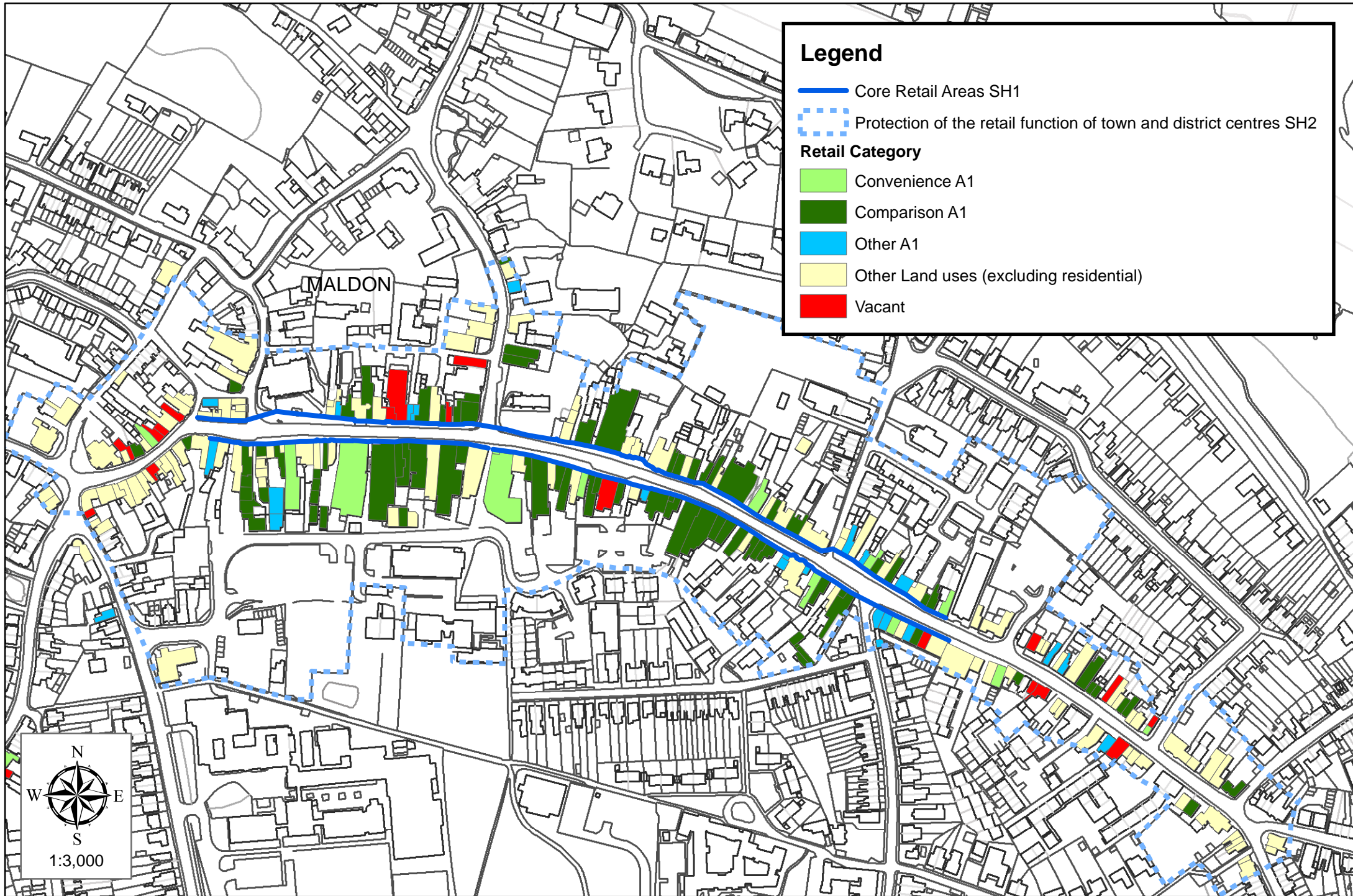
R0531	N	Y	Maldon town		West Square	Police Station	Police Station	Sui Generis	37
R0532	N	N	Maldon town	19	Spital Road	Tolleysshop	Off licence / general store	A1	1
R0533	N	N	Maldon town	19a	Spital Road	Vacant	Vacant	Vacant	36
R0534	N	N	Maldon town	35	Spital Road	John's Steves	Newsagent / general store	A1	1
R0535	N	N	Maldon town	42	Spital Road	Knight Maiden	Hairdressers	A1	27
R0536	N	N	Maldon town	54	Spital Road	The Crushy Loaf	Bakers	A1	3
R0679	N	N	Maldon town	79,81	Washington Road	Chronicle Newsshop (+ Post Office)	Newsagent/general store/post office	A1	1
R0680	N	N	Maldon town	83,85,87	Washington Road	Maldon Kitchen and Bathrooms	Kitchen and Bathroom showroom	A1	13
R0681	N	N	Maldon town	89	Washington Road	Our Plaice	Fish and Chip Takeaway	A5	25
R0682	N	N	Maldon town	89a, 89b	Washington Road	TC2 Hair	Hairdresser and Beauty Salon	A1	27
R0608	N	N	Mayland	30, 34	Imperial Avenue	Gorgeous	Hair salon and beauty parlour	A1	27
R0610	N	N	Mayland	36	Imperial Avenue	Public House - The General Lee (no sign presently)	Public House	A4	24
R0611	N	N	Mayland	38	Imperial Avenue	St Lukes Chapel	Church	D1	37
R0615	N	N	Mayland	56	Imperial Avenue	Cut and Dried	Hair salon	A1	27
R0616	N	N	Mayland	58	Imperial Avenue	Tony's Barbers	Hair salon	A1	27
R0617	N	N	Mayland	60	Imperial Avenue	Vacant	Vacant	Vacant	36
R0618	N	N	Mayland	62	Imperial Avenue	Posh Spice	Takeaway	A5	25
R0620	N	N	Mayland	66	Imperial Avenue	Vacant	Vacant	Vacant	36
R0621	N	N	Mayland	68	Imperial Avenue	All Seasons Discount Shop	Retail	A1	17
R0622	N	N	Mayland	70	Imperial Avenue	Golden Platter Bakery	Bakery	A1	3
R0625	N	N	Mayland	76	Imperial Avenue	The Chip Inn	Takeaway	A5	25
R0626	N	N	Mayland	78	Imperial Avenue	Nisa Local	General Grocer	A1	2
R0627	N	N	Southminster	2	Station Road	CVVC (Church View Vet Clinic)	Veterinary Practice	Sui Generis	37
R0628	N	N	Southminster	6	Station Road	Vacant	Vacant	Vacant	36
R0631	N	N	Southminster	10	Station Road	M.A. Plant	Solicitors	A2	31

R0632	N	N	Southminster	12	Station Road	Barclays	Bank	A2	31
R0633	N	N	Southminster	1A	North Street	Stylez	Hairdresser	A1	27
R0634	N	N	Southminster	1	North Street	Mellows Takeaway	Takeaway	A5	23
R0635	N	N	Southminster	3	North Street	Peter's Traditional Butchers	Butchers	A1	4
R0636	N	N	Southminster	7	North Street	Express Convenience Store and off licence	Convenience Store and Post Office	A1	1
R0639	N	N	Southminster	1	High Street	Information Centre	One Stop Shop	A1	22
R0640	N	N	Southminster	2	High Street	The Kings Head	Public House	A4	24
R0641	N	N	Southminster	3	High Street	Stitch Print	Clothing	A1	9
R0642	N	N	Southminster	4	High Street	Village Green's	Vacant	Vacant	36
R0643	N	N	Southminster	5	High Street	Martin's	Newsagent	A1	1
R0644	N	N	Southminster	6	High Street	Golden Platter Bakery	Bakery, Tea room & Café	A3	3
R0646	N	N	Southminster	8a	High Street	Vacant	Vacant	Vacant	36
R0647	N	N	Southminster	10	High Street	L. M. Sage	Carpets & flooring	A1	10
R0648	N	N	Southminster	9	High Street	Launderette	Launderette	Sui Generis	37
R0649	N	N	Southminster	11	High Street	The Village Tandoori	Takeaway	A5	25
R0651	N	N	Southminster	13	High Street	Southminster Fish Bar	Takeaway	A5	25
R0653	N	N	Southminster	15	High Street	Numark Pharmacist	Pharmacist	A1	16
R0654	N	N	Southminster	16	High Street	Hong Kong Chinese Food	Takeaway	A5	23
R0655	N	N	Southminster	17	High Street	Jasmin Oriental	Takeaway	A5	25
R0664	N	N	Southminster	26	High Street	Headline news	Hairdresser	A1	27
R0668	N	N	Southminster	32	High Street	LFC Todd Price	Insurance Solutions	A2	31
R0678	N	N	Southminster	2	Pantile Hill	Chapsman	Convenience Store	A1	1

APPENDIX 3 – RETAIL PROVISION PLANS

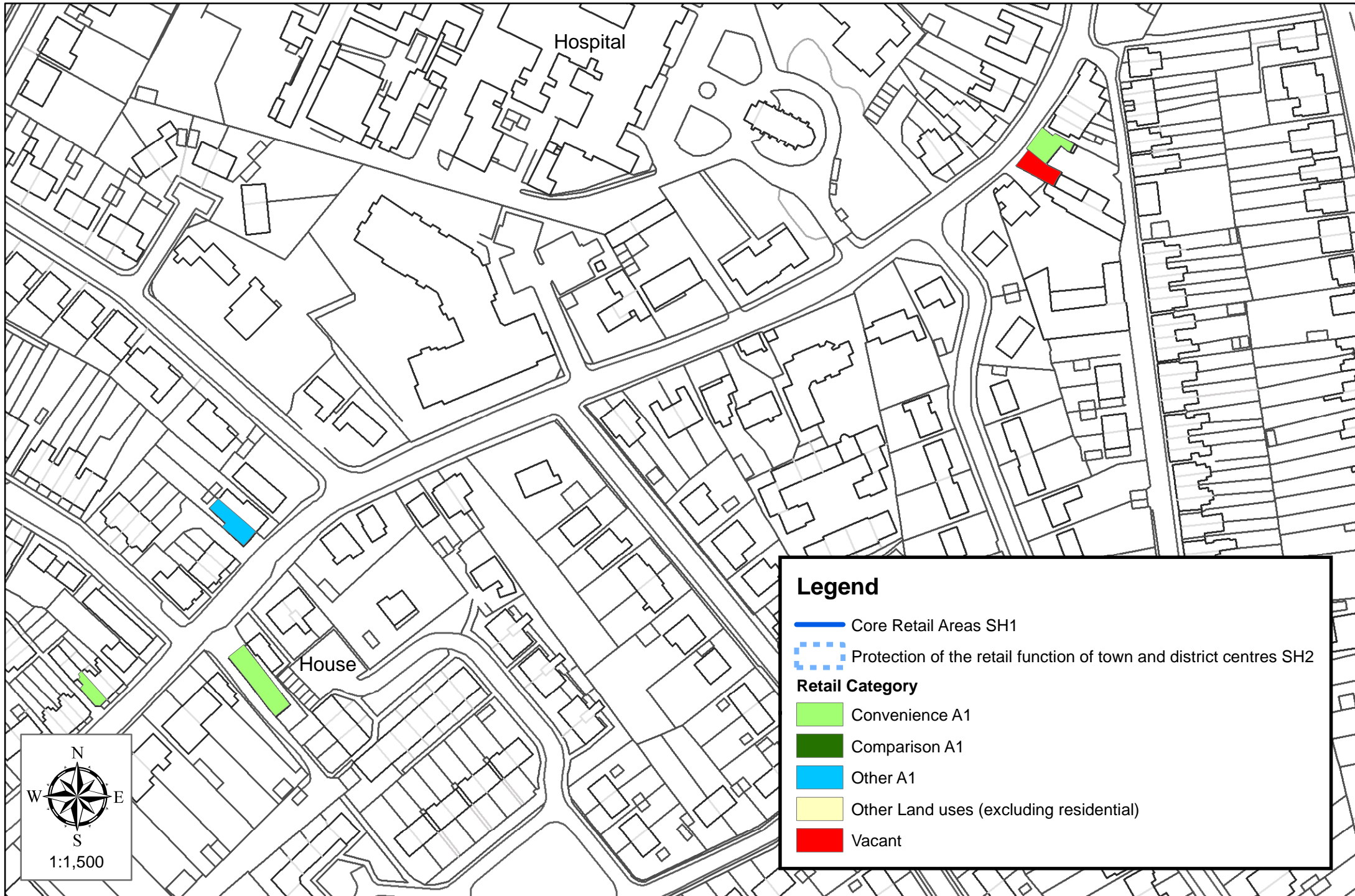
Maldon Town Centre

© Crown copyright. All rights reserved MLA100018588 2010

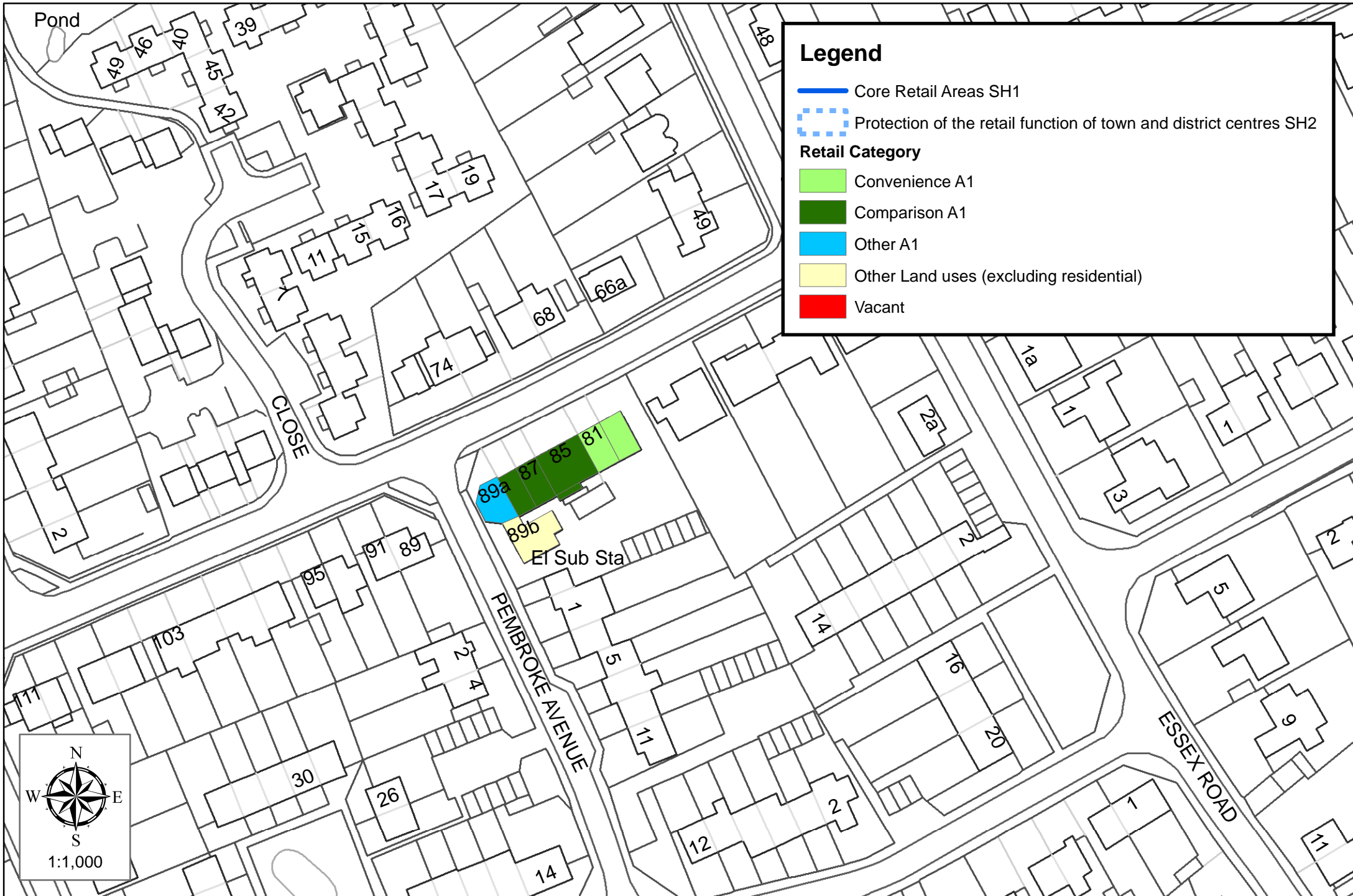


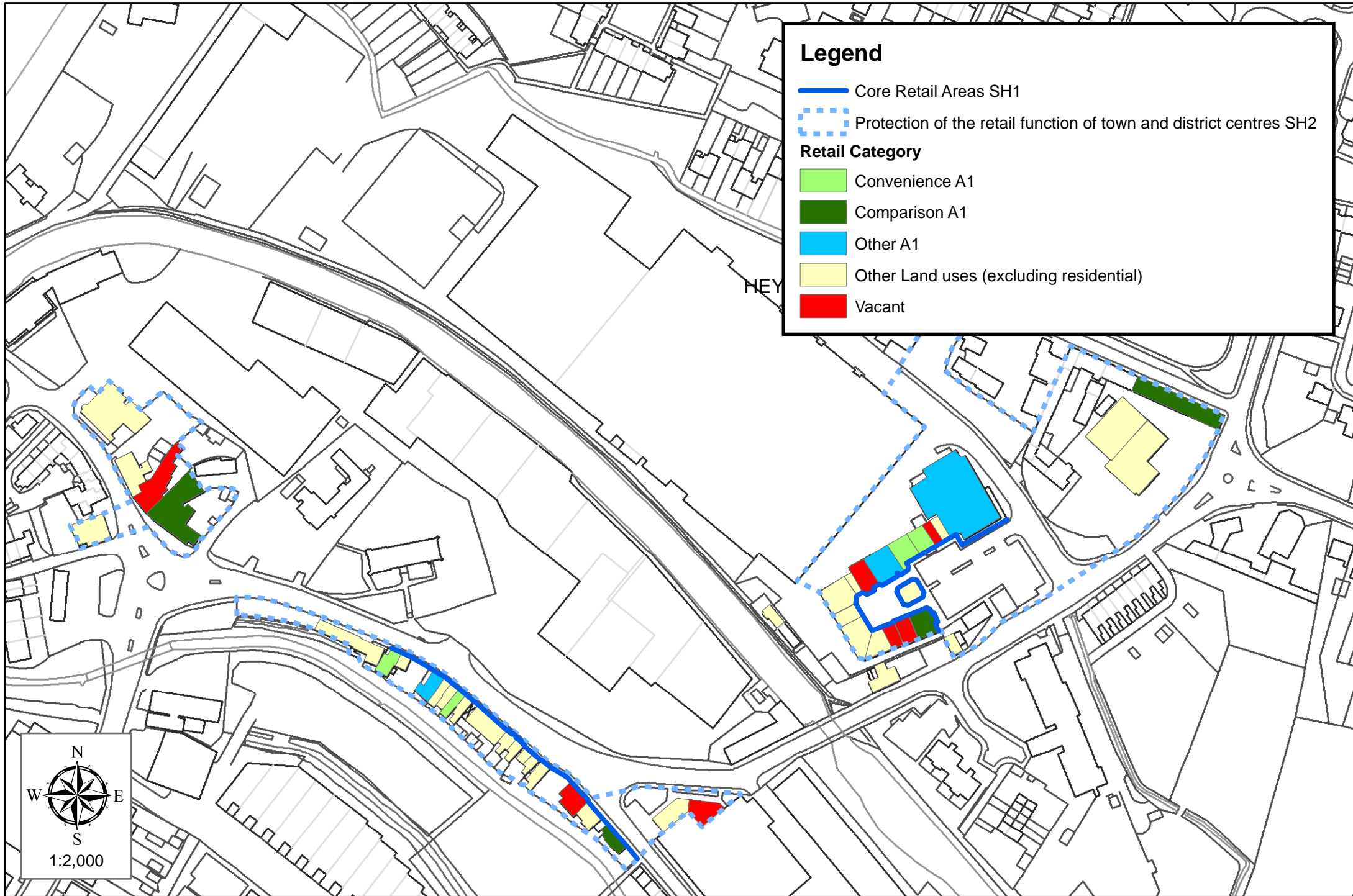
Maldon Spital Road

© Crown copyright. All rights reserved MLA100018588 2010

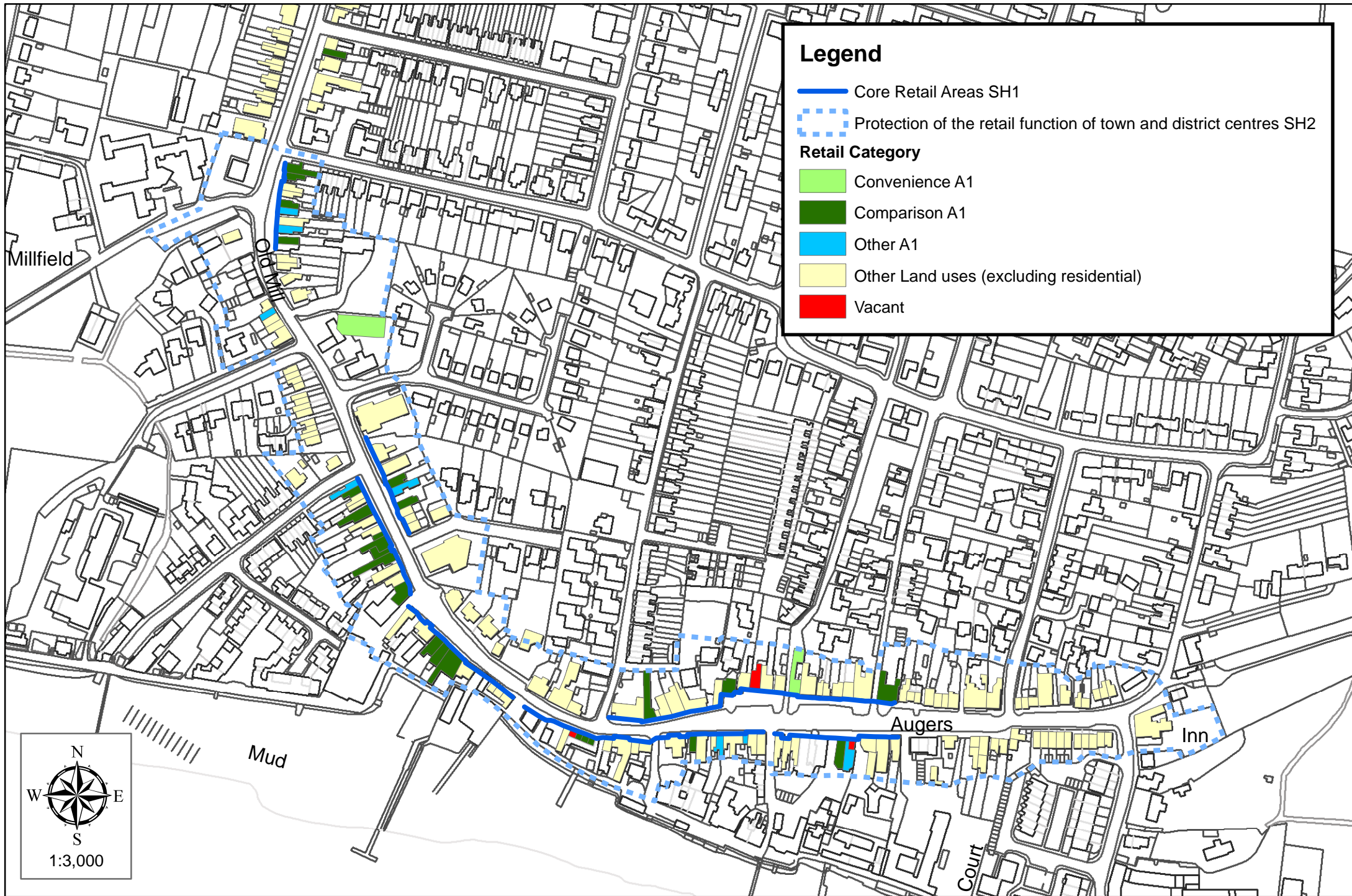


Maldon Washington Road

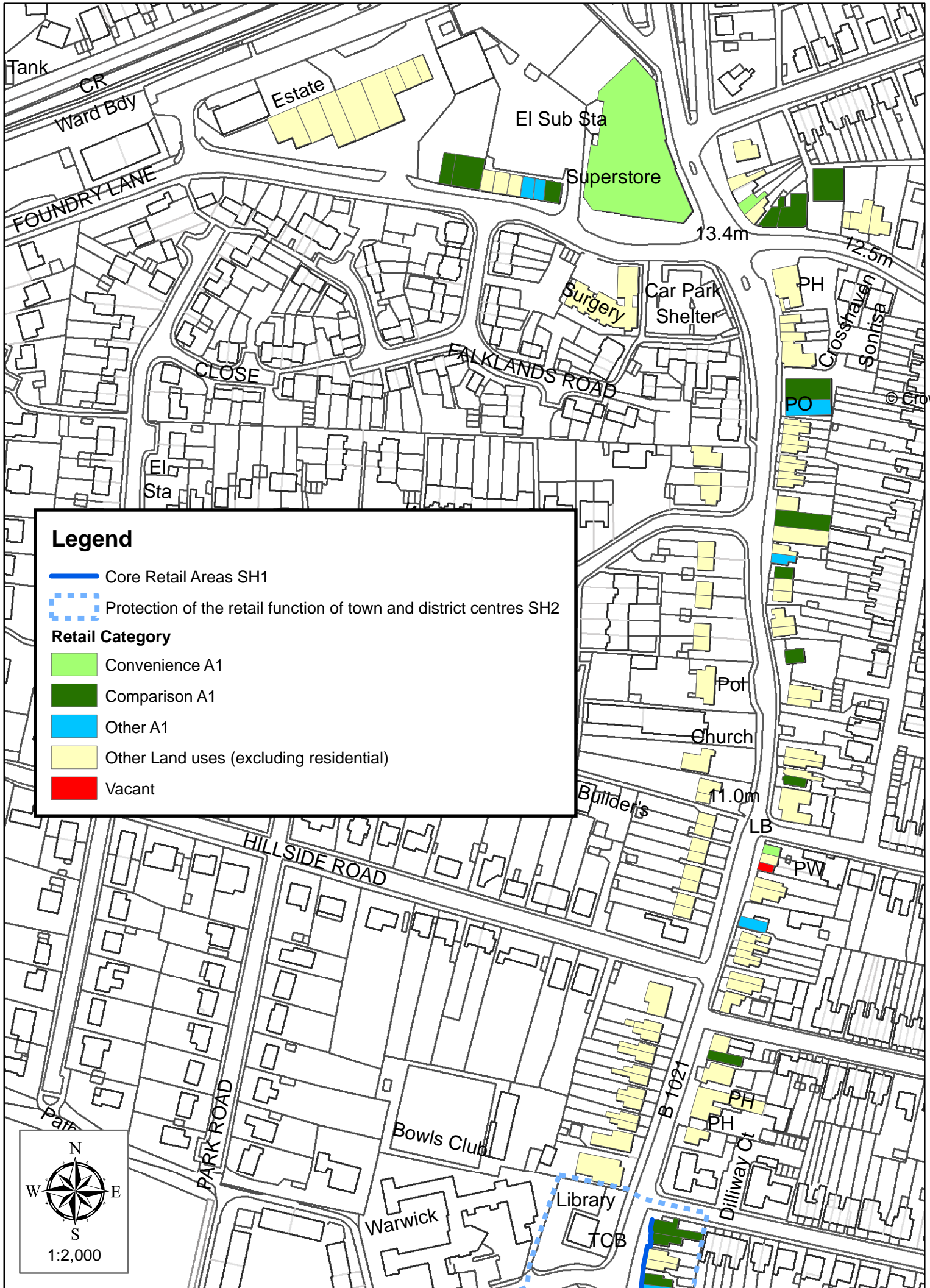




Burnham High Street



Burnham Station Road

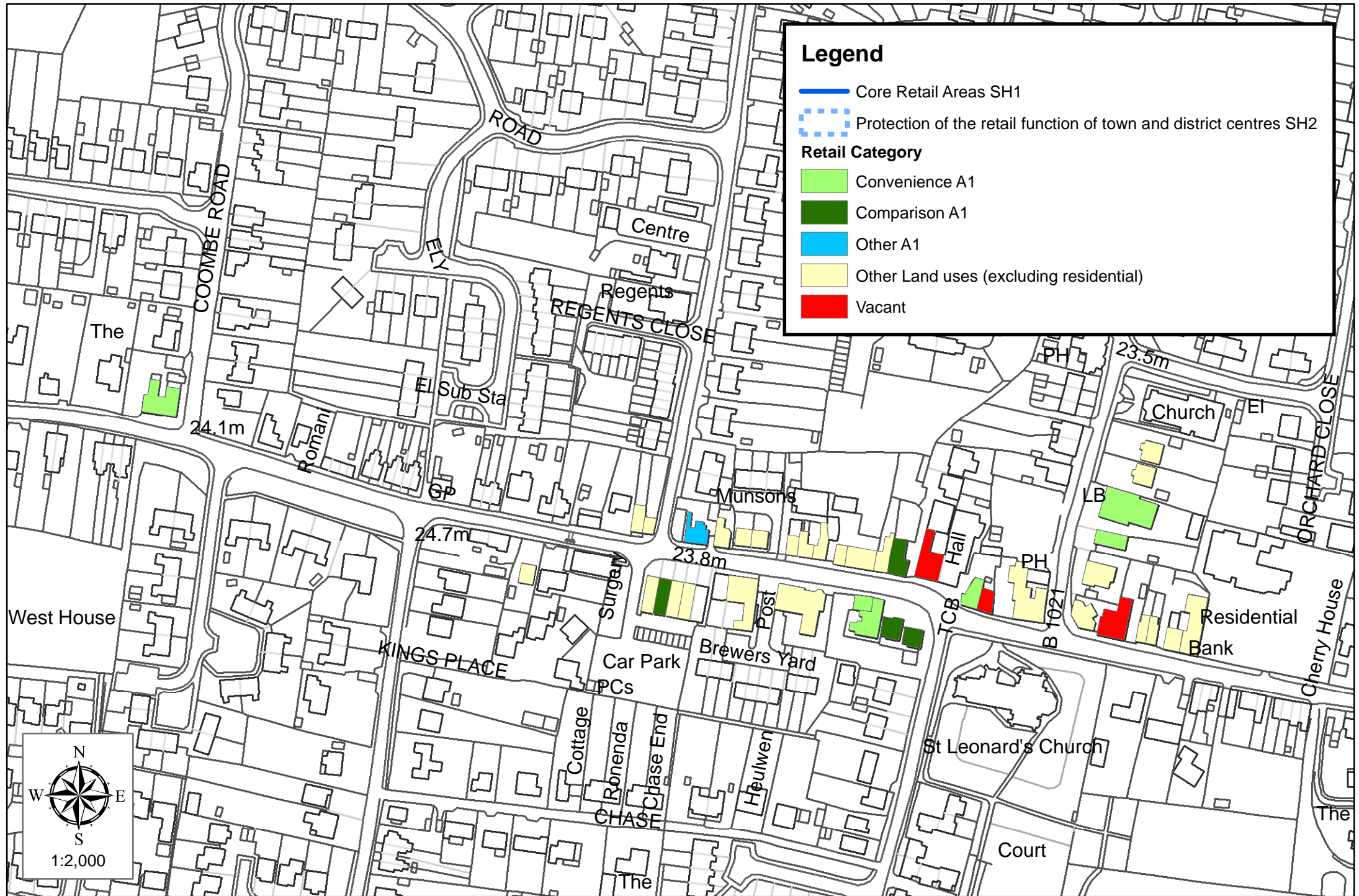


Legend

- Core Retail Areas SH1
- - - Protection of the retail function of town and district centres SH2
- Retail Category**
- Convenience A1
- Comparison A1
- Other A1
- Other Land uses (excluding residential)
- Vacant

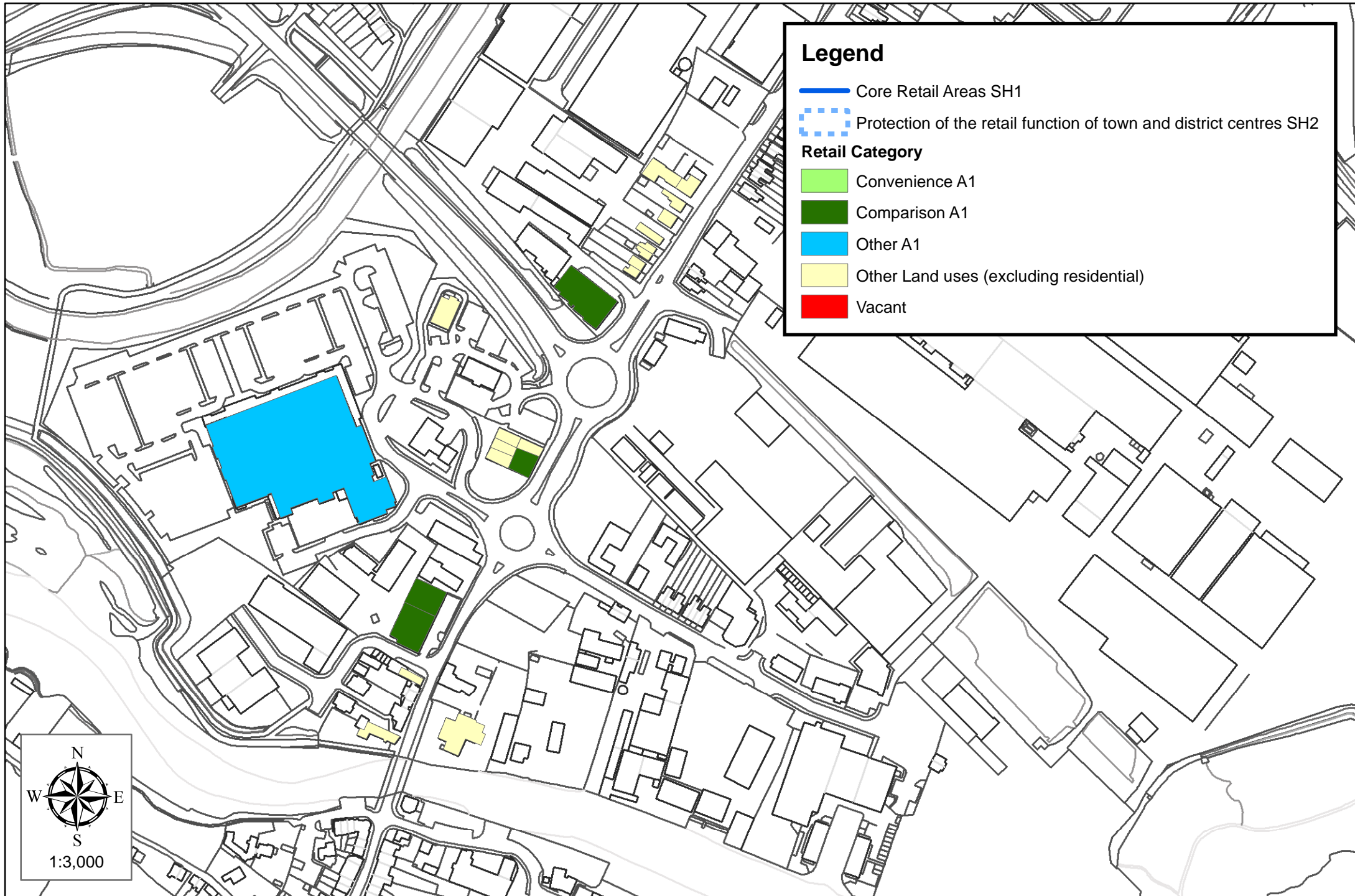


Southminster



Fullbridge and the Causeway

© Crown copyright. All rights reserved MLA100018588 2010



Mayland

