Maldon District
Local Development Plan
Preferred Growth Strategy

Evidence Base Supporting Paper

June 2012
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Executive Summary

Several options were considered as part of the development of the preferred growth strategy for the District within the Local Development Plan (LDP). These options were informed by the evidence base, including the Housing Growth Scenarios Study, the Strategic Housing Land Availability Assessment, the Planning Advisory Service Spatial Vision workshops, an assessment of potential growth areas, discussions with delivery partners and infrastructure providers, and the Infrastructure Delivery Plan. Preferred options were selected in accordance with the steer received by Members following meetings of the Planning Policy Panel and Member Workshops.

For the locally derived housing target, the following options were considered (scenarios 1-3 identified by the Heart of Essex Housing Growth Scenarios Study):

- **Scenario 1 - Population Stable Scenario** (a minimum of 153 new households per annum) representing growth required to maintain the existing population levels given projected demographic and household formation changes;
- **Scenario 2 - Workforce Stable Scenario** (a minimum of 275 new householders per annum) representing growth required to maintain the existing workforce levels given projected demographic and household formation changes;
- **Scenario 3 - Meeting Projected Demand Scenario** (a minimum of 397 units per annum); and
- **Additional Scenario - ‘Optimum Growth’ Scenario** (a minimum of 200 units per annum) representing growth considered proportionate and sustainable given opportunities and constraints identified through discussions with infrastructure providers, projected demand, and emerging evidence.

The additional scenario of ‘Optimum Growth’ was selected as the preferred option for the LDP.

For growth distribution, the following options were considered in the context of the ‘optimum growth’ scenario:

- **Scenario 1 - Concentrated Growth** around Maldon, Heybridge and Burnham-on-Crouch, with limited development at North Fambridge;
- **Scenario 2 – Dispersed Growth** with 75% of strategic growth focused around Maldon, Heybridge and Burnham-on-Crouch, with the remaining growth being distributed proportionately to the parishes and villages;
- **Scenario 3 - Enhanced South West Growth** with development of a new settlement to the east of South Woodham Ferrers and expansion at North Fambridge, and remaining strategic growth focussed around Maldon, Heybridge and Burnham-on-Crouch; and
- **Scenario 1 Variation – Concentrated Growth (variation)** which would be similar to Scenario 1 but include reduced growth to the north of Heybridge,
and enhanced growth to the south of Maldon, at Burnham-on-Crouch and North Fambridge.

The additional scenario of Concentrated Growth (variation) was been selected as the preferred option for the LDP.

The preferred option for incorporation in the LDP is therefore: a minimum housing target of 3,000 new dwellings to be built in the Maldon District over the 15 year plan period (200 new dwellings per year) and strategic growth distributed to the following areas: 1,250 new dwellings to the south of Maldon; 900 new dwellings on land to the north of Heybridge; 450 new dwellings allocated to the west of Burnham-on-Crouch; and 300 new dwellings at North Fambridge. Existing commitments in terms of outstanding unimplemented planning permissions will provide approximately 300 dwellings, and future limited ‘windfall’ development may occur on previously developed land to provide additional supply. Additional growth in the villages may be delivered through the production of Neighbourhood Plans.
1. Introduction

Strategic growth is an important component of the emerging Local Development Plan\(^1\) (LDP) for the District. As such an ambitious yet realistic preferred growth strategy has been developed, which is deliverable and seeks to adhere to the notion of sustainable development by balancing competing economic, social and environmental objectives.

The preferred growth strategy for the District sets a minimum housing target of 3,000 new dwellings to be built in the Maldon District, over the 15 year plan period (200 new dwellings per year)\(^2\). Strategic growth will be distributed to the following areas: 1,250 new dwellings to the south of Maldon; 900 new dwellings on land to the north of Heybridge; 450 new dwellings allocated to Burnham-on-Crouch; and 300 new dwellings at North Fambridge.

The purpose of this paper is to provide a reasoned justification for the Council’s preferred growth strategy included in the Local Development Plan (LDP) Preferred Options. Also, this paper clearly explains the process and methodology used in deriving the preferred strategy.

In essence the growth strategy has two parts. Firstly, the housing target which sets a minimum housing target for the District of how many new dwellings will be built over the LDP plan period (and informs the future housing trajectory). The second component is the identification of a preferred spatial distribution of strategic growth. This paper explores the evidence compiled and process undertaken in relation to establishing the housing target and identifying the preferred strategic growth areas.

The paper also explores the evolution of the growth strategy from the draft Core Strategy Preferred Options (Regulation 25) document to the production of a Local Development Plan.

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\(^{1}\) The Local Development Plan will set the level of development which will take place over a 15 year period.

\(^{2}\) The plan period is from years 2014 to 2029
2. Previous Growth Strategy and the emergence of the Local Development Plan

The ‘saved policies’ of the Maldon District Replacement Local Plan (2005), together with the East of England Plan currently constitutes the Development Plan for the Maldon District.

Until 2010 the Council had been developing a Core Strategy within the Local Development Framework (LDF). Preparation of the Core Strategy included setting out a future growth strategy based upon the Regional Spatial Strategy housing target for the District.

Policy H1 of the East of England Plan sets out the housing target for Maldon District (alongside all other district and boroughs in the East of England). Accordingly, policy CS3 of the Core Strategy Preferred Option (Regulation 25) Document stated that the Council would allocate deliverable housing sites to supply 2,400 new dwellings between 2001 and 2021 as required by the East of England Plan. New development under this preferred policy approach would see strategic growth focused at Maldon, Heybridge, Burnham-on-Crouch and Southminster.

Progression of the Core Strategy was delayed towards the end of 2010, this was due in part to emerging changes in national planning policy following the general election in May 2010. In May 2010, the Secretary of State for Communities and Local Government stated the intention to abolish the Regional Spatial Strategy along with the housing target for the District. Although this was later quashed by the High Court which deemed the action of the Secretary of State as unlawful. In addition the Government also unveiled its plans to revoke planning policy statements (PPS) and planning policy guidance notes (PPG) and replace these with a National Planning Policy Framework (NPPF). At the same time the Government introduced to parliament its Localism Bill, which set out a range of decentralisation powers to communities and local governments.

In responding to these changes, challenges and opportunities it was agreed that the Council would produce a Local Development Plan for the Maldon District.

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3 The East of England Plan forms the Regional Spatial Strategy for the East of England. Policy H1 – Regional Housing Provision 2001 – 2021, sets out the Council’s housing target which equates to 2,400 between 2001 - 2021. The Localism Act, gives power to the Secretary of State to revoke the Regional Spatial Strategy. It is likely that the Secretary of State will use this power once all legal matters are resolved with regard to its revocation.

4 In May 2010 the Coalition Government was formed. The new Government soon set out its ambitions for changing the planning policy system. It introduced the Localism Agenda; this included a range of initiatives to decentralised Centralised responsibilities to Local Authorities.

5 Planning Policy Statements and Planning Policy Guidance documents were formally abolished when the final version of the National Planning Policy Framework was released on the 27th March 2012.

6 The National Planning Policy Framework was published by the Department for Communities and Local Government on the 27th March 2012.

7 The Localism Bill became the Localism Act in November 2011.
The LDP is being developed with regard to the NPPF as well as the intention of the Secretary of State to abolish the RSS through provisions contained in the Localism Act. The Council has therefore developed and derived its own preferred growth strategy, based upon associated robust supporting evidence.
3. Development of a Locally Derived Housing Target

In light of the need for the LDP to include its own locally derived housing target, (and similar priorities of our neighbouring authorities) the Heart of Essex\(^8\) commissioned an evidence base study to respond to the emerging national planning policy and to identify and robustly evidence a range of potential Housing Growth Scenarios for the District and the sub-region which could inform locally derived housing targets for each of the local planning authorities\(^9\). The study was informed by a set of up to date demographic projections produced by Edge Analytics and commissioned by the Essex Planning Officers Association (EPOA) to help provide a consistent county wide evidence base. It was also informed by the Council's existing evidence base, including the emerging Strategic Housing Land Availability Assessment (SHLAA) and the Council's published Strategic Housing Market Assessment (SHMA). As part of the project, the consultant and client team also undertook three major consultation events in order to enable the local community, businesses and stakeholders to inform the emerging study findings and scenarios.

The Study initially identified three potential scenarios for deriving a new local housing target for the District\(^10\):

**Scenario 1: Population stable**

Given the projected demographic changes (ageing population and net in migration) and reducing household sizes, additional homes are required in the Maldon District to maintain the existing population size over the forthcoming plan period. This scenario provides sufficient homes to maintain the existing population in the District.

This scenario would require a minimum number of 153 additional households per annum for the first five years of plan period. After this time the Council would need to commit to a review of the target to assess whether it can be increased (this would be largely dependent on later population forecasts and future infrastructure planning work).

**Scenario 2: Work Force Stable**

Given the projected demographic changes (ageing population and net in migration) and reducing household sizes, additional homes are required in the Maldon District to maintain the existing population and workforce over the forthcoming plan period. This scenario provides sufficient homes to increase the size of the resident population and maintain the size of the workforce in the District.

\(^8\) The Heart of Essex is an informal sub-regional partnership of three local authorities; Maldon District Council, Brentwood Borough Council and Chelmsford City Council.

\(^9\) Consultants Roger Tym and Partners in partnership with Edge Demographics were commissioned by the Heart of Essex to undertake the Housing Growth Scenarios project

\(^10\) Roger Tym and Partners; Housing Growth Scenarios – (June 2012)
The scenario provides a significant increase on the current East of England Plan growth targets (approximately 2.5 times higher than the East of England Plan target), and would require a minimum of 275 additional households per annum throughout the plan period.

**Scenario 3: Meeting Projected Demand**

This scenario would provide for the projected demand in the District for future household growth.

This scenario is far in excess of the current East of England Plan growth targets (approximately 3.5 times higher than the East of England Plan target), and would require a minimum of 397 additional households throughout the plan period.

These scenarios, along with the rest of the Housing Growth Scenarios study, have been used to inform the preferred locally derived housing target component of the preferred growth strategy.
4. Exploration of Growth Distribution - Assessment of Potential Growth Areas

Alongside the housing target component of the Growth Strategy, an evidence base has been compiled with regard to assessing where growth should be distributed. An assessment of potential growth areas was undertaken between October 2011 and March 2012. The following section provides further details of the assessment.

a) Identification of Potential Growth Areas

The selection of potential growth areas for assessment was informed by: existing technical studies such as the draft Strategic Housing Land Availability Assessment (SHLAA) study; engagement with District Councillors and discussions at Planning Policy Panel; and sites already being actively promoted for housing development in the District.

The outcomes of this process identified the following sites and broad areas for assessment:

- **Sites to the south of Maldon**: Land South of Limebrook Way (SH05), Wycke Hill (SH04), Land South of Park Drive (SH06);
- **Sites to the north of Heybridge**: Land to the North of Heybridge (SH01), Land at Heybridge Swiffs (SH02);
- **Sites around Southminster**: Land South of New Moor Farm (SH11), Land North of Scotts Hill (SH10), Southminster West Business Park (SH09), Land North of North End (SH12), Land South of New Moor Farm (SH13);
- **Sites around Burnham-on-Crouch** - Land East of Burnham (SH08), Land West of Burnham (SH07), RHS Western Site (SH15), RHS Eastern Site (SH16); and
- **Other locations**: Land at Oval Park, Langford – (SH03), Great Totham – Mill Field (SH14), Areas around North Fambridge (BA01), Areas around Wickham Bishops (BA02), Areas around Little Braxted (BA03).

The potential capacity range (of new homes to be provided) on each of the sites was estimated using the available and known information. Additionally, any other known key characteristics of each of the sites were highlighted. This was required to enable a more informed and consistent assessment of the site potential to be undertaken.

b) Establishment of Site Assessment Methodology and analysis

A methodology for the site assessment was presented to Planning Policy Panel on 21 October 2011 and was subsequently endorsed by the Council’s Planning and Licensing Committee on the 17 November 2012.
The methodology included criteria which were applied to all potential growth areas in the District (sites outlined above). These criteria can be summarised into three categories, namely; Suitability, Availability, and Achievability. This approach was considered to be in accordance with existing and emerging national planning policy guidance.

The categories can be summarised as follows:

- **Suitability**: criteria relating to local plan designations; physical issues such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination; potential impacts on landscape and conservation; potential impacts on services provision; and environmental impacts.

- **Availability**: legal and ownership issues; and operational requirements of landowners.

- **Achievability**: economic viability of existing, proposed and alternative uses in terms of land values; attractiveness of the locality; level of potential market demand; projected rate of sales; site preparation costs; and prospect of funding.

Appendix 1 presents the criteria which each potential growth area was assessed against.

Potential growth areas were then analysed using the agreed methodology. Each criterion was evaluated separately for each of the potential growth areas. Where possible, site assessments were informed by a variety of existing information sources and the LDP evidence base.

However, for assessing some of the criteria it was necessary to get the expert advice of stakeholders and partner organisations such as utility / infrastructure providers and Essex County Council. In the first instance a questionnaire was sent out to all relevant stakeholders and partner organisations (a sample questionnaire is provided as **Appendix 3**). In the majority of instances this was then followed up by face to face or telephone interviews to provide additional information where required. The following stakeholders and partner organisations helped to assess the potential growth areas:

- Essex County Council Highways - Highway capacity;
- Anglian Water - Sewerage capacity;
- Essex and Suffolk Water - Water supply;

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11 Refer to the Infrastructure Delivery Plan for the full list of stakeholders and partner organisations contacted to inform the production of the Local Development Plan. These include the Environment Agency, emergency services and transportation providers.
• National Grid - Gas supply;
• National Grid - Electricity supply;
• Mobile Operators Association - Telecommunication (Mobile Networks);
• Essex County Council Education - Primary school places;
• Essex County Council Education - Secondary school places;
• Essex County Council Education - Early years and childcare provision;
• National Health Service - Access to a GP surgery;
• National Health Service - GP capacity; and
• Essex County Council Highways - Access to Main Distributor road.

Questionnaires were distributed in December 2011. Interviews with stakeholders and partner organisations then took place during the period from January to February 2012.

Each potential growth area was assessed to see if housing development on the scale of the range estimated would be likely to constitute a critical, major, minor or no constraint for each of the agreed criteria. A critical constraint would be considered a significant barrier to future development when considered in isolation. A major constraint would be considered a barrier to development without suitable mitigation measures being put in place. For a constraint to be ‘minor’ it was considered that there were mitigation measures which could be put in place to make the development acceptable. To be considered as having ‘no’ constraint for a particular criteria the assessor would consider that no constraints to future development exist.

c) Compilation and Presentation of Results

The results were then analysed and used to inform the range of growth distribution options considered as part of the growth strategy for the LDP. The summary results of the site assessments are provided as Appendix 2.
5. Interpretation of Evidence and Scenario Development

The assessment of the potential growth areas was supplemented by other strategic discussions undertaken to inform the Infrastructure Delivery Plan (IDP). These helped to further inform the development of potential coherent growth strategies for the District.

Although the assessment of potential growth areas suggested that some areas may be considered to have ‘critical constraints’ for some of the criteria, the assessments were undertaken on an individual site by site basis. As a result, the assessments have not considered the potential for development over a wider area (on multiple sites) to provide the critical mass and funding required to unlock development constraints which may exist. This potential for wider and coherent development strategies to unlock ‘critical’ constraints which may exist on individual sites has largely been identified through the strategic discussions with infrastructure providers undertaken to inform the IDP.

The evidence base as a whole has been used to inform the development of coherent scenarios for growth distribution. The scenarios identified represent coherent potential growth strategies taking into account existing and potential future infrastructure opportunities and constraints, including development thresholds where these were known to exist (for example, where an area may only be able to accommodate a certain amount of growth within the schools currently available, and any additional growth would potentially require a new primary school). As such, the scenarios represented potential variations of the ‘optimum’ level of growth which Officers considered the District could support given the information available at the current time identified through the evidence base and Infrastructure Delivery Plan, and taking into account the emerging national policy position. The Infrastructure Delivery Plan should be referred to for further details of the infrastructure opportunities and constraints in the District which have informed the identification of growth distribution scenarios.

Three ‘optimum’ scenarios for future growth distribution were initially developed by the Planning Policy Team. These were:

- **Scenario One: Concentrated Growth** - Concentrating growth around the main towns of Maldon, Heybridge and Burnham-on-Crouch;
- **Scenario Two: Dispersed Growth** - Where growth is concentrated around the main towns of Maldon, Heybridge and Burnham-on-Crouch and a proportion of the growth is dispersed to the parishes;
- **Scenario Three: Enhanced South West Growth** – Where growth is concentrated around the main towns of Maldon, Heybridge and Burnham-on-Crouch and a proportion of the growth is concentrated to the south west of the District.

A further variation of Scenario One was also subsequently identified (see section 6 below). This option included reducing the scale of growth to the north of
Heybridge, increasing the scale of growth to the south of Maldon, and enhancing the scale of growth proposed at North Fambridge.
6. Determination of the LDP Growth Strategy Preferred Options

In order to determine preferred options for the LDP Growth Strategy, the Planning Policy Team arranged two Member seminars in March 2012. The aims of which were: to introduce Members to the two components of the housing and growth strategy; and secondly for Members to indicate their preferred option on the growth strategy from the evidence assembled.

The first seminar explored the first component of the growth strategy, development of a locally derived housing target. The second explored the potential scenarios for distribution of new growth.

The First Seminar – Development of a locally derived housing target

On the 7th March 2012 Members were presented with the draft findings of the Housing Growth Scenarios study (discussed in section three of this paper) as well as other evidence assembled by the Planning Policy Team. The three scenarios from the Housing Growth Scenarios study were discussed. As well as this a further ‘optimum growth’ scenario was discussed, an option developed by Officers which took into account emerging evidence regarding infrastructure provision and constraints (see section 5 above). The scenario represented a level of growth in excess of the ‘Population Stable’ scenario, but short of the ‘Workforce stable’ scenario. Following discussion and debate, the preferred option was selected. Further information is given below:

- **Scenario 1: Population stable scenario:** The scenario was not supported by Members. The scenario (equating to 153 units per annum) which would maintain the level of the population in the District was not considered to be robust in relation to national planning policy and failed to meet the needs and aspirations for the future of the District.
- **Scenario 2: Workforce stable scenario:** A small minority of Members indicated support for this scenario. This scenario equates to 275 units per annum and would maintain the workforce in the District over the plan period.
- **Scenario 3: Meeting projected demand scenario:** A minority of Members indicated support for this scenario, which would meet demand projections for the District (equating to 397 units per annum).
- **Optimum Growth Scenario:** This additional option was introduced by Officers following site assessment infrastructure work undertaken. It presents a hybrid option between the ‘population stable’ scenario and the ‘workforce stable’ scenario, which is considered proportionate given the known localised opportunities and constraints. The scenario equates to approximately 200 units per annum. The majority (over half) of Members indicated support for an ‘enhanced’ optimum growth scenario (to include increased growth components where possible).

As a result of these discussions with Members the optimum growth scenario is to be taken forward as the preferred option within the Local Development Plan.
Seminar Two – Exploring Housing and Growth Distribution

On the 15th March 2012 Members were introduced to the second component of the preferred growth strategy, the options for growth distribution (outlined in section 5). The three scenarios were discussed and the preferred option was selected. Further information is given below:

- **Scenario 1 - Concentrated Growth:** The concentrated growth scenario focuses new housing development around Maldon, Heybridge and Burnham. Under the scenario presented, 1,750 new dwellings would be allocated to the north of Heybridge with 645 to the South of Maldon, 300 to Burnham and 75 to North Fambridge. There was some support for this option.

- **Scenario 2 – Dispersed Growth:** The dispersed growth option was discussed. This option would concentrate 75 per cent of the growth around Maldon, Heybridge and Burnham, with the remaining being distributed proportionately to the parishes. No members indicated support for this option.

- **Scenario 3 - Enhanced South West Growth:** The enhanced south west growth option was also discussed. This option would see the development of 1,000 new dwellings as a new settlement on land to the east of South Woodham Ferrers (subject to further testing and likely delay to the LDP programme). Additionally, 1,700 new dwellings focused around Maldon, Heybridge and Burnham as well as 125 dwellings at North Fambridge. There was very limited support for this option.

- **Scenario 1 – Concentrated Growth (variation):** A variation to Scenario 1 (Concentrated Growth) was considered which would address some concerns raised taking into account the constraints and opportunities identified through the evidence base. This included reducing the scale of growth to the north of Heybridge, increasing the scale of growth to the south of Maldon, and enhancing the scale of growth proposed at North Fambridge. New dwellings at Burnham on Crouch were focused to the west of the settlement. Following discussion and debate the majority of Members indicated their support for the following variation of Scenario 1 (Concentrated Growth): 1,250 new dwellings allocated to the south of Maldon. Officers indicated that additional areas of search could potentially be identified to accommodate the enhanced levels of growth; 900 new dwellings allocated on land to the north of Heybridge; 450 new dwellings allocated at Burnham; development at North Fambridge which equates to 300 new dwellings, with a preference for development to the west and north west of the existing village.

As a result of this seminar, the Concentrated Growth (variation) was identified as the preferred option for incorporation within the Local Development Plan Preferred Options.
Appendix 1
Criteria for Assessment of Potential Growth Areas

NB
• Critical constraint means constraint that is highly unlikely to prevent any housing development on site in the plan period
• Major constraint means constraint that would require significant mitigation measures to be implemented
• Minor constraint means constraint that could be addressed/tolerated
• No constraint means no constraint identified

Suitability

1) Physical and land use issues

<table>
<thead>
<tr>
<th>• Local Plan Designations</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical constraint</td>
<td>N/A – unlikely to be a ‘critical constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Major constraint</td>
<td>Site outside of existing development boundary</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>Site outside but adjacent to existing development boundary</td>
</tr>
<tr>
<td>No constraint</td>
<td>Site mostly / entirely within existing development boundary</td>
</tr>
</tbody>
</table>

| • Existing land use |
|--------------------|--------------------------------------------------|
| Critical constraint | Hazardous land use on site which is impossible to mitigate within reasonable timescale |
| Major constraint    | Incompatible land use on site which is difficult to mitigate. Existing employment, business, community or visitor use which outweighs potential community benefit for housing. |
| Minor constraint    | Unsuitable land use which can be mitigated. Loss of existing land use which can be sufficiently compensated. |
| No constraint       | Land not in use, or compatible land use |

<table>
<thead>
<tr>
<th>• Preference for development on Previously Developed Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical constraint</td>
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<tr>
<td>Major constraint</td>
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<td>Minor constraint</td>
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<tr>
<td>No constraint</td>
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</table>
### Agricultural Land Classification

<table>
<thead>
<tr>
<th>Constraint Level</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical</td>
<td>N/A</td>
</tr>
<tr>
<td>Major</td>
<td>N/A</td>
</tr>
<tr>
<td>Minor</td>
<td>Grade 1, 2 or 3a agricultural land</td>
</tr>
<tr>
<td>No constraint</td>
<td>Grade 3b, 4 or 5 agricultural land</td>
</tr>
</tbody>
</table>

### Neighbouring land use (directly adjacent or in close proximity to site)

<table>
<thead>
<tr>
<th>Constraint Level</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical</td>
<td>Hazardous neighbouring use (e.g. hazardous chemical storage, Control of Major Accident Hazard Areas (COMHA)) which is impossible to mitigate within reasonable timescale</td>
</tr>
<tr>
<td>Major</td>
<td>Incompatible neighbouring use (e.g. heavy industries) which cannot easily be mitigated against</td>
</tr>
<tr>
<td>Minor</td>
<td>Unsuitable neighbouring use on site which can be mitigated</td>
</tr>
<tr>
<td>No constraint</td>
<td>Compatible land use</td>
</tr>
</tbody>
</table>

### Coastal and fluvial flooding

<table>
<thead>
<tr>
<th>Constraint Level</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical</td>
<td>Entire site (or all access to site) is located within EA FZ2/3 and High Hazard Area identified in the SFRA.</td>
</tr>
<tr>
<td>Major</td>
<td>Majority of the site is located within EA FZ2/3 or identified in the Shoreline Management Plan as potential sites for coastal realignment.</td>
</tr>
<tr>
<td>Minor</td>
<td>Small part of the site (less than 50%) is located within EA FZ2/3</td>
</tr>
<tr>
<td>No constraint</td>
<td>The entire site is located within EA FZ1</td>
</tr>
</tbody>
</table>

### Surface water flooding

<table>
<thead>
<tr>
<th>Constraint Level</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical</td>
<td>N/A – unlikely to be a ‘critical constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Major</td>
<td>Site includes area which is identified as of higher risk of surface water flooding by the EA flood map.</td>
</tr>
<tr>
<td>Minor</td>
<td>Site includes area which is identified as of intermediate/lower risk of surface water flooding by the EA flood map.</td>
</tr>
<tr>
<td>No constraint</td>
<td>No risk identified by EA flood map</td>
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</table>

### 2) Landscape, heritage issues

#### Conservation Area

<table>
<thead>
<tr>
<th>Constraint Level</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Critical</td>
<td>N/A – unlikely to be a ‘critical constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Major</td>
<td>Large part of the site is located within or adjoining Conservation Area</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>Site is in the proximity of Conservation Area of which development on site could have an adverse impact on the Conservation Area</td>
</tr>
<tr>
<td>No constraint</td>
<td>Site located away from Conservation Area and is unlikely to adversely impact on the Conservation Area</td>
</tr>
</tbody>
</table>

**Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments**

| Critical constraint | Potential development will cost material harm to the listed/registered historic asset and its setting which can not be mitigated |
| Major constraint | Potential development will cost material harm to the listed/registered historic asset and its setting which is very difficult to be mitigated |
| Minor constraint | Potential development could cost material harm to the listed/registered historic asset and its setting but can be mitigated |
| No constraint | Potential development will not cost material harm to the listed/registered historic asset and its setting |

**Special Landscape Areas**

| Critical constraint | N/A – unlikely to be a ‘critical constraint’ when considered in isolation |
| Major constraint | N/A – unlikely to be a ‘major constraint’ when considered in isolation |
| Minor constraint | All or most of the site is within a designated Special Landscape Area in the Replacement Local Plan |
| No constraint | All or most of the site is outside a designated Special Landscape Area in the Replacement Local Plan |

*Suggested Planning and Management Guidelines in the Landscape Character Assessment (2006) should also be followed.*

**Landscape and Visual Impact**

| Critical constraint | Site within national landscape designation e.g. national park, AONB etc. |
| Major constraint | Visual impact which would be difficult to mitigate. |
| Minor constraint | Visual impact which could be partially mitigated. |
| No constraint | Visual impact which could be satisfactorily mitigated through planting |

3) Physical infrastructure issues

a) Access to A road
### Critical constraint
- N/A – unlikely to be a ‘critical constraint’ when considered in isolation

### Major constraint
- N/A – unlikely to be a ‘major constraint’ when considered in isolation

### Minor constraint
- All or most of the site is within 5km of an A road

### No constraint
- All or most of the site is within 1km of an A road

#### b) Highway capacity of surrounding network

<table>
<thead>
<tr>
<th>Critical constraint</th>
<th>TBC – ECC highways to be consulted</th>
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</thead>
<tbody>
<tr>
<td>Major constraint</td>
<td>TBC – ECC highways to be consulted</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>TBC – ECC highways to be consulted</td>
</tr>
<tr>
<td>No constraint</td>
<td>TBC – ECC highways to be consulted</td>
</tr>
</tbody>
</table>

#### c) Access to bus and train

<table>
<thead>
<tr>
<th>Critical constraint</th>
<th>N/A – unlikely to be a ‘critical constraint’ when considered in isolation</th>
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<tbody>
<tr>
<td>Major constraint</td>
<td>N/A – unlikely to be a ‘major constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>All or most of the site is beyond 0.5km of an existing or proposed bus stop with hour reasonable frequency services (i.e. hourly) or a railway station</td>
</tr>
<tr>
<td>No constraint</td>
<td>All or most of the site is within 0.5km of an existing or proposed bus stop with hour reasonable frequency services (i.e. hourly) or a railway station</td>
</tr>
</tbody>
</table>

#### d) Walking and Cycling

<table>
<thead>
<tr>
<th>Critical constraint</th>
<th>N/A – unlikely to be a ‘critical constraint’ when considered in isolation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major constraint</td>
<td>N/A – unlikely to be a ‘major constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>Site is not connected to existing walking/cycling network and future development on site is not going to provide such connections.</td>
</tr>
<tr>
<td>No constraint</td>
<td>Site is well connected to existing walking/cycling network, or development proposal includes plan to introduce/enhance walking/cycling connections.</td>
</tr>
</tbody>
</table>

#### e) Sewerage

<table>
<thead>
<tr>
<th>Critical constraint</th>
<th>Identified critical sewer and treatment capacity issue both locally and by service provider</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major constraint</td>
<td>Identified major sewer and treatment capacity issue both</td>
</tr>
</tbody>
</table>

19
### f) Water, gas and electricity

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical constraint</td>
<td>Identified critical supply issue both locally and by service provider</td>
</tr>
<tr>
<td>Major constraint</td>
<td>Identified major supply issue both locally and by service provider</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>Identified supply issue both locally and by service provider</td>
</tr>
<tr>
<td>No constraint</td>
<td>No identified supply issue both locally and by service provider</td>
</tr>
</tbody>
</table>

### g) Telecommunication (including TV, telephone and broadband)

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical constraint</td>
<td>Identified critical connection issue both locally and by service provider</td>
</tr>
<tr>
<td>Major constraint</td>
<td>Identified major connection issue both locally and by service provider</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>Identified connection issue both locally and by service provider</td>
</tr>
<tr>
<td>No constraint</td>
<td>No identified connection issue both locally and by service provider</td>
</tr>
</tbody>
</table>

### 4) Social infrastructure issues

#### a) Access to post office*

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical constraint</td>
<td>N/A – unlikely to be a ‘critical constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Major constraint</td>
<td>N/A – unlikely to be a ‘major constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>No post office within 1 miles of the site</td>
</tr>
<tr>
<td>No constraint</td>
<td>Site within 1 mile of a post office</td>
</tr>
</tbody>
</table>


#### b) Access to a primary school*

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical constraint</td>
<td>N/A – unlikely to be a ‘critical constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Major constraint</td>
<td>N/A – unlikely to be a ‘major constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>No primary school with 2 miles of the site</td>
</tr>
<tr>
<td>No constraint</td>
<td>Site within 2 mile of a primary school</td>
</tr>
</tbody>
</table>
* All potential sites would require an education assessment by Essex County Council.

c) Primary school places*

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical constraint</td>
<td>N/A – unlikely to be a ‘critical constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Major constraint</td>
<td>N/A – unlikely to be a ‘major constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>Insufficient places in the nearest primary school</td>
</tr>
<tr>
<td>No constraint</td>
<td>Sufficient places in the nearest primary school</td>
</tr>
</tbody>
</table>

*ECC Accessibility Criteria for Schools

d) Access to a GP with extra capacity

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical constraint</td>
<td>N/A – unlikely to be a ‘critical constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Major constraint</td>
<td>N/A – unlikely to be a ‘major constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>All or most of the site is beyond 5km of a GP</td>
</tr>
<tr>
<td>No constraint</td>
<td>All or most of the site is within 1km of a GP</td>
</tr>
</tbody>
</table>

e) GP capacity (subject to consultation with the PCT)

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical constraint</td>
<td>N/A – unlikely to be a ‘critical constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Major constraint</td>
<td>N/A – unlikely to be a ‘major constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>Insufficient capacity in the nearest GP</td>
</tr>
<tr>
<td>No constraint</td>
<td>Sufficient capacity places in the nearest GP</td>
</tr>
</tbody>
</table>

f) Access to employment area (existing active employment allocations, main towns and local service centres)

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical constraint</td>
<td>N/A – unlikely to be a ‘critical constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Major constraint</td>
<td>N/A – unlikely to be a ‘major constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>All or most of the site is beyond 5km of employment area</td>
</tr>
<tr>
<td>No constraint</td>
<td>All or most of the site is within 1km of employment area</td>
</tr>
</tbody>
</table>

g) Access to main retail area (SH1 area as designated in the RLP)

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical constraint</td>
<td>N/A – unlikely to be a ‘critical constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Major constraint</td>
<td>N/A – unlikely to be a ‘major constraint’ when considered in isolation</td>
</tr>
</tbody>
</table>
### h) Access to local and district parks*

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical constraint</td>
<td>N/A – unlikely to be a ‘critical constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Major constraint</td>
<td>N/A – unlikely to be a ‘major constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>All or most of the site is beyond 5km of a district park</td>
</tr>
<tr>
<td>No constraint</td>
<td>All or most of the site is within 1km of a local park and 5km of a district park</td>
</tr>
</tbody>
</table>

*as defined in the Green Infrastructure Study

### i) Access to grass pitches*

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical constraint</td>
<td>N/A – unlikely to be a ‘critical constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Major constraint</td>
<td>N/A – unlikely to be a ‘major constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>All or most of the site is beyond 5km of a grass pitch</td>
</tr>
<tr>
<td>No constraint</td>
<td>All or most of the site is within 1km of a grass pitch</td>
</tr>
</tbody>
</table>

*as defined in the Green Infrastructure Study

### 5) Natural environment issues

#### a) International /National designations

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical constraint</td>
<td>Potential development will cause material harm to the designations and its setting which can not be mitigated or compensated</td>
</tr>
<tr>
<td>Major constraint</td>
<td>Potential development will cause material harm to the designations and its setting which is very difficult to be mitigated or compensated</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>Potential development could cost material harm to the designations and its setting but can be mitigated</td>
</tr>
<tr>
<td>No constraint</td>
<td>Potential development will not cost material harm to the designations</td>
</tr>
</tbody>
</table>

#### b) Renewable, low carbon and decentralised energy

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical constraint</td>
<td>N/A – unlikely to be a ‘critical constraint’ when considered in isolation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major constraint</td>
<td>N/A – unlikely to be a ‘major constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>Potential development proposal does not offer opportunities to encourage renewable, low carbon and decentralised energy</td>
</tr>
<tr>
<td>No constraint</td>
<td>Potential development proposal offers opportunities to encourage renewable, low carbon and decentralised energy</td>
</tr>
</tbody>
</table>
## Availability

### a) Mineral and Waste sites *

<table>
<thead>
<tr>
<th>Critical constraint</th>
<th>Operating M/W site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major constraint</td>
<td>Site identified by the emerging Essex Mineral and Waste DPD (including Preferred Mineral Extraction Sites, Safeguarded Mineral Transhipment Sites; Strategic Aggregate Recycling Sites, and; Mineral Safeguard Areas)</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>N/A</td>
</tr>
<tr>
<td>No constraint</td>
<td>N/A</td>
</tr>
</tbody>
</table>

*Details can be referred to the emerging Essex Mineral and Waste DPD*

### b) Willingness of landowners and/or developers

<table>
<thead>
<tr>
<th>Critical constraint</th>
<th>Interest of landowner is against housing development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major constraint</td>
<td>No interest identified</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>Interest identified but not actively pursued</td>
</tr>
<tr>
<td>No constraint</td>
<td>Ongoing discussion with landowner and developers on potential scheme</td>
</tr>
</tbody>
</table>

### b) Site ownership and legal issues

<table>
<thead>
<tr>
<th>Critical constraint</th>
<th>Legal issues which discourage housing development e.g. easement, covenant, charges, lease, history of planning applications, appeal decisions and Local Plan Inquiry findings etc</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major constraint</td>
<td>Mixed ownership with no prospect of joint-working</td>
</tr>
<tr>
<td>Minor constraint</td>
<td>Mixed ownership with reasonable prospect of joint working</td>
</tr>
<tr>
<td>No constraint</td>
<td>No ownership or legal issues</td>
</tr>
</tbody>
</table>
Achievability

Issues of achievability are considered mainly during later stages in the planning process. An initial assessment may be made with regard to potential viability and how this maybe affected by developer contributions, and the previous responses to various public consultations.

### a) Viability and Developer contribution

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical</td>
<td>Essential contribution required which will render development unviable</td>
</tr>
<tr>
<td>Major</td>
<td>Preferable contribution which will render development unviable</td>
</tr>
<tr>
<td>Minor</td>
<td>Mixed ownership with reasonable prospect of joint working</td>
</tr>
<tr>
<td>No constraint</td>
<td>No viability issue</td>
</tr>
</tbody>
</table>

### b) Consultation / public views

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical</td>
<td>N/A – unlikely to be a ‘critical constraint’ when considered in isolation</td>
</tr>
<tr>
<td>Major</td>
<td>Previous representation made through public consultation</td>
</tr>
<tr>
<td>Minor</td>
<td>Previous representation made through public consultation</td>
</tr>
<tr>
<td>No constraint</td>
<td>Previous representation made through public consultation</td>
</tr>
</tbody>
</table>

Previous representation made through public consultation (CSIO1, CSIO2 and CS Reg25) with significant level of public objection.

Previous representation made through public consultation (CSIO1, CSIO2 and CS Reg25) with some public objection.

Previous representation made through public consultation (CSIO1, CSIO2 and CS Reg25) with general public support.
Appendix 2 – Potential Growth Area Site Assessment Summary

The following information summarises the main issues that have been raised in relation to each potential growth area.

Comments have been provided by a range of individuals including infrastructure providers and delivery partners, and are based upon assessing the sites in isolation based upon the information and assumptions provided by the Council. The assessments were undertaken between October 2011 and March 2012, and are based upon known available information and plans published at that time.

These assessments may be subject to change and should not be taken out of context. Individual site assessments may not necessarily form the basis of assessment for development management purposes. They also do not allocate individual sites for development.

SH01: Land North of Heybridge, Heybridge, 800-1,500 dwellings

- Local Plan designations: Minor constraint
  The site is adjacent to the settlement boundary.

- Existing land use: No constraint
  This is greenfield land with no obvious constraint to delivery.

- Preference for development on previously developed land: Minor constraint
  The site is greenfield land.

- Agricultural Land Classification: Minor constraint
  The majority of the site is classified as Grade 2 agricultural land, with a small section of Grade 4 agricultural land, and some land that is not in agricultural use.

- Coastal and fluvial flooding: Minor constraint
  A small corner of the site to the west of the B1022 is located in a Flood Zone Two and Flood Zone Three area.

- Surface water flooding: Minor constraint
  The site includes areas of lower and intermediate surface water flooding. A small section of high risk surface water flooding is located on the boundary, but would not affect the use of the site.

- Conservation Area: Minor constraint
  The site is in the proximity of the Chelmer and Blackwater navigation conservation area. Development on site could have an adverse impact on the Conservation Area.

- Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments: Minor constraint
  Although there are no listed structures or other protected assets within the site area, there are several located around the site boundary. New development could have a detrimental affect on these listed buildings, however there is potential that this could be mitigated.
• Special Landscape Areas: Minor constraint
A special landscape area covers the majority of the western extent of the site.

• Landscape and Visual Impact: Minor constraint
The site covers Landscape and Visual Landscape sites M1, M2, M3 and M4. The visual impacts of development could be partly mitigated through planting.

• Highway capacity of surrounding network: Minor constraint
A new link road would reduce the impact on the surrounding road network, and whilst junctions are at capacity in the surrounding area, some junction improvements are feasible.

• Access to main distributor road: No constraint
The site is located within 1 km of the B1022 Broad Street Green Road and the B1019 Maldon Road.

• Access to bus and train: Minor constraint
There are several bus stops surrounding the site, however large parts of the site are a long distance from the existing bus stops surrounding the site.

• Sewerage capacity: Minor constraint
No issue with EA flow consent. Upgrades are required to increase capacity of the waste water treatment works and foul sewerage network. Minor physical works required to accommodate new flow to treatment works. This will require a new sewer to serve the whole site. Due to existing constraints the new sewer will need to avoid existing sewers in Heybridge. Piecemeal development at this site could cause capacity issues within the existing network. A larger scale scheme would deliver economies of scale in terms of infrastructure provision.

• Water supply: No constraint
The mains have recently been enhanced, and there is potential to connect to reservoirs at Maldon or Criers Wood in Witham.

• Gas supply: No constraint
National Grid have major gas infrastructure assets which can act reactively to housing development.

• Electricity supply: No constraint
National Grid state that they can react to new development as required to connect new development to the national grid network.

• Telecommunications (Mobile Networks ): No constraint
Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.

• Primary school places: Major constraint
The potential site lies within the catchment of Great Totham Primary School. The capacity of Heybridge Primary is 367 pupils. The proposed development (mid range) of 1,150 dwellings would generate approximately 345 additional pupils and cause the school to be overcapacity by approximately 292 pupils. There is an insufficient amount of permanent school places within two miles (via safe walking route) of the site.
• Secondary school places: Critical constraint
The nearest secondary school is the Plume in Maldon. This school has a capacity of 1,858 with a forecast capacity of 1,871, therefore the school already functions at over capacity. This potential development would place additional pressure on the accommodation of pupils, as the school is already over capacity. Any expansion of the school would be problematic given its split site nature. Additional pupils generated by the site cannot be accommodated at the nearest school (the Plume), nor at an alternative school two miles away (via a safe walking route), and there is insufficient land available on the site for school expansion.

• Early Years and Childcare: Major constraint
There is currently a lack of full day care provision (day nursery) in Great Totham, Wickham Bishops and Woodham Walter and Heybridge East Centres. There is insufficient permanent places within the ward or within three miles of the site.

• Access to a GP surgery: No constraint
The site is not within a 2 km walking distance to a GP surgery, but is within a 5 minute drive time.

• GP capacity: Minor constraint
The nearest GP's are F81022 and F81099. Practice F81022 is over capacity by 1,637 people. Practice F81099 is over capacity by 2,651. Therefore there is insufficient capacity at the nearest GP.

• Access to employment area: Minor constraint
Most of the site is beyond 1km from nearest employment area.

• Access to main retail area: No constraint
The majority of the site is within 1km of Heybridge town centre.

• Access to local and district parks: No constraint
Most of the site is within 1km of a local park and within 5 km of a District park.

• Access to grass pitches: Minor constraint
Most of the site is beyond 1km of a grass pitch.

• International / National designations: Minor constraint
No international or national designations have been identified on the site. There is a SSSI area to the west of the site. New development could have a detrimental impact on the designated area, however mitigation measures could be implemented.

• Mineral and waste sites: No constraint
There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

• Willingness of landowners and / or developers: No constraint
Discussions with developers are ongoing.

• Site ownership and legal issues
To be reviewed
• Viability and Developer contribution
  To be reviewed

• Consultation / public views
  To be updated at regulation 25 consultation

SH02: Land at Heybridge Swifts, Heybridge / Land at East of Heybridge, 100-150 dwellings

• Local Plan designations: Minor constraint
  The site is adjacent to the settlement boundary.

• Existing land use: Minor constraint
  The site is greenfield land with some leisure uses taking place on the site. Leisure activity on the site could be compensated.

• Preference for development on previously developed land: Minor constraint
  The majority of the site is greenfield land, with some brownfield land to the north of the site.

• Agricultural Land Classification: Minor constraint
  Part of the site is classified as Grade 2 agricultural land.

• Coastal and fluvial flooding: Major constraint
  The entire site is located on a Flood Zone Two and Flood Zone Three.

• Surface water flooding: Minor constraint
  The site includes some areas of lower and intermediate surface water flooding.

• Conservation Area: No constraint
  The site is not located in or near a conservation area.

• Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments: Minor constraint
  There are no listed buildings or protected assets on the site. A protected asset is located close to the boundary of the site. New development could have a detrimental impact on the protected asset, however this impact could be mitigated.

• Special Landscape Areas: No constraint
  There is no special landscape area on or near the site.

• Landscape and Visual Impact
  The site has not been assessed within the landscape and visual impact study.

• Highway capacity of surrounding network: Major constraint
  The key junction A414 / Heybridge Street / Holloway Road roundabout and the B1022 Colchester Road / Goldhanger Roundabout have limited or no opportunity for mitigation.

• Access to main distributor road: No constraint
  The site is located within 1km of the B1022 Broad Street Green Road.
• Access to bus and train: Minor constraint
There are several bus stops surrounding the site, the majority of the site is within 0.4km of a bus stop.

• Sewerage capacity: Minor constraint
No issue with EA flow consent. Upgrades are required to increase capacity of the waste water treatment works and foul sewerage network. Minor physical works required to accommodate new flow to treatment works. This will require a new sewer to serve the whole site. Due to existing constraints the new sewer will need to avoid existing sewers in Heybridge. Piecemeal development at this site could cause capacity issues within the existing network. A larger scale scheme would deliver economies of scale in terms of infrastructure provision.

• Water supply: No constraint
There is potential to connect to reservoirs at Maldon or Criers Wood in Witham. Only minor enhancement works would be required.

• Gas supply: No constraint
National Grid have major gas infrastructure assets which can act reactively to housing development.

• Electricity supply: No constraint
National Grid state that they can react to new development as required to connect new development to the national grid network.

• Telecommunications (Mobile Networks ): No constraint
Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizat

• Primary school places: No constraint
The potential site lies within the catchment of Heybridge Primary, which has a capacity for 370. This development would generate approximately 38 additional pupils, which could be accommodated at Heybridge Primary.

• Secondary school places: Critical constraint
The nearest secondary school is the Plume in Maldon. This school has a capacity of 1,858 with a forecast capacity of 1,871, therefore the school already functions at over capacity. This potential development would place additional pressure on the accommodation of pupils, as the school is already over capacity. Any expansion of the school would be problematic given its split site nature. Additional pupils generated by the site cannot be accommodated at the nearest school (the Plume), nor at an alternative school two miles away (via a safe walking route), and there is insufficient land available on the site for school expansion.

• Early Years and Childcare: Major constraint
There is currently a lack of full day care provision (day nursery) in Great Totham, Wickham Bishops and Woodham Walter and Heybridge East Centres.

• Access to a GP surgery: Minor constraint
The site is not within a 2 km walking distance to a GP surgery, and is not within a 5 minute drive time.
• GP capacity: Minor constraint
The nearest GP Practices are F81022 and F81099. Practice F81022 is over capacity by 1,637 people. Practice F81099 is over capacity by 2,651. Therefore there is insufficient capacity at the nearest GP.

• Access to employment area: Minor constraint
Most of the site is beyond 1km from nearest employment area.

• Access to main retail area: No constraint
The site is 1km from Heybridge town centre.

• Access to local and district parks: No constraint
The majority of the site is within 1km of a local park and within 5km of a district park.

• Access to grass pitches: No constraint
There are currently three grass pitches for football, rugby and cricket on the site. Initial proposals for the site suggest that grass pitches can be retained as part of development proposals.

• International / National designations: Minor constraint
There are no international or national designations on the site. There is a designated area to the west of the site. New development could have a detrimental impact on the designated area, however mitigation measures could be implemented.

• Mineral and waste sites: No constraint
There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

• Willingness of landowners and / or developers: No constraint
Discussions with developers are ongoing.

• Site ownership and legal issues
To be reviewed

• Viability and Developer contribution
To be reviewed

• Consultation / public views
To be updated at regulation 25 consultation

SH03: Land at Oval Park, Langford, 60 dwellings

• Local Plan designations: Major constraint
The site is a considerable distance from the nearest settlement boundary.

• Existing land use: Minor constraint
Existing uses on the site are office / commercial floor space and some manufacturing. This activity could be compensated.

• Preference for development on previously developed land: No constraint
The site is classified as previously development land.

- **Agricultural Land Classification: Minor constraint**  
  Part of the site is classified as Grade 3 (possibly Grade 3b) agricultural land. Part of the site is not used for agriculture.

- **Coastal and fluvial flooding: No constraint**  
  A very small section of the site is designated as Flood Zone Two. The majority of the site has no flooding designation.

- **Surface water flooding: Minor constraint**  
  The site includes some areas of lower and intermediate surface water flooding.

- **Conservation Area: Major constraint**  
  The site is located in the Chelmer and Blackwater navigation conservation area.

- **Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments: Minor constraint**  
  There are no listed buildings or protected assets on the site. A protected asset is located close to the boundary of the site. New development could have a detrimental impact on the protected asset, however this impact could be mitigated.

- **Special Landscape Areas: Minor constraint**  
  The site is within a conservation area.

- **Landscape and Visual Impact**  
  The site has not been assessed within the landscape and visual impact study.

- **Highway capacity of surrounding network: Minor constraint**  
  There is capacity on the B1018 and B1019, however traffic heading towards Maldon may experience congestion at the B1018/ Langford Road roundabout. There is potential that mitigation measures could be implemented.

- **Access to main distributor road: No constraint**  
  The site is located on the B1019 Maldon Road.

- **Access to bus and train: Major constraint**  
  There are several bus stops surrounding the site, the majority of the site is within 0.4km of a bus stop. However, these bus stops do not provide an hourly or more regular service.

- **Sewerage capacity: Major constraint**  
  The treatments works do have capacity, but there are no sewers in the immediate area. Cost could be significant and may require an upgrade of the pumping station. An increased number of houses would be required to make the scheme more viable in terms of sewer provision.

- **Water supply: Minor constraint**  
  There are no constraints on supply, only potential concerns with respect to the adjacent Essex and Suffolk water sewerage facility. Anglian water will be taking over the adjacent pumping station in 2016.
• **Gas supply**: No constraint  
  National Grid have major gas infrastructure assets which can act reactively to housing development.

• **Electricity supply**: No constraint  
  National Grid state that they can react to new development as required to connect new development to the national grid network.

• **Telecommunications (Mobile Networks)**: No constraint  
  Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.

• **Primary school places**: No constraint  
  The site lies within the catchment of Heybridge Primary, which has a capacity of 370 pupils. The potential development would generate approx 18 additional pupils. These could be accommodated at Heybridge Primary.

• **Secondary school places**: Critical constraint  
  The nearest secondary school is the Plume in Maldon. This school has a capacity of 1,858 with a forecast capacity of 1,871, therefore the school already functions at over capacity. This potential development would place additional pressure on the accommodation of pupils, as the school is already over capacity. Any expansion of the school would be problematic given its split site nature. Additional pupils generated by the site cannot be accommodated at the nearest school (the Plume), nor at an alternative school two miles away (via a safe walking route), and there is insufficient land available on the site for school expansion.

• **Early Years and Childcare**: Major constraint  
  There is currently a lack of full day care provision (day nursery) in Great Totham, Wickham Bishops and Woodham Walter and Heybridge East Centres.

• **Access to a GP surgery**: Minor constraint  
  The site is not within a 2 km walking distance to a GP surgery, and is not within a 5 minute drive time.

• **GP capacity**: Minor constraint  
  The nearest GP Practices are F81022 and F81099. Practice F81022 is over capacity by 1,637 people. Practice F81099 is over capacity by 2,651. Therefore there is insufficient capacity at the nearest GP.

• **Access to employment area**: No constraint  
  The site is within 1km of the nearest employment area.

• **Access to main retail area**: Minor constraint  
  The site is more than 1km of an SH1 area, and beyond 1km from any core retail area in Maldon District.

• **Access to local and district parks**: Minor constraint  
  The site is within 5km of a district park, but it is beyond 1km of a local park.

• **Access to grass pitches**: Minor constraint
The site is beyond 1km from a grass pitch.

- International / National designations: No constraint
  There are no international or national designations on the site.

- Mineral and waste sites: No constraint
  There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

- Willingness of landowners and / or developers: No constraint
  Discussions with developers are ongoing.

- Site ownership and legal issues
  To be reviewed

- Viability and Developer contribution
  To be reviewed

- Consultation / public views
  To be updated at regulation 25 consultation

**SH04: Wycke Hill, Maldon, 120 - 130 dwellings**

- Local Plan designations: Minor constraint
  The site is adjacent to the settlement boundary.

- Existing land use: Minor constraint
  The site is mainly greenfield land with a small amount of residential use. This use can be compensated.

- Preference for development on previously developed land: Minor constraint
  The majority of the site is greenfield land.

- Agricultural Land Classification: Minor constraint
  The site is classified as Grade 2 and 3 agricultural land.

- Coastal and fluvial flooding: No constraint
  The site is not located within a flood zone.

- Surface water flooding: Minor constraint
  The site includes some small areas of lower and intermediate surface water flooding.

- Conservation Area: No constraint
  The site is not in or near a conservation area.

- Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments: No constraint
  There are no listed buildings or protected assets on the site. The nearest listed building is 300 meters away.

- Special Landscape Areas: Minor constraint
The site is located within a special landscape area.

- **Landscape and Visual Impact: Major constraint**
  The site is located within Landscape and Visual Assessment sites M10 and M9. The development of the site would have a large impact on the visual amenity of the area, and it would not be possible to adequately mitigate these impacts.

- **Highway capacity of surrounding network: Major constraint**
  Development on the site could contribute to potential issues at the A414 / Limebrook way junction.

- **Access to main distributor road: No constraint**
  The site is located within 1km of the B1018 Limebrook way and A414 Spatial Road and Maldon Road.

- **Access to bus and train: No constraint**
  There are bus stops on the site.

- **Sewerage capacity: Major constraint**
  No foul sewerage network capacity south of Maldon Town. The treatment works has capacity, but the network is significantly constrained at the crossing of the River Chelmer. Major upgrades would be required at significant capital costs, including a second sewer river crossing. A developer may be required to build a new treatment works subject to approval from the environment agency.

- **Water supply: No constraint**
  Supply is available from Cherry Tree Tower.

- **Gas supply: No constraint**
  National Grid have major gas infrastructure assets which can act reactively to housing development.

- **Electricity supply: No constraint**
  National Grid state that they can react to new development as required to connect new development to the national grid network.

- **Telecommunications (Mobile Networks ): No constraint**
  Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.

- **Primary school places: Minor constraint**
  The site is located in the catchment of Wentworth Primary, which has a capacity for 420. The proposed development of 125 dwellings would generate approximately 38 additional pupils, and cause the school to be over capacity by approx 32 pupils. There is sufficient site area for expansion of the school, but the level of additional pupils is unlikely to support any physical expansion. Pupil’s generated by proposed new development could be accommodated at a school within 2 miles (via a safe walking route) from the site.

- **Secondary school places: Critical constraint**
The nearest secondary school is the Plume in Maldon. This school has a capacity of 1,858 with a forecast capacity of 1,871, therefore the school already functions at over capacity. This potential development would place additional pressure on the accommodation of pupils, as the school is already over capacity. Any expansion of the school would be problematic given its split site nature. Additional pupils generated by the site cannot be accommodated at the nearest school (the Plume), nor at an alternative school two miles away (via a safe walking route), and there is insufficient land available on the site for school expansion.

- **Early Years and Childcare: Major constraint**
The development of this site would generate an additional demand for childcare places. The closest existing day nursery is in Maldon East, however this is at full capacity. There are insufficient permanent places within the ward or within three miles of the development.

- **Access to a GP surgery: No constraint**
The site is not within a 2km walking distance to a GP surgery, but is within a 5 minute drive time.

- **GP capacity: Minor constraint**
The nearest GP Practices are F81022 and F81099. Practice F81022 is over capacity by 1,637 people. Practice F81099 is over capacity by 2,651. Therefore there is insufficient capacity at the nearest GP.

- **Access to employment area: No constraint**
The site is within 1km of the nearest employment area.

- **Access to main retail area: Minor constraint**
The site is more than 1km from an SH1 area.

- **Access to local and district parks: No constraint**
The site is within 5km of a district park, and within 1km of a local park.

- **Access to grass pitches: Minor constraint**
The site is beyond 1km from a grass pitch.

- **International / National designations: No constraint**
There are no international or national designations on the site.

- **Mineral and waste sites: No constraint**
There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

- **Willingness of landowners and / or developers: No constraint**
Discussions with developers are ongoing.

- **Site ownership and legal issues**
To be reviewed

- **Viability and Developer contribution**
To be reviewed
• Consultation / public views
To be updated at regulation 25 consultation

SH05: Land South of Limebrook Way, Maldon. 300-500 dwellings

• Local Plan designations: Minor constraint
The site is adjacent to the settlement boundary.

• Existing land use: No constraint
The site is greenfield land.

• Preference for development on previously developed land: Minor constraint
The site is greenfield land.

• Agricultural Land Classification: Minor constraint
The site is classified as Grade 3 agricultural land.

• Coastal and fluvial flooding: Minor constraint
The south section of the site is within Flood Zone Two and Three.

• Surface water flooding: Minor constraint
The site includes some areas of lower and intermediate surface water flooding.

• Conservation Area: No constraint
The site is not in or near a conservation area.

• Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments: No constraint
There are no listed buildings or protected assets on or near the site.

• Special Landscape Areas: No constraint
The site is not located within a special landscape area. There is a special landscape area in close proximity to the site.

• Landscape and Visual Impact: Minor constraint
The site is located partly within Landscape and Visual Assessment site M11. Development of the site would be intrusive on views from the south. Planting could be used to mitigate some of the visual impacts of development.

• Highway capacity of surrounding network: Major constraint
Development on the site could contribute to potential issues at the A414 / Limebrook way junction.

• Access to main distributor road: No constraint
The site is located within 1km of the B1018 Limebrook way and A414 Spatial Road and Maldon Road.

• Access to bus and train: Minor constraint
There are two bus stops near the site, however most of the site is beyond 0.4km distance from the route.
• Sewerage capacity: Major constraint
No foul sewerage network capacity south of Maldon Town. The treatment works has capacity, but the network is significantly constrained at the crossing of the River Chelmer. Major upgrades would be required at significant capital costs, including a second sewer river crossing. A developer may be required to build a new treatment works subject to approval from the environment agency.

• Water supply: No constraint
Supply is available from Cherry Tree Tower.

• Gas supply: No constraint
National Grid have major gas infrastructure assets which can act reactively to housing development.

• Electricity supply: No constraint
National Grid state that they can react to new development as required to connect new development to the national grid network.

• Telecommunications (Mobile Networks): No constraint
Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.

• Primary school places: Major constraint
The site is located in the catchment of Wentworth Primary, which has a capacity for 420. The proposed development of 400 dwellings would generate approximately 120 additional pupils, and cause the school to be over capacity by approx 114 pupils. The need to accommodate these additional pupils at nearby schools could potentially cause problems. Pupils cannot be accommodated at the nearest school, and there is no alternative school within a 2 mile safe walk.

• Secondary school places: Critical constraint
The nearest secondary school is the Plume in Maldon. This school has a capacity of 1,858 with a forecast capacity of 1,871, therefore the school already functions at over capacity. This potential development would place additional pressure on the accommodation of pupils, as the school is already over capacity. Any expansion of the school would be problematic given its split site nature. Additional pupils generated by the site cannot be accommodated at the nearest school (the Plume), nor at an alternative school two miles away (via a safe walking route), and there is insufficient land available on the site for school expansion.

• Early Years and Childcare: Major constraint
The development of this site would generate an additional demand for childcare places. The closest existing day nursery is in Maldon East, however this is at full capacity. There are insufficient permanent places within the ward or within three miles of the development.

• Access to a GP surgery: No constraint
The site is within a 2km walking distance to a GP surgery.
• GP capacity: Minor constraint
The nearest GP Practices are F81022 and F81099. Practice F81022 is over capacity by 1,637 people. Practice F81099 is over capacity by 2,651. Therefore there is insufficient capacity at the nearest GP.

• Access to employment area: No constraint
The site is within 1km of the nearest employment area.

• Access to main retail area: Minor constraint
The site is more than 1km from an SH1 area.

• Access to local and district parks: No constraint
The site is within 5km of a district park, and within 1km of a local park.

• Access to grass pitches: Minor constraint
The site is beyond 1km from a grass pitch.

• International / National designations: No constraint
There are no international or national designations on the site.

• Mineral and waste sites: No constraint
There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

• Willingness of landowners and / or developers: No constraint
Discussions with developers are ongoing.

• Site ownership and legal issues
To be reviewed

• Viability and Developer contribution
To be reviewed

• Consultation / public views
To be updated at regulation 25 consultation

SH06: Land South of Park Drive, Maldon. 120 dwellings

• Local Plan designations: Minor constraint
The site is adjacent to the settlement boundary.

• Existing land use: No constraint
The site is greenfield land.

• Preference for development on previously developed land: Minor constraint
The site is greenfield land.

• Agricultural Land Classification: Minor constraint
The site is mainly classified as Grade 3 agricultural land, with a small section of Grade 4.
• Coastal and fluvial flooding: Minor constraint
A small section of mainly the south and eastern boundary of the site is designated in a Flood Zone Two and Three area.

• Surface water flooding: No constraint
A small section of the sites boundary is within a flooding area, but not to the extent that this would create a constraint on the site.

• Conservation Area: No constraint
The site is not in or near a conservation area.

• Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments: Minor constraint
A registered structure is located 150 meters south of the site. A registered battlefield (the battle of Maldon site) is also located south of the site. Development of the site would be unlikely to have any detrimental impact on the listed assets.

• Special Landscape Areas: No constraint
The site is not located within a special landscape area.

• Landscape and Visual Impact: No constraint
The site is located within the Landscape and Visual Assessment site M14. Any landscape and visual impact of development on the site could be mitigated through planting.

• Highway capacity of surrounding network: Major constraint
Development on the site could contribute to potential issues at the A414 / Limebrook way junction. Further assessment work will be required to identify the impact and possible mitigation measures.

• Access to main distributor road: Minor constraint
The site is within 2km of a main distributor road. Access to the B1018 Fambridge Road/ Limebrook Way would be through central Maldon Town (High Street/ Market Hill / Fulbridge Road) to the A414/ B1018 Causeway Roundabout.

• Access to bus and train: No constraint
Most of the site is within 0.4km of a bus stop.

• Sewerage capacity: Major constraint
No foul sewerage network capacity south of Maldon Town. The treatment works has capacity, but the network is significantly constrained at the crossing of the River Chelmer. Major upgrades would be required at significant capital costs, including a second sewer river crossing. A developer may be required to build a new treatment works subject to approval from the environment agency.

• Water supply: No constraint
Supply is available from Cherry Tree Tower or Maldon Reservoir.

• Gas supply: No constraint
National Grid have major gas infrastructure assets which can act reactively to housing development.
• Electricity supply: No constraint
National Grid state that they can react to new development as required to connect new development to the national grid network.

• Telecommunications (Mobile Networks ): No constraint
Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.

• Primary school places: Minor constraint
The site is located in the catchment of Maldon Primary, which has a capacity for 405 pupils. The proposed development of 120 dwellings would generate approx 36 additional pupils, and cause the school to be overcapacity by approx 10 pupils. There is no room for expansion at Maldon Primary, however pupils generated by this potential development could be accommodated at a school within two miles of the site (via a safe walking route).

• Secondary school places: Critical constraint
The nearest secondary school is the Plume in Maldon. This school has a capacity of 1,858 with a forecast capacity of 1,871, therefore the school already functions at over capacity. This potential development would place additional pressure on the accommodation of pupils, as the school is already over capacity. Any expansion of the school would be problematic given its split site nature. Additional pupils generated by the site cannot be accommodated at the nearest school (the Plume), nor at an alternative school two miles away (via a safe walking route), and there is insufficient land available on the site for school expansion.

• Early Years and Childcare: Major constraint
The development of this site would generate an additional demand for childcare places. The closest existing day nursery is in Maldon East, however this is at full capacity. There are insufficient permanent places within the ward or within three miles of the development.

• Access to a GP surgery: No constraint
The site is within a 2km walking distance to a GP surgery.

• GP capacity: Minor constraint
The nearest GP Practices are F81022 and F81099. Practice F81022 is over capacity by 1,637 people. Practice F81099 is over capacity by 2,651. Therefore there is insufficient capacity at the nearest GP.

• Access to employment area: Minor constraint
Most of the site is more than 1km of the nearest employment area.

• Access to main retail area: Minor constraint
The site is more than 1km from an SH1 area.

• Access to local and district parks: No constraint
The site is within 1km of a local park and within 5km of a district park.
• Access to grass pitches: No constraint
  The site is within 1km of a grass pitch.

• International / National designations: Minor constraint
  No international or national designations have been identified on the site, however there is a designation to the west of the site. New development could potentially have a detrimental impact to the designation. Mitigation measures could be used to protect the designation.

• Mineral and waste sites: No constraint
  There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

• Willingness of landowners and / or developers: No constraint
  Discussions with developers are ongoing.

• Site ownership and legal issues
  To be reviewed

• Viability and Developer contribution
  To be reviewed

• Consultation / public views
  To be updated at regulation 25 consultation

SH07: Land West of Burnham on Crouch, Burnham on Crouch. 200-300 dwellings

• Local Plan designations: Minor constraint
  The site is adjacent to the settlement boundary.

• Existing land use: Minor constraint
  Most of the site is greenfield land, however there is a leisure use on the east of the site. This use could be compensated.

• Preference for development on previously developed land: Minor constraint
  Most of the site is greenfield land, however there is a leisure use to the east of the site. The site is not considered to be previously developed land.

• Agricultural Land Classification: Minor constraint
  The site is classified as Grade 3 agricultural land.

• Coastal and fluvial flooding: No constraint
  The site is not located in a flood zone and is not subject to fluvial flooding.

• Surface water flooding: Minor constraint
  The site includes some small areas of lower and intermediate surface water flooding.

• Conservation Area: No constraint
The site is not in or near a conservation area.

- **Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments: No constraint**
  There are no listed buildings or other protected assets on the site. Listed structures are located 150 meters from the boundary of the site, however it is unlikely that development of the site would have any detrimental impact on these structures.

- **Special Landscape Areas: Minor constraint**
  The site is partly located within a special landscape area.

- **Landscape and Visual Impact: Minor constraint**
  The site is partly located within the Landscape and Visual Assessment site B1. Any landscape and visual impact of development on the site could be partially mitigated through planting.

- **Highway capacity of surrounding network: Minor constraint**
  The potential increase in traffic related to an increase in the number of dwellings in the local area could be mitigated. However, it will be necessary to undertake further assessment work to clarify appropriate mitigation measures.

- **Access to main distributor road: No constraint**
  The site is within 1km of the B1010 Maldon Road.

- **Access to bus and train: Minor constraint**
  The majority of the site is not within 0.4km of a bus stop or train station.

- **Sewerage capacity: Minor constraint**
  To accommodate additional flows, upgrades to existing capacity will be needed to the foul sewage network, and may be needed for waste water treatment. Capital costs to upgrade the network would be increased by the need to cross the railway line.

- **Water supply: No constraint**
  Supply is available from Burnham Reservoir (built ten years ago) and other old reservoirs in the local area.

- **Gas supply: No constraint**
  National Grid have major gas infrastructure assets which can act reactively to housing development.

- **Electricity supply: No constraint**
  National Grid state that they can react to new development as required to connect new development to the national grid network.

- **Telecommunications (Mobile Networks ): No constraint**
  Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.

- **Primary school places: Major constraint**
The site is located within the catchment of the Burnham Primary, which has a capacity of 414 pupils. The potential development of 250 dwellings would generate approximately 75 additional pupils, which would cause the school to be overcapacity by approximately 95 pupils. There is capacity to extend the school for a more substantial increase in pupil numbers. Pupils generated by development of the site could not be accommodated at the nearest school, or an alternative school within two miles of the site (via a safe walking route).

- Secondary school places: No constraint
  The Ormiston Rovers Academy in Southminster is the nearest secondary school. This school has a total capacity of 1,076 pupils with a forecast capacity of 566 pupils. Pupils generated by development of the site could not be accommodated at the nearest school.

- Early Years and Childcare: Minor constraint
  The potential development generates a demand for between 11 and 25 places. There is no full day care or seasonal facility within a mile of the site (safe walking route) in Burnham’s north ward, however there is potential spare capacity at Burnham’s south ward which currently has a 58 per cent take up of places.

- Access to a GP surgery: No constraint
  The site is within a 2 minute walking distance, and 5 minute drive time, from a GP surgery.

- GP capacity: Minor constraint
  The nearest GP Practice is F81126. This practice is over capacity by 1,321 people.

- Access to employment area: No constraint
  The site is within 1km of the nearest employment area.

- Access to main retail area: Minor constraint
  The site is slightly more than 1km from the SH1 area in Burnham on Crouch.

- Access to local and district parks: No constraint
  The site is within 1km of a local park and within 5km of a district park.

- Access to grass pitches: No constraint
  The site is within 1km of a grass pitch.

- International / National designations: No constraint
  No international or national designations have been identified on or near the site.

- Mineral and waste sites: No constraint
  There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

- Willingness of landowners and / or developers: No constraint
  Discussions with developers are ongoing.

- Site ownership and legal issues
  To be reviewed

- Viability and Developer contribution
SH08: Land East Burnham on Crouch, Burnham on Crouch. 180 dwellings

- Local Plan designations: Minor constraint
  The site is adjacent to the settlement boundary.

- Existing land use: No constraint
  The site is greenfield land.

- Preference for development on previously developed land: Minor constraint
  The site is greenfield land.

- Agricultural Land Classification: Minor constraint
  The site is mainly classified as Grade 2 agricultural land, with a very small section of Grade 1.

- Coastal and fluvial flooding: No constraint
  The site is not located in a flood zone and is not subject to fluvial flooding.

- Surface water flooding: No constraint
  The site does not include any surface water flooding zones.

- Conservation Area: No constraint
  The site is not in or near a conservation area.

- Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments: No constraint
  There are no listed buildings or other protected assets on or near the site.

- Special Landscape Areas: No constraint
  The site is not located within a special landscape area.

- Landscape and Visual Impact: No constraint
  The site is located within the Landscape and Visual Assessment site B7. Any landscape and visual impact of development on the site could be mitigated through planting and retention of existing vegetation.

- Highway capacity of surrounding network: Minor constraint
  Access to the site could create a minor constraint.

- Access to main distributor road: No constraint
  The site is within 1km of the B1010 Maldon Road.

- Access to bus and train: No constraint
  The majority of the site is not within 0.4km of a bus stop, however Burnham on Crouch train station is within 0.8km of the site.
• Sewerage capacity: Minor constraint
To accommodate additional flows, upgrades to existing capacity will be needed to the
foul sewage network, and may be needed for waste water treatment. Capital costs to
upgrade the network would be increased by the need to cross the railway line.

• Water supply: No constraint
Supply is available from Burnham Reservoir (built ten years ago) and other old
reservoirs in the local area.

• Gas supply: No constraint
National Grid have major gas infrastructure assets which can act reactively to housing
development.

• Electricity supply: No constraint
National Grid state that they can react to new development as required to connect new
development to the national grid network.

• Telecommunications (Mobile Networks): No constraint
Mobile Operators Association (MOA) can not provide detailed information on sites. It is
considered that organizations represented by the MOA can react as required to new
development.

• Primary school places: Major constraint
The site is located within the catchment of the Burnham Primary, which has a capacity of
414 pupils. The potential development would generate approx 54 additional pupils,
which would cause the school to be overcapacity by approximately 74 pupils. Pupils
generated by development of the site could not be accommodated at the nearest school,
or an alternative school within two miles of the site (via a safe walking route).

• Secondary school places: No constraint
The Ormiston Rovers Academy in Southminster is the nearest secondary school. This
school has a total capacity of 1,076 pupils with a forecast capacity of 566 pupils. Pupils
generated by development of the site could be accommodated at the nearest school.

• Early Years and Childcare: Minor constraint
The potential development generates a demand for between 11 and 25 places. There is
no full day care or seasonal facility within a mile of the site (safe walking route) in
Burnham's north ward, however there is potential spare capacity at Burnham's south
ward which currently has a 58 per cent take up of places.

• Access to a GP surgery: No constraint
The site is within a 2 minute walking distance, and 5 minute drive time, from a GP
surgery.

• GP capacity: Minor constraint
The nearest GP Practice is F81126. This practice is over capacity by 1,321 people.

• Access to employment area: No constraint
The site is within 1km of the nearest employment area.

• Access to main retail area: No constraint
Most of the site is within 1km of the SH1 area in Burnham on Crouch.
• Access to local and district parks: No constraint
  The site is within 1km of a local park and within 5km of a district park.

• Access to grass pitches: No constraint
  The site is within 1km of a grass pitch.

• International / National designations: No constraint
  No international or national designations have been identified on or near the site.

• Mineral and waste sites: No constraint
  There are no mineral extraction sites or waste sites operating, and proposed to be
  operating in the future, on the site.

• Willingness of landowners and / or developers: No constraint
  Discussions with developers are ongoing.

• Site ownership and legal issues
  To be reviewed

• Viability and Developer contribution
  To be reviewed

• Consultation / public views
  To be updated at regulation 25 consultation

SH15: Land west of Southminster Road, Burnham on Crouch.  250-300 dwellings

• Local Plan designations: Minor constraint
  The site is adjacent to the settlement boundary.

• Existing land use: No constraint
  The site is greenfield land.

• Preference for development on previously developed land: Minor constraint
  The site is greenfield land.

• Agricultural Land Classification: Minor constraint
  The site is classified as Grade 2 and 3 agricultural land.

• Coastal and fluvial flooding: No constraint
  The site is not located in a flood zone and is not subject to fluvial flooding.

• Surface water flooding: Minor constraint
  The site includes some small areas of lower and intermediate surface water flooding.
  The boundary of the site is connected to an area of high risk surface water flooding,
  however this does not penetrate into the site.

• Conservation Area: No constraint
  The site is not in or near a conservation area.
• Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments: Minor constraint
There are no listed buildings or other protected assets on the site. Listed structures are located close to the boundary of the site, however development of the site could mitigate any potentially detrimental impacts on these structures.

• Special Landscape Areas: No constraint
The site is not located within a special landscape area. A special landscape area close to the site would not be detrimentally affected by any development of the site.

• Landscape and Visual Impact: Minor constraint
The site is partly located within the Landscape and Visual Assessment site B3. Any landscape and visual impact of development on the site could be largely mitigated through planting.

• Highway capacity of surrounding network: Minor constraint
Access to the wider highway network would be obtained via the B1010 Maldon Road / B1021 Church Road junction.

• Access to main distributor road: No constraint
The site is within 1km of the B1010 Maldon Road.

• Access to bus and train: Minor constraint
The majority of the site is not within 0.4km of a bus stop or 0.8km of a train station.

• Sewerage capacity: Minor constraint
To accommodate additional flows, upgrades to existing capacity will be needed to the foul sewage network, and may be needed for waste water treatment. Capital costs to upgrade the network would be increased by the need to cross the railway line.

• Water supply: No constraint
Supply is available from Burnham Reservoir (built ten years ago) and other old reservoirs in the local area.

• Gas supply: No constraint
National Grid have major gas infrastructure assets which can act reactively to housing development.

• Electricity supply: No constraint
National Grid state that they can react to new development as required to connect new development to the national grid network.

• Telecommunications (Mobile Networks ): No constraint
Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.

• Primary school places: Major constraint
The site is located within the catchment of the Burnham Primary, which has a capacity of 414 pupils. The potential development of 275 dwellings would generate approximately 83 additional pupils, which would cause the school to be overcapacity by approximately 103 pupils. There is capacity to extend the school for a more substantial increase in pupil numbers. Pupils generated by development of the site could not be accommodated at the nearest school, or an alternative school within two miles of the site (via a safe walking route).

- Secondary school places: No constraint
  The Ormiston Rovers Academy in Southminster is the nearest secondary school. This school has a total capacity of 1,076 pupils with a forecast capacity of 566 pupils. Pupils generated by development of the site could be accommodated at the nearest school.

- Early Years and Childcare: Minor constraint
  The potential development generates a demand for between 11 and 25 places. There is no full day care or seasonal facility within a mile of the site (safe walking route) in Burnham's north ward, however there is potential spare capacity at Burnham's south ward which currently has a 58 per cent take up of places.

- Access to a GP surgery: No constraint
  The site is within a 2 minute walking distance, and 5 minute drive time, from a GP surgery.

- GP capacity: Minor constraint
  The nearest GP Practice is F81126. This practice is over capacity by 1,321 people.

- Access to employment area: No constraint
  The site is within 1km of the nearest employment area.

- Access to main retail area: Minor constraint
  The site is more than 1km from the SH1 area in Burnham on Crouch.

- Access to local and district parks: No constraint
  The site is within 1km of a local park and within 5km of a district park.

- Access to grass pitches: No constraint
  The site is close to a grass pitch.

- International / National designations: No constraint
  No international or national designations have been identified on or near the site.

- Mineral and waste sites: No constraint
  There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

- Willingness of landowners and / or developers: No constraint
  Discussions with developers are ongoing.

- Site ownership and legal issues
  To be reviewed
SH16: Land east of Southminster Road, Burnham on Crouch. 100-150 dwellings

• Local Plan designations: Minor constraint
  The site is adjacent to the settlement boundary.

• Existing land use: No constraint
  The site is greenfield land.

• Preference for development on previously developed land: Minor constraint
  The site is greenfield land.

• Agricultural Land Classification: Minor constraint
  The site is classified as Grade 2 agricultural land, with a small section of Grade 3 agricultural land.

• Coastal and fluvial flooding: Minor constraint
  An eastern section of site is located within Flood Zone 2 and 3 areas. This amounts to less than half of the site.

• Surface water flooding: Major constraint
  The middle of the site includes areas of lower, intermediate, and higher surface water flooding.

• Conservation Area: No constraint
  The site is not in or near a conservation area.

• Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments: Minor constraint
  There are no listed buildings or other protected assets on the site. Listed structures are located close to the boundary of the site, however development of the site could mitigate any potentially detrimental impacts on these structures.

• Special Landscape Areas: No constraint
  The site is not located within or near a special landscape area.

• Landscape and Visual Impact: Major constraint
  The site is partly located within the Landscape and Visual Assessment site B6 and B5. Any landscape and visual impact of development on the site could not be satisfactorily mitigated through planting.

• Highway capacity of surrounding network: Minor constraint
  Access to the wider highway network would be obtained via the B1010 Maldon Road / B1021 Church Road junction.

• Access to main distributor road: No constraint
The site is within 1km of the B1010 Maldon Road.

- **Access to bus and train:** No constraint
  The majority of the site is within 0.4km of a bus stop and within 0.8km of a train station.

- **Sewerage capacity:** Minor constraint
  To accommodate additional flows, upgrades to existing capacity will be needed to the foul sewage network, and may be needed for waste water treatment. Capital costs to upgrade the network would be increased by the need to cross the railway line.

- **Water supply:** No constraint
  Supply is available from Burnham Reservoir (built ten years ago) and other old reservoirs in the local area.

- **Gas supply:** No constraint
  National Grid have major gas infrastructure assets which can act reactively to housing development.

- **Electricity supply:** No constraint
  National Grid state that they can react to new development as required to connect new development to the national grid network.

- **Telecommunications (Mobile Networks):** No constraint
  Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.

- **Primary school places:** Major constraint
  The site is located within the catchment of the Burnham Primary, which has a capacity of 414 pupils. The potential development of 125 dwellings would generate approximately 38 additional pupils, which would cause the school to be overcapacity by approximately 58 pupils. There is capacity to extend the school for a more substantial increase in pupil numbers. Pupils generated by development of the site could not be accommodated at the nearest school, or an alternative school within two miles of the site (via a safe walking route).

- **Secondary school places:** No constraint
  The Ormiston Rovers Academy in Southminster is the nearest secondary school. This school has a total capacity of 1,076 pupils with a forecast capacity of 566 pupils. Pupils generated by development of the site could be accommodated at the nearest school.

- **Early Years and Childcare:** Minor constraint
  The potential development generates a demand for between 11 and 25 places. There is no full day care or seasonal facility within a mile of the site (safe walking route) in Burnham’s north ward, however there is potential spare capacity at Burnham’s south ward which currently has a 58 per cent take up of places.

- **Access to a GP surgery:** No constraint
  The site is within a 2 minute walking distance, and 5 minute drive time, from a GP surgery.

- **GP capacity:** Minor constraint
The nearest GP Practice is F81126. This practice is over capacity by 1,321 people.

- Access to employment area: No constraint
  The site is within 1km of the nearest employment area.

- Access to main retail area: Minor constraint
  The site is more than 1km from the SH1 area in Burnham on Crouch.

- Access to local and district parks: No constraint
  The site is within 1km of a local park and within 5km of a district park.

- Access to grass pitches: No constraint
  The site is close to a grass pitch.

- International / National designations: No constraint
  No international or national designations have been identified on or near the site.

- Mineral and waste sites: No constraint
  There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

- Willingness of landowners and / or developers: No constraint
  Discussions with developers are ongoing.

- Site ownership and legal issues
  To be reviewed

- Viability and Developer contribution
  To be reviewed

- Consultation / public views
  To be updated at regulation 25 consultation

**SH13: Land south of New Moor Farm, Southminster. 120 dwellings**

- Local Plan designations: Minor constraint
  The site is adjacent to the settlement boundary.

- Existing land use: No constraint
  The site is greenfield land.

- Preference for development on previously developed land: Minor constraint
  The site is greenfield land.

- Agricultural Land Classification: Minor constraint
  The site is classified as Grade 2 agricultural land, with a small section of Grade 3 agricultural land.

- Coastal and fluvial flooding: No constraint
  The site is not located within a coastal or fluvial flooding area.
• Surface water flooding: No constraint
The site does not have any surface water flooding.

• Conservation Area: No constraint
The site is not in or near a conservation area.

• Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments: Minor constraint
There are no listed buildings or other protected assets on the site. Listed structures are located close to the boundary of the site, however development of the site could mitigate any potentially detrimental impacts on these structures.

• Special Landscape Areas: No constraint
The site is not located within or near a special landscape area.

• Landscape and Visual Impact: Major constraint
The site is partly located within the Landscape and Visual Assessment site S4. Any landscape and visual impact of development on the site could not be satisfactorily mitigated through planting.

• Highway capacity of surrounding network: No constraint
There are no capacity constraints on the surrounding highway network.

• Access to main distributor road: Minor constraint
The site is within 5km of a main distributor road, accessed via the B1021 south from Southminster.

• Access to bus and train: No constraint
The majority of the site is within 0.4km of a bus stop and within 0.8km of a train station.

• Sewerage capacity: Major constraint
The treatment works is at full capacity. Any new development would require Environment Agency flow consent, and may require approval from OFWAT. New development may need to be phased after 2015 or 2020 to be included in Anglia Waters Water Resources Management Plan. Local water quality is currently at a moderate level under the Waste Water Directive, and will be required to achieve a good status by 2027.

• Water supply: No constraint
Supply is available from local reservoirs.

• Gas supply: No constraint
National Grid have major gas infrastructure assets which can act reactively to housing development.

• Electricity supply: No constraint
National Grid state that they can react to new development as required to connect new development to the national grid network.

• Telecommunications (Mobile Networks): No constraint
Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.
Primary school places: No constraint
The site is located within the catchment of Southminster Primary, which has a capacity of 315. The proposed development of 125 dwellings would generate approx 36 additional pupils. The school would have a surplus of 86 pupils, and could therefore accommodate an increase in demand from the potential new development.

Secondary school places: No constraint
The Ormiston Rovers Academy in Southminster is the nearest secondary school. This school has a total capacity of 1,076 pupils with a forecast capacity of 566 pupils. Pupils generated by development of the site could be accommodated at the nearest school.

Early Years and Childcare: No constraint
The potential development generates a demand for between 4 and 11 places. Southminster has a full day care facility, and one seasonal facility, with 58 per cent take up rate (assessed in November 2011). The requirements of new development could be accommodated within existing facilities.

Access to a GP surgery: No constraint
The site is within a 2 minute walking distance, and 5 minute drive time, from a GP surgery.

GP capacity: Minor constraint
The nearest GP Practice is F81130. This practice is over capacity by 720 people.

Access to employment area: No constraint
The site is within 1km of the nearest employment area.

Access to main retail area: Minor constraint
The site is more than 1km from the SH1 area in Southminster.

Access to local and district parks: No constraint
The site is within 1km of a local park and within 5km of a district park.

Access to grass pitches: No constraint
The site is close to a grass pitch.

International / National designations: No constraint
No international or national designations have been identified on or near the site.

Mineral and waste sites: No constraint
There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

Willingness of landowners and / or developers: No constraint
Discussions with developers are ongoing.

Site ownership and legal issues
To be reviewed
• Viability and Developer contribution
  To be reviewed

• Consultation / public views
  To be updated at regulation 25 consultation

SH12: Land north of North End, Southminster. 100-150 dwellings

• Local Plan designations: Minor constraint
  The site is adjacent to the settlement boundary.

• Existing land use: No constraint
  The site is greenfield land.

• Preference for development on previously developed land: Minor constraint
  The site is greenfield land.

• Agricultural Land Classification: Minor constraint
  The site is classified as Grade 3 agricultural land.

• Coastal and fluvial flooding: Minor constraint
  The northern part of the site is located within a Flood Zone Two and Flood Zone Three area. This area accounts for less than half of the site.

• Surface water flooding: Minor constraint
  Some low and intermediate surface water flooding areas run to the north of the site.

• Conservation Area: No constraint
  The site is not in or near a conservation area.

• Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments: Minor constraint
  There are no listed buildings on the site. A listed asset is located to the east of the site, which may require potential development of the site to mitigate any detrimental impacts on this structure.

• Special Landscape Areas: No constraint
  The site is not located within or near a special landscape area.

• Landscape and Visual Impact: Minor constraint
  The site is partly located within the Landscape and Visual Assessment site S3. Development of the site would require considerable planting to only partially mitigate any landscape and visual impact.

• Highway capacity of surrounding network: Minor constraint
  Any increase in traffic related to development of the site could be mitigated through the existing highway network.

• Access to main distributor road: Minor constraint
  The site is within 5km of a main distributor road, accessed via the B1021 south from Southminster.
Access to bus and train: No constraint
The majority of the site is within 0.4km of a bus stop and within 0.8km of a train station.

Sewerage capacity: Major constraint
The treatment works is at full capacity. Any new development would require Environment Agency flow consent, and may require approval from OFWAT. New development may need to be phased after 2015 or 2020 to be included in Anglia Waters Water Resources Management Plan. Local water quality is currently at a moderate level under the Waste Water Directive, and will be required to achieve a good status by 2027.

Water supply: No constraint
Supply is available from local reservoirs.

Gas supply: No constraint
National Grid have major gas infrastructure assets which can act reactively to housing development.

Electricity supply: No constraint
National Grid state that they can react to new development as required to connect new development to the national grid network.

Telecommunications (Mobile Networks ): No constraint
Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.

Primary school places: No constraint
The site is located within the catchment of Southminster Primary, which has a capacity of 315. The proposed development of 125 dwellings would generate approximately 38 additional pupils. The school would have a surplus of 85 pupils, and could therefore accommodate increased demand from the potential new development.

Secondary school places: No constraint
The Ormiston Rovers Academy in Southminster is the nearest secondary school. This school has a total capacity of 1,076 pupils with a forecast capacity of 566 pupils. Pupils generated by development of the site could be accommodated at the nearest school.

Early Years and Childcare: No constraint
The potential development generates a demand for between 4 and 11 places. Southminster has a full day care facility, and one seasonal facility, with 58 per cent take up rate (assessed in November 2011). The requirements of new development could be accommodated within existing facilities.

Access to a GP surgery: No constraint
The site is within a 2 minute walking distance, and 5 minute drive time, from a GP surgery.

GP capacity: Minor constraint
The nearest GP Practice is F81130. This practice is over capacity by 720 people.

Access to employment area: No constraint
The site is within 1km of the nearest employment area.

- Access to main retail area: Minor constraint
  The site is more than 1km from the SH1 area in Southminster.

- Access to local and district parks: No constraint
  Most of the site is within 1km of a local park and within 5km of a district park.

- Access to grass pitches: No constraint
  The site is within 1km of a grass pitch.

- International / National designations: No constraint
  No international or national designations have been identified on or near the site.

- Mineral and waste sites: No constraint
  There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

- Willingness of landowners and / or developers: No constraint
  Discussions with developers are ongoing.

- Site ownership and legal issues
  To be reviewed

- Viability and Developer contribution
  To be reviewed

- Consultation / public views
  To be updated at regulation 25 consultation

**SH11: Land at Spratts Farm, Southminster. 100-150 dwellings**

- Local Plan designations: Minor constraint
  The site is adjacent to the settlement boundary.

- Existing land use: No constraint
  The site is greenfield land.

- Preference for development on previously developed land: Minor constraint
  The site is greenfield land.

- Agricultural Land Classification: Minor constraint
  The majority of the site is classified as Grade 3 agricultural land, with a small section of Grade 2 agricultural land.

- Coastal and fluvial flooding: Minor constraint
  The western part of the site is located within a Flood Zone Two and Flood Zone Three area. This area accounts for less than half of the site.

- Surface water flooding: Minor constraint
Some lower and intermediate surface water flooding areas are located on the site.

- **Conservation Area**: No constraint
  The site is not in or near a conservation area.

- **Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments**: Minor constraint
  There are no listed buildings or other protected assets on the site. A listed asset is located 70 meters from the eastern boundary of the site. It is unlikely that development of the site would have a detrimental impact on the listed asset.

- **Special Landscape Areas**: No constraint
  The site is not located within or near a special landscape area.

- **Landscape and Visual Impact**: Minor constraint
  The site is partly located within the Landscape and Visual Assessment site S2. Development of the site would require considerable planting to only partially mitigate any landscape and visual impact.

- **Highway capacity of surrounding network**: No constraint
  There are no constraints on the capacity of the highway network. However, further assessment work is required to clarify this.

- **Access to main distributor road**: Minor constraint
  The site is within 5km of a main distributor road, accessed via the B1021 south from Southminster.

- **Access to bus and train**: No constraint
  The majority of the site is within 0.4km of a bus stop and within 0.8km of a train station.

- **Sewerage capacity**: Major constraint
  The treatment works is at full capacity. Any new development would require Environment Agency flow consent, and may require approval from OFWAT. New development may need to be phased after 2015 or 2020 to be included in Anglia Waters Water Resources Management Plan. Local water quality is currently at a moderate level under the Waste Water Directive, and will be required to achieve a good status by 2027.

- **Water supply**: No constraint
  Supply is available from local reservoirs.

- **Gas supply**: No constraint
  National Grid have major gas infrastructure assets which can act reactively to housing development.

- **Electricity supply**: No constraint
  National Grid state that they can react to new development as required to connect new development to the national grid network.

- **Telecommunications (Mobile Networks)**: No constraint
  Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.
• Primary school places: No constraint
The site is located within the catchment of Southminster Primary, which has a capacity of 315. The proposed development of 125 dwellings would generate approximately 38 additional pupils. The school would have a surplus of 85 pupils, and could therefore accommodate increased demand from the potential new development.

• Secondary school places: No constraint
The Ormiston Rovers Academy in Southminster is the nearest secondary school. This school has a total capacity of 1,076 pupils with a forecast capacity of 566 pupils. Pupils generated by development of the site could be accommodated at the nearest school.

• Early Years and Childcare: No constraint
The potential development generates a demand for between 4 and 11 places. Southminster has a full day care facility, and one seasonal facility, with 58 per cent take up rate (assessed in November 2011). The requirements of new development could be accommodated within existing facilities.

• Access to a GP surgery: No constraint
The site is within a 2 minute walking distance, and 5 minute drive time, from a GP surgery.

• GP capacity: Minor constraint
The nearest GP Practice is F81130. This practice is over capacity by 720 people.

• Access to employment area: No constraint
The site is within 1km of the nearest employment area.

• Access to main retail area: Minor constraint
The site is more than 1km from the SH1 area in Southminster.

• Access to local and district parks: No constraint
The site is within 1km of a local park and within 5km of a district park.

• Access to grass pitches: No constraint
The site is within 1km of a grass pitch.

• International / National designations: No constraint
No international or national designations have been identified on or near the site.

• Mineral and waste sites: No constraint
There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

• Willingness of landowners and / or developers: No constraint
Discussions with developers are ongoing.

• Site ownership and legal issues
To be reviewed

• Viability and Developer contribution
To be reviewed
• Consultation / public views
  To be updated at regulation 25 consultation

SH10: Land north of Scotts Hill, Southminster. 80-100 dwellings

• Local Plan designations: Minor constraint
  The site is adjacent to the settlement boundary.

• Existing land use: Minor constraint
  The majority of the site is greenfield, however there are some existing residential / farm
  buildings on the site. These uses could be compensated.

• Preference for development on previously developed land: Minor constraint
  The majority of the site is greenfield land.

• Agricultural Land Classification: Minor constraint
  The site is classified as Grade 3 agricultural land.

• Coastal and fluvial flooding: Minor constraint
  The southern part of the site is located within a Flood Zone Two and Flood Zone Three
  area. This area accounts for less than half of the site.

• Surface water flooding: Minor constraint
  Some lower and intermediate surface water flooding areas are located on the site.

• Conservation Area: No constraint
  The site is not in or near a conservation area.

• Listed Buildings, Registered Park and Gardens, Registered Battlefields and
  Scheduled Monuments: No constraint
  There are no listed buildings or other protected assets on or near the site.

• Special Landscape Areas: No constraint
  The site is not located within or near a special landscape area.

• Landscape and Visual Impact: Minor constraint
  The site is located within the Landscape and Visual Assessment site S1B. Development
  of the site would require considerable planting to mitigate any landscape and visual
  impact.

• Highway capacity of surrounding network: No constraint
  There are no constraints on the capacity of the highway network. However, further
  assessment work is required to clarify this.

• Access to main distributor road: Minor constraint
  The site is within 5km of a main distributor road, accessed via the B1021 south from
  Southminster.

• Access to bus and train: No constraint
  The majority of the site is within 0.4km of a bus stop.
• Sewerage capacity: Major constraint
The treatment works is at full capacity. Any new development would require Environment Agency flow consent, and may require approval from OFWAT. New development may need to be phased after 2015 or 2020 to be included in Anglia Waters Water Resources Management Plan. Local water quality is currently at a moderate level under the Waste Water Directive, and will be required to achieve a good status by 2027.

• Water supply: No constraint
Supply is available from local reservoirs.

• Gas supply: No constraint
National Grid have major gas infrastructure assets which can act reactively to housing development.

• Electricity supply: No constraint
National Grid state that they can react to new development as required to connect new development to the national grid network.

• Telecommunications (Mobile Networks): No constraint
Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.

• Primary school places: No constraint
The site is located within the catchment of Southminster Primary, which has a capacity of 315. The proposed development of 90 dwellings would generate approximately 27 additional pupils. The school could accommodate the increased pupil demands from the potential new development.

• Secondary school places: No constraint
The Ormiston Rovers Academy in Southminster is the nearest secondary school. This school has a total capacity of 1,076 pupils with a forecast capacity of 566 pupils. Pupils generated by development of the site could be accommodated at the nearest school.

• Early Years and Childcare: No constraint
The potential development generates a demand for between 4 and 11 places. Southminster has a full day care facility, and one seasonal facility, with 58 per cent take up rate (assessed in November 2011). The requirements of new development could be accommodated within existing facilities.

• Access to a GP surgery: No constraint
The site is within a 2 minute walking distance, and 5 minute drive time, from a GP surgery.

• GP capacity: Minor constraint
The nearest GP Practice is F81130. This practice is over capacity by 720 people.

• Access to employment area: No constraint
The site is within 1km of the nearest employment area.
• Access to main retail area: Minor constraint
  The site is more than 1km from the SH1 area in Southminster.

• Access to local and district parks: No constraint
  The site is within 1km of a local park and within 5km of a district park.

• Access to grass pitches: Minor constraint
  The site is more than 1km from a grass pitch.

• International / National designations: No constraint
  No international or national designations have been identified on or near the site.

• Mineral and waste sites: No constraint
  There are no mineral extraction sites or waste sites operating, and proposed to be
  operating in the future, on the site.

• Willingness of landowners and / or developers: No constraint
  Discussions with developers are ongoing.

• Site ownership and legal issues
  To be reviewed

• Viability and Developer contribution
  To be reviewed

• Consultation / public views
  To be updated at regulation 25 consultation

SH09: Land at Scotts Hill, Southminster.  30-50 dwellings

• Local Plan designations: No constraint
  The site is within the settlement boundary.

• Existing land use: No constraint
  The site is greenfield land.

• Preference for development on previously developed land: Minor constraint
  The site is greenfield land.

• Agricultural Land Classification: Minor constraint
  The site is classified as Grade 3 agricultural land.

• Coastal and fluvial flooding: No constraint
  The site is not located within a coastal or fluvial flood zone.

• Surface water flooding: Minor constraint
  Some lower and intermediate surface water flooding areas are located on the site.

• Conservation Area: No constraint
  The site is not in or near a conservation area.
• **Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments:** No constraint

There are no listed buildings or other protected assets on or near the site.

• **Special Landscape Areas:** No constraint

The site is not located within or near a special landscape area.

• **Landscape and Visual Impact:** Minor constraint

The site is located within the Landscape and Visual Assessment site S1A. Development of the site would require planting to mitigate any landscape and visual impact.

• **Highway capacity of surrounding network:** No constraint

There are no constraints on the capacity of the highway network. However, further assessment work is required to provide clarification.

• **Access to main distributor road:** Minor constraint

The site is within 5km of a main distributor road, accessed via the B1021 south from Southminster.

• **Access to bus and train:** No constraint

The site is within 0.4km of a bus stop.

• **Sewerage capacity:** Major constraint

The treatment works is at full capacity. Any new development would require Environment Agency flow consent, and may require approval from OFWAT. New development may need to be phased after 2015 or 2020 to be included in Anglia Waters Water Resources Management Plan. Local water quality is currently at a moderate level under the Waste Water Directive, and will be required to achieve a good status by 2027.

• **Water supply:** No constraint

Supply is available from local reservoirs.

• **Gas supply:** No constraint

National Grid have major gas infrastructure assets which can act reactively to housing development.

• **Electricity supply:** No constraint

National Grid state that they can react to new development as required to connect new development to the national grid network.

• **Telecommunications (Mobile Networks):** No constraint

Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.

• **Primary school places:** No constraint

The site is located within the catchment of Southminster Primary, which has a capacity of 315. The proposed development of 40 dwellings would generate approximately 12 additional pupils. The school could accommodate the increased pupil demands from the potential new development.
• Secondary school places: No constraint
The Ormiston Rovers Academy in Southminster is the nearest secondary school. This school has a total capacity of 1,076 pupils with a forecast capacity of 566 pupils. Pupils generated by development of the site could be accommodated at the nearest school.

• Early Years and Childcare: No constraint
The potential development generates a demand for between 4 and 11 places. Southminster has a full day care facility, and one seasonal facility, with 58 per cent take up rate (assessed in November 2011). The requirements of new development could be accommodated within existing facilities.

• Access to a GP surgery: No constraint
The site is within a 2 minute walking distance, and 5 minute drive time, from a GP surgery.

• GP capacity: Minor constraint
The nearest GP Practice is F81130. This practice is over capacity by 720 people.

• Access to employment area: No constraint
The site is within 1km of the nearest employment area.

• Access to main retail area: Minor constraint
The site is more than 1km from an SH1 area.

• Access to local and district parks: No constraint
The site is within 1km of a local park and within 5km of a district park.

• Access to grass pitches: Minor constraint
The site is more than 1km from a grass pitch.

• International / National designations: No constraint
No international or national designations have been identified on or near the site.

• Mineral and waste sites: No constraint
There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

• Willingness of landowners and / or developers: No constraint
Discussions with developers are ongoing.

• Site ownership and legal issues
To be reviewed

• Viability and Developer contribution
To be reviewed

• Consultation / public views
To be updated at regulation 25 consultation
SH14: Mill Field, Great Totham. 130 dwellings

- Local Plan designations: Minor constraint
  The site is adjacent to the settlement boundary.

- Existing land use: No constraint
  The site is greenfield land.

- Preference for development on previously developed land: Minor constraint
  The site is greenfield land.

- Agricultural Land Classification: Minor constraint
  The site is classified as Grade 3 agricultural land.

- Coastal and fluvial flooding: No constraint
  The site is not located within a coastal or fluvial flood zone.

- Surface water flooding: Minor constraint
  Some lower and intermediate surface water flooding areas are located on the site.

- Conservation Area: No constraint
  The site is not in or near a conservation area.

- Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments: Minor constraint
  There are no listed buildings or other protected assets on the site. A protected asset is located 34m from the site boundary. Any potential detrimental impact on the protected asset from new development on the site could be mitigated.

- Special Landscape Areas: Minor constraint
  The site is located within a special landscape area.

- Landscape and Visual Impact:
  The site has not been assessed within the landscape and visual impact study.

- Highway capacity of surrounding network: No constraint
  There are no constraints on the capacity of the highway network. However, further assessment work is required to provide clarification.

- Access to main distributor road: No constraint
  The site is within 1km of the B1022 Maldon Road.

- Access to bus and train: No constraint
  The site is within 0.4km of a bus stop.

- Sewerage capacity: Minor constraint
  There is capacity at the treatment works, and the potential flows arising from development of the site would be within Environment Agency consent parameters. Upgrades would be required in increase capacity of the foul sewerage network.

- Water supply: No constraint
  Supply is available from local reservoirs.
• Gas supply: No constraint
National Grid have major gas infrastructure assets which can act reactively to housing development.

• Electricity supply: No constraint
National Grid state that they can react to new development as required to connect new development to the national grid network.

• Telecommunications (Mobile Networks ): No constraint
Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.

• Primary school places: Critical constraint
The site is located within the catchment of Great Totham Primary, which has a capacity of 420 pupils. The proposed development of 130 dwellings would generate approximately 39 additional pupils, and cause the school to be overcapacity by approximately 51 pupils. The school is already overcapacity and has no available land to expand physically. Any proposed development of the site cannot be accommodated at the nearest school, and cannot be accommodated at an alternative school within two miles (safe walking distance) of the site.

• Secondary school places: Critical constraint
The nearest secondary school is the Plume in Maldon. This school has a capacity of 1,858, and with a forecast capacity of 1,871 the school already functions at overcapacity. Any expansion of the school would be problematic given the split nature of the school site. Additional pupils that would be generated by development of the site could not be accommodated at the nearest school (The Plume), or at an alternative school two miles away (via a safe walking route).

• Early Years and Childcare: Major constraint
There is currently a lack of full day care provision (day nursery) in Great Totham, Wickham Bishops, Woodham Walter, and Heybridge East centres. There are insufficient permanent places available within the ward or within three miles of the site.

• Access to a GP surgery: Minor constraint
The site is more than a 2 minute walking distance and 5 minute drive time from a GP surgery.

• GP capacity: Minor constraint
The nearest GP practices are F81193 and F81658 in Witham, and F81022 and F81099 in Maldon. The Maldon GPs are considerably overcapacity, and Witham practice F81193 is over capacity by 1,303.

• Access to employment area: Minor constraint
The site is more than 1km from the nearest employment area.

• Access to main retail area: Minor constraint
The site is more than 1km from an SH1 area.

• Access to local and district parks: No constraint
The site is within 1km of a local park and within 5km of a district park.

- Access to grass pitches: No constraint
  The site is within 1km from a grass pitch.

- International / National designations: No constraint
  No international or national designations have been identified on or near the site.

- Mineral and waste sites: No constraint
  There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

- Willingness of landowners and / or developers: No constraint
  Discussions with developers are ongoing.

- Site ownership and legal issues
  To be reviewed

- Viability and Developer contribution
  To be reviewed

- Consultation / public views
  To be updated at regulation 25 consultation

**BA01: Areas around North Fambridge. 100-150 dwellings**

- Local Plan designations: Minor constraint
  The potential areas for development are adjacent to the settlement boundary.

- Existing land use: Minor constraint
  The broad area includes greenfield land, farm buildings, housing, and rail infrastructure. Housing development could compensate these uses.

- Preference for development on previously developed land: Minor constraint
  Housing development would be likely to occur on greenfield land.

- Agricultural Land Classification: Minor constraint
  The area includes Grade 3 agricultural land.

- Coastal and fluvial flooding: Minor constraint
  The area includes some land classified as Flood Zone 2 and Flood Zone 3.

- Surface water flooding: Minor constraint
  The area includes some lower and intermediate surface water flooding areas.

- Conservation Area: No constraint
  The area is not in or near a conservation area.

- Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments: No constraint
There are no listed buildings or other protected assets on or near the area.

- **Special Landscape Areas:** Minor constraint  
The area is located within a special landscape area.

- **Landscape and Visual Impact:**  
The area has not been assessed within the landscape and visual impact study.

- **Highway capacity of surrounding network:** No constraint  
There are no constraints on the capacity of the highway network. However, further assessment work is required to provide clarification.

- **Access to main distributor road:** No constraint  
The area is located within 1 km of the B1012 Lower Burnham Road/ B1010 - Maldon Road.

- **Access to bus and train:** No constraint  
The area is within 0.4km of a bus stop and within 0.8km of the train station.

- **Sewerage capacity:** Major constraint  
New development would not be able to be accommodated within the existing Environment Agency flow consents, therefore a new flow consent would be required. Upgrades are required to increase capacity of the foul sewage network. Upgrading the network would be problematic due to the distance of Latchingdon treatment works.

- **Water supply:** No constraint  
Supply is available from Criers Wood.

- **Gas supply:** No constraint  
National Grid have major gas infrastructure assets which can act reactively to housing development.

- **Electricity supply:** No constraint  
National Grid state that they can react to new development as required to connect new development to the national grid network.

- **Telecommunications (Mobile Networks):** No constraint  
Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.

- **Primary school places:** Major constraint  
The area is located within the catchment of Purleigh Community Primary, which has a capacity of 205 pupils. The potential development of 125 dwellings would generate approx 38 additional pupil places, which would make the school overcapacity by approximately 15 pupils. Proposals up to 75 dwelling could be accommodated in the existing capacity of the school. Additional pupils that would be generated by development in the area could not be accommodated at the nearest school, or an alternative school within two miles (safe walking route) of the area.

- **Secondary school places:** No constraint
The Ormiston Rovers Academy in Southminster is nearest secondary school. The school has a total capacity of 1,076 pupils with a forecast capacity of 566 pupils. Pupil numbers generated by development in the area could be accommodated at the nearest school.

- Early Years and Childcare: No constraint
  Potential development in the area would generate a demand for around 11 childcare places. There are two days nursery facilities in Purleigh ward providing sufficient available places for the proposed levels of development.

- Access to a GP surgery: Minor constraint
  The area is more than a 2 minute walking distance and 5 minute drive time from a GP surgery.

- GP capacity: To be confirmed.

- Access to employment area: Minor constraint
  The area is more than 1km from the nearest employment area.

- Access to main retail area: Minor constraint
  The area is more than 1km from an SH1 area.

- Access to local and district parks: No constraint
  The area is within 1km of a local park, but beyond 5km of a district park.

- Access to grass pitches: Minor constraint
  The area is more than 1km from a grass pitch.

- International / National designations: No constraint
  No international or national designations have been identified on or near the site.

- Mineral and waste sites: No constraint
  There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

- Willingness of landowners and / or developers: Minor constraint
  Interest identified but not actively pursued.

- Site ownership and legal issues
  To be reviewed

- Viability and Developer contribution
  To be reviewed

- Consultation / public views
  To be updated at regulation 25 consultation

**BA02: Areas around Wickham Bishop, 100-150 dwellings**

- Local Plan designations: Minor constraint
The potential areas for development are adjacent to the settlement boundary.

- **Existing land use**: Minor constraint
  The broad area includes greenfield land, agricultural, leisure, and office uses. Housing development could compensate these uses.

- **Preference for development on previously developed land**: Minor constraint
  Housing development would be likely to occur on greenfield land.

- **Agricultural Land Classification**: Minor constraint
  The area includes Grade 3 agricultural land.

- **Coastal and fluvial flooding**: No constraint
  The area is not located within a coastal and fluvial flood zone.

- **Surface water flooding**: Major constraint
  The area includes some lower, intermediate, and high surface water flooding areas.

- **Conservation Area**: No constraint
  The area is not in or near a conservation area.

- **Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments**: Minor constraint
  There are several listed assets in the broad area. Mitigation measures would be required where new development may be located close to a listed asset.

- **Special Landscape Areas**: Minor constraint
  The area is located within a special landscape area.

- **Landscape and Visual Impact**: The area has not been assessed within the landscape and visual impact study.

- **Highway capacity of surrounding network**: No constraint
  There are no constraints on the capacity of the highway network. However, further assessment work is recommended to provide clarification.

- **Access to main distributor road**: No constraint
  The area is located within 1km of the B1022 Maldon Road.

- **Access to bus and train**: Not assessed.

- **Sewerage capacity**: Minor constraint
  There is capacity at the treatment works, and the potential flows could be accommodated within Environment Agency consent parameters. Upgrades would be required to increase capacity of the foul sewerage network, which may be problematic as infrastructure would need to go through Great Totham.

- **Water supply**: No constraint
  Supply is available from Criers Wood.
• Gas supply: No constraint
National Grid have major gas infrastructure assets which can act reactively to housing development.

• Electricity supply: No constraint
National Grid state that they can react to new development as required to connect new development to the national grid network.

• Telecommunications (Mobile Networks): No constraint
Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.

• Primary school places: Critical constraint
The area is located within the catchment of Great Totham Primary, which has a capacity of 420 pupils. The proposed development of 125 dwellings would generate approximately 38 additional pupils, which would make the school overcapacity by approximately 50 pupils. The school is already overcapacity, and there is no room for the school to expand physically. The pupils generated by proposed new development in the area could not be accommodated at the nearest school, or an alternative school within two miles (via a safe walking route) of the area.

• Secondary school places: Critical constraint
The nearest secondary school is the Plume in Maldon. The school has a capacity of 1,858, and with a forecast capacity of 1,871 the school already functions at overcapacity. Any expansion of the school would be problematic given the split nature of the school site. The additional pupils generated by the proposed development could not be accommodated at the nearest school, or at an alternative school two miles away (via a safe walking route) from the area.

• Early Years and Childcare: Major constraint
There is currently a lack of full day care provision (day nursery) in Great Totham, Wickham Bishops, Woodham Walter, and Heybridge East centres. There are insufficient permanent places within the ward, or within three miles of the area, to accommodate the increased demand from the potential new development.

• Access to a GP surgery: Major constraint
The area is more than a 2 minute walking distance and 5 minute drive time from a GP surgery.

• GP capacity: Minor constraint
The nearest GP practices are F81193 and F81658 in Witham, and F81022 and F81099 in Maldon. The Maldon GPs are considerably over capacity, and the Witham GP F81193 is overcapacity by 1,303.

• Access to employment area: Minor constraint
The area is more than 1km from the nearest employment area.

• Access to main retail area: Minor constraint
The area is more than 1km from an SH1 area.

• Access to local and district parks: Minor constraint
Most of the area is within 1km of a local park, but beyond 5km of a district park.

- Access to grass pitches: No constraint
  The area is within 1km of a grass pitch.

- International / National designations: No constraint
  No international or national designations have been identified on or near the site.

- Mineral and waste sites: No constraint
  There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

- Willingness of landowners and / or developers: Minor constraint
  Interest identified but not actively pursued.

- Site ownership and legal issues
  To be reviewed

- Viability and Developer contribution
  To be reviewed

- Consultation / public views
  To be updated at regulation 25 consultation
BA03: Areas around Little Braxted. 100-150 dwellings

- Local Plan designations: Major constraint
  The potential areas for development are outside a settlement boundary.

- Existing land use: Minor constraint
  The broad area includes greenfield land, woodland, and a community centre. Housing development could compensate these uses.

- Preference for development on previously developed land: Minor constraint
  Housing development would be likely to occur on greenfield land.

- Agricultural Land Classification: Minor constraint
  The area includes Grade 3 and Grade 2 agricultural land.

- Coastal and fluvial flooding: Minor constraint
  Land designated as Flood Zone 2 and 3, and land liable to fluvial flooding, is located in the area.

- Surface water flooding: Major constraint
  The area includes some lower, intermediate, and high surface water flooding areas.

- Conservation Area: No constraint
  The area is not in or near a conservation area.

- Listed Buildings, Registered Park and Gardens, Registered Battlefields and Scheduled Monuments: Minor constraint
  There are several listed assets in the broad area. Mitigation measures would be required where new development may be located close to a listed asset.

- Special Landscape Areas: Minor constraint
  The area is located within a special landscape area.

- Landscape and Visual Impact:
  The area has not been assessed within the landscape and visual impact study.

- Highway capacity of surrounding network: No constraint
  There are no constraints on the capacity of the highway network. However, further assessment work is recommended to provide clarification.

- Access to main distributor road: Minor constraint
  This area is located within 2km of the A12, however access to the A12 can only be obtained from a slip road off the B1389, or access from Witham which experiences congestion. Key junction improvement are proposed for this area in the Braintree Core Strategy.

- Access to bus and train:
  Not assessed.

- Sewerage capacity: Minor constraint
  There is treatment capacity, however there are existing issues regarding water quality. New development in this area would needed to be considered alongside Braintree District allocations in Witham, to assess the cumulative effects. Minor upgrade works may be required to increase the
capacity of the waste water treatment and foul sewerage network to accommodate proposed
development in this area.

• Water supply: No constraint
  Supply is available from Criers Wood.

• Gas supply: No constraint
  National Grid have major gas infrastructure assets which can act reactively to housing development.

• Electricity supply: No constraint
  National Grid state that they can react to new development as required to connect new development to the national grid network.

• Telecommunications (Mobile Networks): No constraint
  Mobile Operators Association (MOA) can not provide detailed information on sites. It is considered that organizations represented by the MOA can react as required to new development.

• Primary school places: Critical constraint
  The area is located within the catchment of Great Totham Primary, which has a capacity of 420 pupils. The proposed development of 125 dwellings would generate approximately 38 additional pupils, which would make the school overcapacity by approximately 50 pupils. The school is already overcapacity, and there is no room for the school to expand physically. The pupils generated by proposed new development in the area could not be accommodated at the nearest school, or an alternative school within two miles (via a safe walking route) of the area.

• Secondary school places: Critical constraint
  The nearest secondary school is the Plume in Maldon. The school has a capacity of 1,858, and with a forecast capacity of 1,871 the school already functions at overcapacity. Any expansion of the school would be problematic given the split nature of the school site. The additional pupils generated by the proposed development could not be accommodated at the nearest school, or at an alternative school two miles away (via a safe walking route) from the area.

• Early Years and Childcare: Major constraint
  There is currently a lack of full day care provision (day nursery) in Great Totham, Wickham Bishops, Woodham Walter, and Heybridge East centres. There are insufficient permanent places within the ward, or within three miles of the area, to accommodate the increased demand from the potential new development.

• Access to a GP surgery: No constraint
  The area is more than a 2 minute walking distance, but within a 5 minute drive time from a GP surgery.

• GP capacity: Minor constraint
  The nearest GP practices F81193 and F81658 are over capacity by 1,303. GP practice F81011 in Kelvedon is over capacity by 64, and practice F81738 is over capacity by 871.

• Access to employment area: Minor constraint
  The area is more than 1km from the nearest employment area.

• Access to main retail area: Minor constraint
The area is more than 1km from an SH1 area in Maldon. Appropriate areas may be available in neighbouring local authority areas.

- Access to local and district parks: Minor constraint
  The area is more than 1km from a local park, but within 5km of a district park.

- Access to grass pitches: Minor constraint
  The area is more than 1km from a grass pitch.

- International / National designations: No constraint
  No international or national designations have been identified on or near the site.

- Mineral and waste sites: No constraint
  There are no mineral extraction sites or waste sites operating, and proposed to be operating in the future, on the site.

- Willingness of landowners and / or developers: Major constraint
  No interest identified.

- Site ownership and legal issues
  To be reviewed

- Viability and Developer contribution
  To be reviewed

- Consultation / public views
  To be updated at regulation 25 consultation
Appendix 3 – Potential Growth Area Assessment Sample Questionnaire

This sample questionnaire provides an example of the questionnaires which were provided to the relevant stakeholders and partner organisations during the assessment process. Each questionnaire was targeted to the relevant stakeholder or partner organisation, and they were asked to assess each potential growth area on the basis of specified criteria which were relevant to them. Details on emerging proposals relating to individual sites have been removed from the sample questionnaire in order to respect confidentiality.

List of Potential Growth Areas Assessed

<table>
<thead>
<tr>
<th>Ref.</th>
<th>Site</th>
<th>Est. dwelling number</th>
</tr>
</thead>
<tbody>
<tr>
<td>SH01</td>
<td>Land north of Heybridge, Heybridge</td>
<td>800-1500</td>
</tr>
<tr>
<td>SH02</td>
<td>Land east of Heybridge, Heybridge</td>
<td>100-150</td>
</tr>
<tr>
<td>SH03</td>
<td>Land at Oval Park, Langford</td>
<td>60</td>
</tr>
<tr>
<td>SH04</td>
<td>Wycke Hill, Maldon</td>
<td>120-130</td>
</tr>
<tr>
<td>SH05</td>
<td>Land south of Limebrook Way, Maldon</td>
<td>300-500</td>
</tr>
<tr>
<td>SH06</td>
<td>Land south of Park Drive, Maldon</td>
<td>120</td>
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<tr>
<td>SH07</td>
<td>Land west of Burnham-on-Crouch, Burnham-on-Crouch</td>
<td>200-300</td>
</tr>
<tr>
<td>SH08</td>
<td>Land east of Burnham-on-Crouch, Burnham-on-Crouch</td>
<td>180</td>
</tr>
<tr>
<td>SH09</td>
<td>Land at Scotts Hill, Southminster</td>
<td>30-50</td>
</tr>
<tr>
<td>SH10</td>
<td>Land north of Scotts Hill, Southminster</td>
<td>80-100</td>
</tr>
<tr>
<td>SH11</td>
<td>Land at Spratts Farm, Southminster</td>
<td>100-150</td>
</tr>
<tr>
<td>SH12</td>
<td>Land north of North End, Southminster</td>
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</tr>
<tr>
<td>SH13</td>
<td>Land south of New Moor Farm, Southminster</td>
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<td>SH14</td>
<td>Mill Field, Great Totham</td>
<td>130</td>
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<tr>
<td>SH15</td>
<td>Land west of Southminster Road, Burnham-on-Crouch</td>
<td>250-300</td>
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<td>SH16</td>
<td>Land east of Southminster Road, Burnham-on-Crouch</td>
<td>100-150</td>
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<tr>
<td>BA01</td>
<td>Areas around North Fambridge</td>
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<tr>
<td>BA02</td>
<td>Areas around Wickham Bishops</td>
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<td>BA03</td>
<td>Areas around Little Braxted near to the A12</td>
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<td>Site reference</td>
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<td>Site name</td>
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**Site map**

![Site map](image)

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Site reference  | SH02
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Site name  | Land east of Heybridge, Heybridge
Est. number of dwellings  | 100-150

Constraint level (please tick) | Critical Constraint | Minor Constraint
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Major Constraint | No Constraint

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**Site map**

![Site map image]

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<td>Site name</td>
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<td>Est. number of dwellings</td>
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<tr>
<td>Site name</td>
<td>Land south of Limebrook Way, Maldon</td>
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<td>Est. number of dwellings</td>
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Site reference  SH06
Site name  Land south of Park Drive, Maldon
Est. number of dwellings  120

Site map

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Site reference: SH07
Site name: Land West of Burnham-on-Crouch, Burnham-on-Crouch
Est. number of dwellings: 200-300
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Site reference | SH16
---|---
Site name | Land east of Southminster Road, Burnham-on-Crouch
Est. number of dwellings | 100-150

Site map

Constraint level (please tick) | Critical Constraint | Minor Constraint | Major Constraint | No Constraint
---|---|---|---|---
Reason |

86
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**Site reference**: SH09

**Site name**: Land at Scott’s Hill, Southminster

**Est. number of dwellings**: 30-50

Site map

![Site map showing SH09, SH10, and SH11 areas](image-url)
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<tr>
<td>Site name</td>
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Site map

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<table>
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<tr>
<th>Site reference</th>
<th>SH11</th>
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EB061
<table>
<thead>
<tr>
<th>Site name</th>
<th>Land at Spratts Farm, Southminster</th>
</tr>
</thead>
<tbody>
<tr>
<td>Est. number of</td>
<td>100-150</td>
</tr>
<tr>
<td>dwellings</td>
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</tbody>
</table>

Site map

<table>
<thead>
<tr>
<th>Constraint level (please tick)</th>
<th>Critical Constraint</th>
<th>Minor Constraint</th>
<th>No Constraint</th>
</tr>
</thead>
<tbody>
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<p>| Reason                        |                      |                  |               |</p>
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<tr>
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<tbody>
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<td>Site name</td>
<td>Land North of North End, Southminster</td>
</tr>
<tr>
<td>Est. number of dwellings</td>
<td>150-200</td>
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Site map

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<tr>
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EB061
Site reference: SH13

Site name: Land South of New Moor Farm, Southminster

Est. number of dwellings: 120

Site map

Constraint level (please tick)

- Critical Constraint
- Major Constraint
- Minor Constraint
- No Constraint

Reason

EB061
<table>
<thead>
<tr>
<th>Site reference</th>
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<td>Mill Field, Great Totham</td>
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<td>Est. number of dwellings</td>
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</table>

**Site map**

![Site map image]

<table>
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<tr>
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<th>Major Constraint</th>
<th>Minor Constraint</th>
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<tbody>
<tr>
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EB061
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<tr>
<th>Site reference</th>
<th>BA01</th>
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<tbody>
<tr>
<td>Site name</td>
<td>Areas around North Fambridge</td>
</tr>
<tr>
<td>Est. number of dwellings</td>
<td>100-150</td>
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</tbody>
</table>

**Site map**

![Site map](image)

**Constraint level (please tick)**

- [ ] Critical Constraint
- [ ] Major Constraint
- [ ] Minor Constraint
- [ ] No Constraint

**Reason**

---

93
Site reference | BA02
---|---
Site name | Areas around Wickham Bishops
Est. number of dwellings | 100-150

Site map

<table>
<thead>
<tr>
<th>Constraint level (please tick)</th>
<th>Critical Constraint</th>
<th>Minor Constraint</th>
<th>Major Constraint</th>
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<tbody>
<tr>
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</table>

EB061
Site reference: BA03
Site name: Areas around Little Braxted close to the A12
Est. number of dwellings: 100-150

Constraint level (please tick):
- Critical Constraint
- Major Constraint
- Minor Constraint
- No Constraint

Reason:

Site map