Unrestricted Document Pack



APOLOGIES Committee Services
Email: Committee.clerk@maldon.gov.uk

DIRECTOR OF STRATEGY AND RESOURCES
Paul Dodson

17 May 2024

Dear Councillor

You are summoned to attend the extraordinary meeting of the;

COUNCIL

on TUESDAY 28 MAY 2024 at 7.30 pm

in the Council Chamber, Maldon District Council Offices, Princes Road, Maldon.

<u>Please Note:</u> All meetings will continue to be live streamed on the <u>Council's YouTube channel</u> for those wishing to observe remotely. Public participants wishing to speak remotely at a meeting can continue to do so via Microsoft Teams.

To submit a question in writing or attend in person please complete a <u>Public Access form</u> (to be received no later than 12noon two clear working days before the Council meeting). All requests will be considered on a first-come, first-served basis.

A copy of the agenda is attached.

Yours faithfully

Director of Strategy and Resources





AGENDA COUNCIL

TUESDAY 28 MAY 2024

1. Chairperson's notices

2. Apologies for Absence

3. **Declaration of Interest**

To disclose the existence and nature of any Disclosable Pecuniary Interests, Other Registrable interests and Non-Registrable Interests relating to items of business on the agenda having regard to paragraph 9 and Appendix B of the Code of Conduct for Members.

(Members are reminded that they are also required to disclose any such interests as soon as they become aware should the need arise throughout the meeting).

4. Public Questions

To receive questions from members of the public, of which prior notification in writing has been received (no later than noon two clear working days before the day of the Council meeting).

Should you wish to submit a question please complete the online form at www.maldon.gov.uk/publicparticipation.

5. **Chairperson's Announcements**

6. Questions in accordance with Procedure Rule 6(3) of which notice has been given

7. Five-Year Housing Land Supply (Pages 5 - 22)

To consider the report of the Assistant Director: Planning and Implementation (copy enclosed).

8. **2024 / 25 Schedule of Meetings**

To consider the following amendment to the 2024 / 25 Schedule of Meetings:

- Performance, Governance and Audit Committee Due to unavailability of the Chairperson of the Performance, Governance and Audit Committee on Thursday 20 June 2024, it is requested that the date is changed to Tuesday 18 June 2024.
- 9. Questions to the Leader of the Council in accordance with Procedure Rule 1
 (3)(m)

10. <u>Business by reason of special circumstances considered by the Chairperson to</u> be urgent

11. Exclusion of the Public and Press

To resolve that under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 1, 2 and 3 of Part 1 of Schedule 12A to the Act, and that this satisfies the public interest test.

12. Levelling Up Culture Investment Plan (To Follow)

To consider the report of the Levelling Up Delivery Board (copy to follow).

13. **Corporate Structure Review** (To Follow)

To consider the report of the Monitoring Officer, (copy to follow).

NOTICES

Recording of Meeting

Please note that the Council will be recording and publishing on the Council's website any part of this meeting held in open session.

Fire

In the event of a fire, a siren will sound. Please use the fire exits marked with the green running man. The fire assembly point is outside the main entrance to the Council Offices. Please gather there and await further instruction.

Health and Safety

Please be advised of the different levels of flooring within the Council Chamber.

Closed-Circuit Televisions (CCTV)

Meetings held in the Council Chamber are being monitored and recorded by CCTV.

Lift

Please be aware, there is not currently lift access to the Council Chamber.



Agenda Item 7



REPORT of ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION

to COUNCIL (EXTRAORDINARY) 28 MAY 2024

FIVE-YEAR HOUSING LAND SUPPLY

1. PURPOSE OF THE REPORT

1.1 The purpose of this report is to set out for publication the Council's Five-Year Housing Land Supply (5YHLS) position.

2. **RECOMMENDATIONS**

- (i) That the briefing paper appended to this report at **APPENDIX 1** and its accompanying spreadsheets (Appendix A) be endorsed as providing robust evidence that the Council can demonstrate a supply of specific, deliverable sites sufficient to provide for 6.3 years' worth of housing against the Council's identified housing requirements;
- (ii) That the Five-Year Housing Land Supply position be approved and published on the Council's website.

3. SUMMARY OF KEY ISSUES

3.1 Methodology

- 3.1.1 The Maldon District 5YHLS Methodology was reviewed in 2022 / 23 through a focussed Working Group and having sought external legal advice the Working Group reported its findings to the Statutory Annual meeting of the Council on 18 May 2023 (Minute No. 17/2023 refers). This concluded that the methodology for the 5YHLS calculations were robust if the decisions around what goes into the supply could soundly be backed by evidence.
- 3.1.2 As set out in **APPENDIX 1**, the Council has been advised that it should be now using the National Standard Methodology for the assessment of the district's housing need figure because the Local Development Plan (LDP) became five years old on 17July 2022. By using the Standard Methodology, any undersupply of housing is automatically taken out of the supply calculations as it is factored into the Method already.
- 3.1.3 There have however been changes since to the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) (5 February 2024) which the methodology needs to now reflect. The 5% buffer that had been placed on the 5YHLS in previous years has been removed. The Council does not fall into adding a 20% buffer, as per the NPPF, because housing delivery has not fallen below 85% over the last three years as evidenced by the Council's performance against the national Housing Delivery Test.

Our Vision: Sustainable Council – Prosperous Future

- 3.1.4 Finally, clarification in guidance has advised that the Council should only be counting "major development" as deliverable if either:
 - (a) it has a detailed grant of planning permission; or
 - (b) otherwise, there is "clear evidence" housing completions will begin on site within five years.

This was a matter which the Council was already considering in its methodology update via the Working Group in 2022 as explained in paragraph 3.1.1 above.

- 3.1.5 In terms of including a slippage rate, it is not a requirement of national policy to include one and it is for the Council to determine whether one should be added onto the 5YHLS. The slippage rate for the district remains very low, 2.83% (2.77% in 2023), but it has been determined to remove the slippage rate for this financial year, as it was in 2023. This will, however, continue to be reviewed yearly and if it rises above 5% then consideration will be given to adding it back into the 5YHLS calculation.
- 3.1.6 Finally, in terms of including a windfall allowance into the supply, the Council was advised through its Working Group recommendations and legal advice in 2023 that given the robust development management policies against windfall development, the fact that two thirds of applications for windfall were being refused and the modest amount, of net-new dwellings provided by this route it is likely that any Inspector would strip out reliance on windfall from the supply. Though it is for the decision-maker to determine this factor in the supply and national guidance does allow it, it does have to be clearly evidenced and Inspectors are more likely to be risk averse if the evidence is not present to support factors in the methodology. It is for this reason no windfall allowance is included in the 5YHLS 2024 / 25.

3.2 **5YHLS 2024 / 25**

3.2.1 The 5YHLS has increased substantially since 2021 / 22 and is now 6.3 years.

3.2.2 The reasons for this are:

- a) The Council must now use the National Standard Method for calculating its housing need because the LDP became five years old on the 17 July 2022 and the overall 5-year need figure has therefore fallen from 1550 to 1380.
- b) Using the National Standard Method for calculating housing needs means that the undersupply has been removed from the calculation of the 5YHLS.
- c) The 5% buffer included in 2023 has been removed following the updates to the NPPF and PPG.
- d) Several major housing sites have moved rapidly into their delivery phase with reserved matters applications being granted, as well as starts on-site. This is significant progress on starts and permissions coming forward, particularly Burnham Waters Retirement site, Burnham-on-Crouch, Bridgemans Green, Latchingdon, and Site 2d, North Heybridge Garden Suburb which is now split between three developers with the advantage in terms of delivery of one of them bringing forward the whole site infrastructure.
- 3.2.3 It should be noted that for any planning appeals in the district during 2024 / 25, officers are required to offer an in-year evaluation of the 5YHLS as part of the Council's Statement of Case and any Statements of Common Ground to support the Planning Inspectorate's role in reviewing the planning decisions. This can result in the 5YHLS changing by way of a decrease or increase when the Planning

Inspectorate issue their report. These decisions that result in a change of the 5YHLS position are then material considerations in the determination of planning applications and appeals from that date forward.

4. CONCLUSION

4.1 The Council can declare that it has a 5YHLS which is a material consideration in the determination of planning applications and planning appeals in the Maldon District.

5. IMPACT ON PRIORITIES AS SET OUT IN THE CORPORATE PLAN 2023 - 2027

5.1 Supporting our communities

5.1.1 Monitoring housing supply ensures that the Council supports housing development to meets the need of residents in the most sustainable locations across the district.

5.2 Enhancing and connecting our place

5.2.1 Monitoring housing supply ensures that the Council supports housing development to meets the need of residents in the most sustainable locations across the district.

5.3 Helping the economy to thrive

5.3.1 The housing sector provides jobs within the district and assists in supporting the local and wider economy.

5.4 Smarter finances

5.4.1 The 5YHLS should assist the Council in the determination of planning applications for 2024 / 25 and could reduce the risk of costs being awarded at planning appeals for unreasonable Local Planning Authority behaviour if it were to refuse planning applications due to the land supply.

6. IMPLICATIONS

- (i) <u>Impact on Customers</u> Having a 5YHLS helps the public understand the Council's rationale for decision making affecting housing in the planning process.
- (ii) Impact on Equalities None.
- (iii) Impact on Risk (Including fraud implications) The risk of challenge against the 5YHLS has been reduced through the work of the 5YHLS Working Group in 2022 / 23 and the legal advice it obtained. The method has also been modified to consider changes to national policy and guidance in February 2024. This should assist the Council in the determination of planning applications and defending appeals going forward.
- (iv) Impact on Resources (financial) The risk of challenge against the 5YHLS has been reduced through the work of the 5YHLS Working Group in 2022 / 23 and the legal advice it obtained. The method has also been modified to consider changes to national policy and guidance in February 2024. The 5YHLS should assist the Council in the determination of planning applications

going forward and could reduce the risk of costs against the Council for refusals of planning applications in terms of housing land supply.

(v) <u>Impact on Resources (human)</u> – None.

Background Papers: None.

Enquiries to: Anne Altoft-Shorland – Head of Planning Policy and Implementation.

Maldon District Council

Five Year Housing Land Supply Statement 2023/24

Up to 31st March 2024







Table of Contents

Exec	cutive Summary	3
1.0	Introduction	4
2.0	The Five-Year Period and Housing Requirement	6
Base	e-line housing requirement	6
2.5	The National Standard Method for Calculating Housing Need	6
Hou	sing completions	7
NPP	PF Buffer	8
3.0	The Supply of Deliverable Housing	8
Sites	s not included in the 5YHLS	9
Slipp	page and Non-Implementation rate	9
4.0	Calculating the Rolling Five Year Housing Requirement	9
5.0	Conclusion	12

Executive Summary

- (i) In accordance with National Planning Policy Framework (NPPF 2023) paragraph 76, the Council has set out that at the present time it **does have** a five-year deliverable land supply of housing against the District's housing requirements.
- (ii) The Council's latest housing requirements are set out using the National Standard Method as set out in National Planning Guidance and using the 2014 population projections from the Office for National Statistics, (Table 406 Unitary and Districts in England) and the most recent median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level. This has set the District's Housing Need at **276** dwellings per year, based on the March 2024 update.
- (iii) The base-line housing requirement for housing over the 5-year period of the 5 Year Housing Land Supply (5YHLS) is the National Standard Method Housing Need figure (276) multiplied by 5. Using the Standard Method means that the Council does not need to include a housing shortfall into its figures, as this is already included within the Standard Method calculations.

MALDON DISTRICT 5-YEAR HOUSING LAND SUPPLY	
REQUIREMENT	
Annual Housing Target 276 x 5 years	1,380
Plus 0% buffer	
Total Housing Requirement (Y)	1,380
SUPPLY	
Housing on the Strategic Housing	1,168
Allocations from the LDP	
Housing from windfall planning	571
permissions	
Total Housing Supply (X)	1,739
X divided by Y x 5 years	
1,739/1,380 x 5	6.3 years

(iv) The Council can therefore demonstrate a 6.3 years' worth of housing land supply against its identified housing requirement.

1.0 Introduction

- 1.1 This statement sets out Maldon District Council's 5YHLS position and identifies specific sites which are considered to meet the criteria set out in the National Planning Policy Framework (NPPF) (DLUCH, 2023) that contribute to it.
- 1.2 This statement has been prepared in accordance with the NPPF and the National Planning Policy Guidance (NPPG).
- 1.3 The NPPF sets out the Government's housing objectives including a commitment to significantly boost the supply of housing.
- 1.4 The NPPF was updated in December 2023 and the requirements to update annually a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements have altered slightly, which are reflected in this report. Firstly, there has been the introduction of paragraph 76 as set out below.

NPPF para 76

Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:

- a) their adopted plan is less than five years old; and
- b) that adopted plan identified at least a five-year supply of specific, deliverable sites at the time that its examination concluded.
- 1.5 Maldon District Council does not fall within either of the two requirements set out in paragraph 76 as the Maldon District Local Development Plan was approved in July 2017.
- 1.6 Following on from paragraph 76; paragraph 77 sets out the criteria if there is the necessity to apply a buffer to the five-year supply of housing.

NPPF Para 77

In all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).

1.7 Paragraph 226 of the NPPF states.

Para 226

From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need. This provision does not apply to authorities who are not required to demonstrate a housing land supply, as set out in paragraph 76. These arrangements will apply for a period of two years from the publication date of this revision of the Framework.

- 1.8 For the purposes of the 5YHLS, Maldon District has not underdelivered on its housing delivery for the last three years as set out in Table 2 below. Maldon District Council has not reached either its Examination on the review of the Local Development Plan, nor a Regulation 18 or 19 consultation stage whereby a Policies Map and proposed allocations have been consulted on. Therefore, for the purposes of this report the Council will be determining its housing land supply over a five-year period.
- 1.9 For the purposes of the NPPF 2023, deliverable sites are defined within Annex 2 as follows:

Deliverable:

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

2.0 The Five-Year Period and Housing Requirement

2.1 This statement includes completions from the reporting year of 2023/24; planning approvals up to 31 March 2024; and projected completions for a five-year period from 1 April 2024 to 31 March 2029.

Base-line housing requirement

- 2.2 Maldon District Council's housing requirements are set out in the Approved Maldon District Local Development Plan (LDP) July 2017, this included an up-to-date assessment of the District's objectively assessed housing needs (OAN). It was identified that the District's housing requirement for the period 2014 2029 (15 years) should be 310 new homes per annum, or 4,650 over the plan period. The LDP housing requirement figure of 310 dwellings per annum (dpa) was comparable to the 2019 minimum local housing need of 308 dpa, as calculated using the Government's standard method.
- 2.3 In the National Guidance on Housing Supply and Delivery at Paragraph: 005 Reference ID: 68-005-20190722 it states that.

"Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5-year housing land supply figure where:

- the plan was adopted in the last 5 years, or
- the strategic housing policies have been reviewed within the last 5 years and found not to need updating.

In other circumstances the 5-year housing land supply will be measured against the area's local housing need calculated using the standard method."

2.4 The Maldon District approved LDP became 5 years old on the 17 July 2022. This effectively means that until a replacement plan is adopted, the Council must use the National Standard Method for calculating its housing need figure.

2.5 The National Standard Method for Calculating Housing Need

1. **Projected household growth**. The formula starts with the projected growth in the number of households per year in the area. At the present time, the Government are using the 2014 population projections from the Office for National Statistics, (Table 406 Unitary and Districts in England) to calculate the housing requirement and there can be no deviation from this starting dataset. Using these projections, it is necessary to calculate the projected average annual household growth over a 10-year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period).

Year	Number of Households
2,024	28,644.00
2,033	30,554.00
Total	1,910.00
Divide 1,910 households by 10 years rounded =	191 average yearly household growth

2. **Affordability adjustment**. The above annual growth figure is then adjusted based on how affordable it is to buy a house in the area, by looking at the area's 'affordability ratio'. This figure is found on the most recent <u>median workplace-based affordability ratios</u>, published by the Office for National Statistics at a local authority level.

If the average house price is more than four times the average annual earnings of someone who works in the area, then the figure is adjusted upwards – the more unaffordable the area, the bigger the need adjustment.

For Maldon District in March 2024 this figure was 11.13. This is an 3.9% increase from 10.71 in 2022.

3. A formula is then applied to the above figures. This figures input into the formula changes year on year as the affordability ratio changes and the population projections move forward a year.

The formula for 2023/24 is as follows.

2014 Population Projected Household	1,910 homes per annum
Growth	
2033(30,554) - 2023(28,644)/10	
2024 Published Affordability Ratio	11.13
Formula for calculating the affordability use $\frac{11.13 - 4}{4} \times 0.25 + 1 = 1.446$	plift
191 x 1.446	276 homes per annum

4. The 5-year housing need figure for the District is therefore 276 homes x = 1,380

Housing completions

- 2.6 Completions for the reporting year (in **Table 1**) have been calculated from the data provided in **Appendix A**, as **MSExcel spreadsheets**. For monitoring purposes, housing completions are recorded as complete where:
 - a) Building Control have recorded the housing unit as complete; or
 - b) it is recorded as being valid to pay Council Tax; or
 - c) it has been confirmed via a site visit.

Т

Category	Net Completions
Sites completed within the year	403

1 Completed dwellings total for reporting year 2023/24

Table 2 Calculation of completions since the start of the LDP period 2014/15 to 2023/24 and the shortfall in housing completions against the yearly target.

Year	Annual Requirement	Net Recorded Completions	Shortfall/Surplus for each year
2014/15	310	69	-241
2015/16	310	230	-80
2016/17	310	243	-67
2017/18	310	166	-144
2018/19	310	306	-4
2019/20	310	462	152
2020/21	310	426	116
2021/22	310	330	20
2022/23	310	449	139
2023/24	279	403	124
Total	3069	3084	15

2.8 There is therefore a cumulative oversupply of **15** housing units since 2014/15.

NPPF Buffer

2.9 As set out at paragraph 1.6 above the Council is not required to add a buffer onto its 5YHLS figures.

3.0 The Supply of Deliverable Housing

- 3.1 The District's housing supply consists of the following components:
 - Local Development Plan Strategic Sites with planning permission
 - Windfall Sites with planning permission
- 3.2 Only developable and deliverable sites (or part of a site) with a reasonable expectation that development will occur in the next five years are included in the 5YHLS. The NPPF definition of deliverable is set out on page 5 of this document. Deliverable sites are:
 - Available now;
 - Suitable location for development;
 - Achievable with a realistic prospect that housing will be delivered on the site within 5 years;

- Sites with planning permission for under 10 houses are deliverable until the permission expires;
- Sites with detailed planning permission are deliverable until the permission expires; and
- Sites with outline permission for under 10 houses are considered deliverable.
- 3.3 Where it is known that a site will not be developed within five years, or there is uncertainty regarding when the site will be developed, that site has been excluded from the housing supply for the 5YHLS calculation.

Sites not included in the 5YHLS

3.4 Where development is unlikely to come forward on sites with extant planning permission, the site is discounted from the 5YHLS. These sites are either no longer available for development or have various long-term issues preventing development. If circumstances change, for example work recommences on site, or a new planning permission is granted, the site would be placed back into the housing land supply schedule.

Slippage and Non-Implementation rate

- 3.5 Expired planning permissions are excluded from the 5YHLS. The Council is not obliged to deduct a slippage rate in its 5YHLS supply calculations. Planning permissions which have expired are greyed out in the **Appendix A** spreadsheet which accompanies this paper.
- 3.6 The total number of expiries for the District is very low. There have been nil expiries with regard to the Strategic Site Allocations. With regard to the windfall sites, the total net capacity of all the windfall sites set out in **Appendix A** is 1,893 units. The total number of expired units for same period to the 31 March 2024 is 45. This is 2.83%. Given the fact that the District has passed the Housing Delivery Test (HDT) with 155% as published in December 2023, it is believed that a slippage rate under 5% at the present time does not warrant being included in the 5YHLS.

4.0 Calculating the Rolling Five Year Housing Requirement

4.1 The District's requirement for a 5YHLS is as follows:

MALDON DISTRICT 5-YEAR HOUSING LAND SUPPLY								
REQUIREMENT								
Annual Housing Target 276 x 5 years	1,380							
Plus 0% buffer								
Total Housing Requirement (Y)	1,380							
SUPPLY								
Housing on the Strategic Housing	1,168							
Allocations from the LDP								
Housing from windfall planning	571							
permissions								
Total Housing Supply (X)	1,739							

X divided by Y x 5 years	
1,739/1,380 x 5	6.3 years

Listed below are the LDP's Strategic Sites and the major windfall sites set out in the 5YHLS:

LDP Ref No.	Location	Units in the SYHLS	Status (as at 31-3-2024)
S2(a)	South Maldon Garden Suburb - South of Limebrook Way, Maldon – Eastern Parcel – Taylor Wimpey	176	Detailed permission for 606 dwellings. Monitoring completions through Building Control and Council Tax. The site is well underway with 430 completions and 176 dwellings to complete. The average delivery rate since they started on site is now 71 per year, this means they will deliver the remainder of the site within 5 years.
S2(a)	South Maldon Garden Suburb - South of Limebrook Way, Maldon – Eastern Parcel – Taylor Wimpey	42	A further 42 dwellings is pending the signing of a \$106 agreement to release the planning permission - Monitoring completions through Building Control and Council Tax. As the site is well underway with 430 completions it is expected that these 42 additional dwellings will be delivered within the five years as part of the overall delivery of the site by the developer.
S2(a)	South Maldon Garden Suburb - South of Limebrook Way, Maldon – Western Parcel – Crest Nicolson	201	Planning permission for 350 dwellings. Monitoring completions through Building Control and Council Tax. Average completion rate since they started on site is 55.5 a year, in 2022/23 they built 65, there are 201 dwellings left to complete. These will be completed within 5 years.
S2(b)	Wycke Hill North, Maldon - Bellway	NIL	Outline permission granted in November 2022. There is no reserved matters application submitted, and no developer attached to this site. The amount of housing has therefore been removed from the 5YHLS.
S2(c)	Wycke Hill South, Maldon	NIL	Development Complete
S2(d)	North Heybridge Garden Suburb – Land Parcels 1, 2, 4 & 5 – Countryside Developments	385	Outline granted in 19/20, reserved matters granted in 2021, started in June 2022. This is Countryside's retained phases. They are developing phases 1 and 3 which is land parcels 1, 2 4 & 5. They have sent through a delivery schedule for these parcels, and this has been input into the supply. As of 7/3/2023 - Countryside have revised their figures down due to the uncertainty in the market at the moment – the lower figures have been input into the supply. This developer is bringing forward the infrastructure on the whole site, which is happening at pace. As at 31/3/2024, 42 units have been completed on site, leaving 420 to complete.
S2(d)	North Heybridge Garden Suburb – Land Parcels 3, 6, 7 & 8 – Crest Nicholson	160	Outline granted in 19/20, reserved matters granted in January 2023. Crest Nicholson are having pre-app discussions on a Reserved Matters application. 10/2/2023 - At a pre app meeting with the developer they have stated that they are going to submit a reserved matters application (which has been done now) and that their build out rate will be 30/40 per annum on the site, starting mid-2024. This has been input into the 5YHLS – there is no reason why this should not happen particularly as Countryside are moving quickly forward with the infrastructure on the whole site.
S2(d)	North Heybridge Garden Suburb – Land Parcels 10,11 & 12 - Bellway	225	Outline granted in 19/20, reserved matters granted in January 2023. A delivery schedule has been supplied and this has been input into the 5YHLS. There is no reason why this should not happen particularly as Countryside are moving quickly forward with the infrastructure on the whole site. Bellway are on site and completing dwellings.
S2(e)	Land North of Holloway Road Heybridge	NIL	Development Complete
S2(f)	West of Broad Street Green Road, Heybridge	NIL	Development Complete
S2(g)	Park Drive, Maldon	NIL	Development Complete

LDP Ref No.	Location	Units in the 5YHLS	Status (as at 31-3-2024)
S2(h)	Heybridge Swifts, Heybridge	NIL	Without planning permission unlikely to come forward unless an alternative sports provision is found.
S2(i)	Land Between Chandlers And Creeksea Lane Maldon Road Burnham-On- Crouch	NIL	Development Complete
S2(j)	North of Burnham-on- Crouch (west)	NIL	Development Complete
S2(k)	North of Burnham-on- Crouch (east)	NIL	Development Complete
Windfall	Land Northwest Of 2 Maldon Road Burnham-On- Crouch	194	Create retirement community consisting of 103 no. one, two and three-bedroom bungalows (class C.3), 70 bedroom two-storey care home building (class C.2) and 55 bedroom two-storey assisted living apartment building (class C.3). This should be delivered in five years. Count 195 units in the five years. (see note below). The site has started, and a delivery schedule has been supplied by the developer they expect to complete phase one by May 2025. The site is progressing at pace, there has been one completion, but a number of the units have been sold on the site, so they will be coming through for noting early in the financial year.
Windfall for noting	Land Northwest Of 2 Maldon Road Burnham-On- Crouch	NIL	Retirement village of 232 units phase 2 – Still at outline stage but phase 1 now has permission and has started on site. The developer is going to move straight into phase 2 in May 2025 with the first expected completion around November 2025 – because the major infrastructure would have been already carried out in phase 1 such as highway access works the work to get onto phase 2 will be expedited. However, there is no Reserved Matters application approved yet and given the level of public contention with the site it is difficult to state when that application would be determined or how. Therefore, no dwellings have been put in the 5YHLS.
Windfall	Land West Of Cemetery Chapel Southminster Road Burnham- On-Crouch	3	Of the 80 dwellings, 77 are now complete. This will be delivered in five years.
Windfall	The Knightswood Centre, Steeple Road, Southminster	16	16 units – this is a full planning application for a conversion of a building with 3 additional bungalows and will be delivered in 5 years
Windfall	Bridgemans Green, Latchingdon	18	52 units – these were on an expired permission in 2021/22 but in 2022 they obtained a Lawful Development Certificate and are now on site with most units complete. As at the 31/3/2024, work was moving at pace on the site, with 34 complete, they will be complete within 5 years.
Windfall	Land North Of 48 Woodrolfe Road, Tollesbury	25	25 specialist older people dwellings – the site has started, and the developers have confirmed it will be delivered in 5 years.
Windfall	Land West Of Fambridge Road North Fambridge	NIL	Development Complete
Windfall	Land North Of Latchingdon Bowls Club Burnham Road Latchingdon	41	The whole site has started with many of the dwellings nearing completion, 3 are complete and the remaining 38 units will be delivered in five years.
Windfall	Land Opposite 34 Hall Road Great Totham	30	This is a full planning permission for 30 units should be delivered in five years. They are presently discharging conditions and trying to vary the S106 agreement – no decision has been made as yet. Despite these changes, it is expected this will be completed five years.
Windfall	Land west of Fambridge Road,	NIL	Development Complete

LDP Ref No.	Location	Units in the	Status (as at 31-3-2024)
		5YHLS	
	North Fambridge		
Windfall	62 New Road, Tollesbury	17	The developer has started discharging the S106 agreement and has asked for an invoice for the funding payments – this has been raised and sent. This site will now be delivered within 5 years.

Note: Land northwest of 2 Maldon Road, Burnham on Crouch - Permission granted for 103 dwellings + 55 assisted living apartments + 70 bed care home. In respect of the care home the number of units to be counted is 37. As set out in national planning guidance, for development such as care homes it is calculated by dividing the average number of adults living in a household in Maldon District by the number of beds in the care home. The calculations for the average number of adults living in a household can be found on census data - CT0774_2011 Census - Age of Household Reference Person (HRP) by number of adults in household - national to local authority level. For Maldon District this figure is 1.9 (rounded to 1 decimal place). Therefore, the total number of housing units applied to the 5-year supply in respect to this site = 195.

5.0 Conclusion

- This statement provides evidence that the Council can demonstrate a supply of specific deliverable sites sufficient to provide for 6.3 years' worth of housing against the Council's identified housing requirements. The details of all the sites are set out in **Appendix A** that accompanies this paper.
- 5.2 The 5-year supply has increased substantially since 2021/22. There are reasons for this as set out below.
 - The Council now has to use the National Standard Method for calculating its housing need because the LDP became 5 years old on the 17 July 2022 and the overall five year need figure has therefore fallen from 1,550 to 1,380.
 - Using the Standard Method for calculating housing needs means that the undersupply has been removed from the calculation of the 5YHLS.
 - A number of major housing sites have moved rapidly into delivery phase with reserved
 matters applications being granted and starts on site, this is significant progress on
 starts and permissions coming forward, particularly Burnham Waters Retirement site,
 Burnham-on-Crouch, Bridgemans Green, Latchingdon, and site 2d North Heybridge
 Garden Suburb which is now split between three developers with the advantage in
 terms of delivery of one of them bringing forward the whole site infrastructure.
- 5.2 The Council will continue to monitor the District's housing supply on a regular basis. This statement will be updated yearly.

Application No	S106 C Application Type	Major (Mino)	O escription	Consent Date	(re) es A seg (les)	Greenspace/ Openspace (HA) Parish	P.E.M.	Brownfe H / Gre enfield Allowed on appeal	Expired Replacement Dwelen	Sell build / Custom Build	Bam conversions / charge of uncodag utdrigs / ch of use of other buildings / conversions	Work in Progress	Total Capadity (Gross) approved units	Sern of it by / Losses Gross capacity less losses / gales	- where work is being undertaken	Completions to count less losses (Net completions)	902 1/22 complete d year 902 2/23 complete d	202/24	20 25/295	82/128	S w supply figure Housing Trajectory for 20 20/23	Housing Trajectory for 20.23/30	Housing Trajectory 20 30/31 Housing Trajectory	2031/32 Housing Trajectory 2032/33 Housing Trajectory 2033/34	Completions in 2018 /2 019	2019 /2 020 Completions in 2020 /2 021	Completions in 2021 /2 022	Completions in 2022/23 Commence in	To Christophily Commets
07/00842/FUL 14/00895/LDE	FUL	MA Drinkwater Farm, Maldon Ros Bradwell-on-Sea	d, 12 X 4 Bed dwellings with workshops	23-Jun-05	3.53	Bradwe Sea	li-on- Tillingham	G			- 30	Started	12	0 12	12 0	•	0 0	0 0	0 0	0 0	0								Apparal is very py conditions distributed Execute 2017. This has commenced, but stadied. Even to the uncertainty responding the phasing of this also, it does not contribute to the TPREL. 47(21—No record of a start in building control —this most be a technical start on site.
13/00945/FUL	FUL	MA 94 South Street Tillingham Ess CMO 7TH	ex Erection of 27 dwellings (including 9 Housing Association units)	31-lan-14 31	1/01/17 1.04	Tillingh	im Tillingham					Complete	27	0	0 23	27	0 0	0 0	0 0	0 0	0 0	0	0		25 1				Complete 9
14/00108/OUT 17/00126/RES	FUL	MA Land to the east of Pippins Ro Burnham on Crouch, Essex, Ch BDH	ad, Provision of up to 75 dwellings	22-May-17 23	2/05/19 6.78	Burnha Crouch	m-on- Burnham on Crouch North	G			6	1 Complete	75	75	6 61	69	0 0	0 0	0 0	0 0	0 0	0	0		4 31	ы	6		Compline 23
14/01227/OUT 17/00225/RES 13/00679/OUT 17/00224/RES	FUL	MA Land To East/South Of 53 Burnham Road Latchingdon	54 dwellings	34-Sep-17 34	4/09/20 1.51	Latchin	gion Althorne				5	12 Complete	54	0 0	0 S4	54	0 0	0 0	0 0	0 0	0 0	0	0		21 43				Compiles 0
17/00620/FUL	FUL	MA 62 New Road Tollesbury Essex CM9 BRE	The demolition of all structures and the development of 10, 2 and 3 bedroom houses	31-Oct-17 01	1/05/21 0.39	Tollesb	ary Tollesbury	G	E			Not starte	d 10	0 10	0 0	0	0 0	0 0	0 0	0 0	0								Former has depts. Semistion and like clearance required before development can commence. Expiry date entended by the Surveys and Planning Act 2020. Application submitted for 9 units on the site, application referred Nov 2021 with no start on site. Reshaded all to Cal 2022 ellif and started very compress now.
14/01016/OUT 17/00776/RES	FUL	MA Land West Of Fambridge Road North Fambridge Essex	Up to 75 market and affordable dwellings, a village centre of up to 1,000 sq m of flexible commercial and community floorspace, a 1.8ha village green and public open space.	e 06-Feb-18 00	6/02/20 6.06	North Fambris	Purieigh ige	G				Complete	75	25	3 71	1 75	0 0	0 0	0 0	0 0	0					1	40	31 3	Complete as par Claused Tax March 2014.
14/0101E/OUT 1E/0055E/RES	FUL	MA Manor Farm The Avenue North Fambridge Essex CM3 642		17-Jul-18 13	7/07/20 1.22	North Fambris	Purieigh	G			E	1 Complete	30	1 29	1 21	29	0 0	0 0	0 0	0 0	0 0	0	0					29	Oracle Wilson Roman. 7/1/2021 - 20th is complete all bar one unit on building seated which in stantistic terms is the one tree on allo.
1A/00513/OUT 1B/00752/RES	FUL	MA Theedhams Farm Steeple Road Southminster	d 94 houses (incl 28 affordable)	23-Nov-18 23	3/11/21 5.33	Souther	Inster Southminste	G			5	11 Complete	94	0 94	0 94	54	0 0	0 0	0 0	0 0	0 0	0	0		19	52	23		Compiles 33
16/02299/FUE	FUL	MA Land North Of Latchingdon So Club Bureham Road Latchingd Essex	with Development of 41 hornes, and a new village half - on Market Mousing	- 07-Feb-19 07	7/02/22 1.84	Latchin	gion Althorne	G				Started	41	0 41	38 3	3	0 0	0 41	0	0 0	41							3	Occasible die with decided piecenig pervisions. Site with Augest 2021 not discribed pel bad benoising all amoud the else. Building Control critisfied of a fact on site on 2020 January. 12 2027 Net C, 3,7, 55. There many pilot sciented 17, 3 and 40 - January 2022. Pilot 5,25,5,5 Storeton 2022. Pilot 1,3 to 2 decided 1,5 by 1,5 Storeton, 17,5 A ST Shoreton, 17,5 A S
15/00396/OUT 18/01220/RES	FUL	MA Land West Of Bridgemans Gre Latchingdon Essex	en Crect 52 detached dwellings and flats	22-Feb-19 2:	2/02/22 1.65	Latchin	gion Althorne	G				Started	52	0 52	28 34	i 34	0 0	0 18	0 0	0 0	12							34	Creambid also with desirable photonic provincians. Permission required are 223 14 to 2231. Ask sold on the 325 Appl conformed that Bough there was a force and gain resisted on the 325 also, the foundation required ask sold for the contract of the sold for recognition and the sold for the contract of the sold for recognition and the sold for the contract of the sold for recognition and the sold for the contract of the sold for recognition and the sold for the contract of the sold for recognition and the sold for the contract of the sold for the s
14/00845/OUT 18/01077/RES	FUL	MA Land West Of Cemetery Chap Southerienter Road Burnham- Crouch	el Reserve Matters for development of up to 80 De-residential dwellings, land reserved for provision of local shops	01-Mar-19 01 of	1/03/21 3.71	Burnha Crouch	m-on- Eurnham on Crouch North	G				Started	iso	0 80	3 77	n	0	0	3 0	0 0							2	60 35	from Settines Mones dend: Set Sett February 2011. Financial for which 104 (2011), bit Settines Mones dend: Settine Mones (Annie 104), bit Settines (Mones dend: Settines Mones (Mones dend: Settines Mones dend: Settines Mones (Mones dend: Settines Mones dend: Settines Mones dend: Mones dende settines dende dende den strappines will be en bit Settines dende settines set of the Settines dende dend
18/00443/OUT & 20/00846/RES	s ful	MA Land North West Of 2 Maldon Road Burnham-On-Crouch Essex	building (class C.2) and 55 bedroom two-storey assisted living apartment building (class C.3), 8 key worker apartments, including affordable housing.	08-Oct-20 01	8/10/23 16.5	Surnha Crouch	m-on- Eurnham-on- Crouch North	G				Started	195	195	63 1	1	0	0 38	52 52	60	202							1	named of transpire to counted and configure is the date of the set of the configure is the counter of the count
Q SIET/OUT	s out	MA Land North West Of 2 Maldon Road Barnham-On-Crouch Essex	Phase 3 - Create retirement community consisting of extension to phases 1 and 3 - 203 dwellings.	25-Aug-23 21	5/08/26 34.03	Burnha Crouch	m-on- Burnham-on- Crouch North	G				Not Starte	d 203	203	0 0	0	0 0	0 0	0 0	0 0	0			52 351					Major auditor development cannot start on alter settl the 2000 develling on place 2 has been completed this therefore does not fell within the five year reguly.
age 2	s out	MA Land North West Of 2 Maldon Road Burnham-On-Crouch Essex	Phase 2 - Extend retirement community consisting of 112 burgations and 100 apartments. (bedrooms will need checking with 85M in - have been noted for monitoring)	g 23-Mar-22 21 s for	1/03/25 16.79	Surnha Crouch	m-on- Erouch North	G A				Not Starte	d 232	232	0	o	o	0 0	0 0	0 0	0 52	52	52 52	24					extrement officer of \$122 coins plant \$2.0 Mill a cultimate region from \$1.0 mills in permission and the statest of mills. The decidency is gaingt to most region from \$1.0 May \$2.00 mills permission and the statest of mills. The decidency is gaingt to most region from \$1.0 May \$2.00 mills permission and \$1.00 mills p
A76/OUT	s out	MA. Tillingham Hall Farm, North St. Tillingham	reet, Demolition of redundant agricultural buildings and erection of up to 24 No. residential dwellings	d 12-Mar-21 12	2-Mar-24 1.08	Tillingh	am Tillingham	G				Not Starte	d 24	24	0 0	0	0 0	0 0	0 0	0 0	0								This is no soldine application to not counted in the 5 year copply at unit the reserved resistent contex in . August day into its start on the yet. 12/20/22 decked on reserved mention is applicable solution yet. The unit threshold yet. The unit threshold yet. The unit threshold yet is the 5 year pupply from not year man taley. When the context is the context of t
16/00105/OUT 20/00102/RES	FUL	MA Glebe Meadow Station Road Southminster	Up to 13 dwellings, provision of public open space	25-Jun-21 25	5-Jun-23 1.81	Souther	inster Southminste	G				Not Starte	d 13	23	0 0	0	0 0	0 0	0 0	0 0	0 13								20/0032/251 - reserved matters application approved 20th have 2011. August 2021 dis vide to start on date on vide. April 2022 not change to this allow not started. 20/11/27 - vite vide! no exert on vide. April 20/2/2027 visionalization have been disubsepted on this vide and it has not started, it explains a large 2022 and there is no indication that they are gainey to start or destruct the contract of the contr
20/0042E/FUL	S FUL	MA Land Opposite 24 Hall Road G Telham	reat Erection of 30 dwellings (4 x 1 bedroom, 6 x 2 bedroom, 9 x 3 bedroom, 11 x 4 bedroom)	22-Sep-21 22	2/09/24 2.64	Great T	otham Great Tothan	G				Not Starte	d 30	30	0 0	0	0 0	0 10	20 0	0 0	20								Major full planning applications, heads the dishweed in 2 years. May 2022 the failt no sign of commensament on the yet. 22(7)(22 - the with no shape on start on the. There is no 12 years. May no application to dishape condition is under conditions. In words, have districted on lets as of 50.02 2023.
15/00267/OUT 17/01474/RES 19/00072/RES	FUL	MA Land East Of Malone Cottage Maypole Road - Wickham Bish	Residential development of 14 dwellings ops	29/06/18 10 20/04/2019	0/04/21 1.49	Wickha Bishops	m Wickham Bishops And Woodham	G				Complete	14	34	0 34	34	0 0	0 0	0 0	0 0	0 0	0	0			7	7		Complete
08/00149/OUT 11/00517/RES 11/01097/FUL 12/00955/RES 16/00286/RES 16/002477/MMA	FUL	MA Sadds Wharf, Station Rd, Male	A1/A4/A5 & D1	2:	5-Apr-17 2.07	Maldor	Maldon Nort					Started	93	0 23	1 0	0	0 0	0 0	0 0	0 0	0								Site commenced, but dished. This is a complex brownfold the with extraordinary development costs. One to the successfully regarding the deliverability of this site, is done next sensitive to the complex of the comple
21/0020A/FULM	FUL	MI by House, Hackmans Lane, Purleigh MA Land west of Fambridge Road, North Fambridge	540)	1 14-Jul-21 14				6	R	5		Not Starte Complete	d 1 12	1 0	0 11	0 12	0 0	0 0	0 0	0 0	0							12	registerment destings un not extended in the figure. 32/12/2 that work not storted yet. This life is defined by it is a part of land extended to sentime development in North-Registering hashin in presently being both as a storage year of approximating 22 a year. Legally Sentiment of the development of the developm
21/00702/FUL	S FUL	MA Land North Of 48 Woodrelfe 8 Tollesbury	toad, Create residential specialist neighbourhood for older people, consisting of 25 dwellings and community hub building	12-Aug-22 12	2-Aug-25 1.74	Tollesb	ary Tollesbury	6	Ш			Started	25	25	0	0	0	0 25	10 10	0 0	-								Alloys development but as A foll permission, there has no reason while the execution be defined within 5 pears. On the cut sharted yet. 37(1)/22 - Spale to the development (22 has now started on the and sharted different in 5 years. WIT cered a rise with rest MDC SE.
20/01344/FUL 22/00482/OUT	FUL	MA Knightswood Centre, Str Road, Southminster MA Golf Driving Range Burnham	conversion of 2No. existing buildings (previous use class C2) into 1.1 flats and 2 maisonettes and the construction of 3 new bungalows to rear. (8 x 1 bec 5 x 2 bed, 3 x 3 bed) Road 18 dwellings with a provision for affordable	e 29-Jun-23 21 ed,	9-Jan-25 0.38 9-Feb-26 in as	Souther	inster Southminste	s A			c	Not Starte	d 16	16	0 0	0	0 0	0 II	5 0	0	16								Connection of the with 2 additional cells of the rare -this should be delivered in 5 years, were on appeal. Display the should be shoul
22/00639/FUL	s FUL	MA Golf Driving Range Burnham Woodham Mortimer MA 62 New Road, Tollesbury	noos La develop with a provision for attorasce bousing. Crection of 17 dwellings (2 x 1 bed, 6 x 2 bed, 9 x 3 bed)	5 25-aul-23 20	0.1ul-26 0.39	Woodh Mortim with Hazelei Tollesb		5				Started	17	17	0 0	0	0 0	0 17	0 0	0 0	17								Notice appearant in the description of the 1 had a point of the second separate sections section to the case of the countries due. This is a super-application, it is a had application but the first had developed one without command because it is not given by the first personal product on the developer is to give to the history. It is given to the history of the countries of the section of the history products of the section of the section of the history products.

Permission Number	DC Application Type	SIDG on 108	ed personal to	Consent Date	Expiry Date Site Avea (ha)	Green Space/Open Space (144)	p.e.M	Greenfield/Brownfield Replacement Dwelling	HFR CODE	Work in Progress Total Capa city (Gross) a pproved units	Demolition/Losses	sung.	Completions Outstanding units to complete on site (net complete on site (net	Defverable Essinated completion	2020/21 completed year	2022/23 completed year	2023/24 completed year	77/9000 27/9000	(Z) 82 (Z)	5 yr supply figure 30 23 (30	11/00C	201/100 20/200	₩/E@	Completions in 2018/19	Completions in 2019/20	Completions in 2021/22 Completions in 2020/21	Completions in 3322/23	Completions 2023/34	Director Comments
22/00454/RUL	FUL S	S2(a) South of Maldon (south of Limebrook Way) - Eastern Parcel (42 dw) - additional units to the 606 units sonomed at line 3	42 dwellings in addition to the 606 units approved on the eastern parcel (6x 1 bed, 13 x 2 bed, 16 x 3 bed, 6 x 4 bed, 1 x 5 bed)	05-Jul-23	05/07/26 1.72	MALDON	Maldon West	6	Not started	42			v	2027/28	1 1	0	0 0	0 42	•	42									These are additional units - the approval was released on the SDs July 2023 when the S10G was signed. Owe a BAMIs payment of G5783.82. 14 This will be delivered the other puris of the site are well underways.
14/01103/OUT 13/00494/FUL 18/00531/RES 19/00411/RES 28/00074/FUL 21/00080/RES	s	52(a) South of Maldon (south of Limebrook Way) - Eastern Parcel (656 dw)	1000 dwellings, as employment area of 3.4 hectaws, a local centre, a primary school, two early years and childcare facilities.	12/07/2019 12	2/07/2021	MALDON	Maldon West	g 8	it started	606		59	430 176 Y	2026/27	0	0 0	0 70	0 36	0	176					45	111	91	98	at Canton Paces ¹ <u>Tables 1986</u> , 2017/2013 - Monitoring completion through Sudding Canton and Council Tab. The dis in well-inderway with 355 Canton Faces ¹ <u>Tables 1986</u> , 2017/2013 - Monitoring completion through Sudding Canton and Council Tab. The side in well-index year with Sudding Canton and Canton Tab. The side is well-index year in the member of the other whole years. 100
21/00089/855 14/91103/CUT 18/91009/8E5 19/91134/FUL 19/91093/FUL 21/00889/8E5 15/91327/CUT	19/00507/REGIN \$	Limebrook Way) - western parcel (394 dw)	1000 dwillings, as employment area of 2.4 hectams, a local centre, a primary school, two early years and childcore facilities.		19/03/22 74.89	MALDON	Maldon West 6	G .	Started	294			293 201 F	2027/28	0	0	0 48	25 50 4	,	201 0	0	0					46	65	22 Western Franch Capet Multimer. Size with Engineering Conference
	MA S	Muldian	Haddential diversionment (p. br. 1270 env. homes), mail scale enginpenset development (p. br. (2000)en), (convenient) vacus, an enve left made to the seath of ARM, strategic landicaping, pedestrians and cycle linkages, estate seads, open quest, otherwise and enverse (Floriden); SUGIO and other associated development. All natteen reserved except for access.	29-Nov-22		MALDON	Maldon West	4	Not started	220			320 Y	2029/30							4	aa	a						So designs: - College processing ground in Neurolann's 2012— The orderings has believed the Countries that they were to have the conversed. 2014 American specified and and are also why shape (24.4 Mit or the contribution) and the college processing the college processing and an arrange of the college processing and an arrange of the college processing and an arrange of the college processing and arrange of the college processing arrange of the college processing and arrange of the c
12/00762/OUT 15/01055/RES	s	52(c) Land East Of Wycke Hill Maidon Essex	Planning permission for demolition of existing buildings (3 dw) and erection of 10% dwellings		06/02/19 2.86	MALDON	Maldon West	6 6	I Complete	108	a		228 017							۰					45				34 Complities 22
15/00419/OUT 19/00741/OUT 21/00304/RES 21/00752/RES 22/00523/RES	52(4) \$	Road Great Totham/Heybridge	1128 dwellings, Residental Care Horse up to 120 beds - main details on line 5- this is the 5-year supply details for Bellewy homes pascels phase 2 of the development paccels of land 90, 11 and 12	14/10/2029 14 5/12/2022 5/	5/16/2022 4/16/2022 & /12/25	729.8 Great Totham / Heybridge	Great Totham / Heybridge West		Started	362		٥	6 01	2029/29		0	26	50 S	6 50	31									CRY(V2) - Information from Countryole. They have said to be bed to Epizer. Countrying have stand that the falles are until any unitarity to early unitarity to be the country of the count
15/00419/OUT 18/00741/OUT 21/00304/ASS 21/00752/ASS 22/00522/ASS 22/00622/ASS 22/00608/ASSM	SIA S	Basel, Maypole Basel And Langford Basel Great Totham/Neybridge	1130 destings, fundament Care Inters op to 323 best- main destill not to to 5- th in the 5 year upoly Carls for University of the Carls of Carls On the development, provide of land 4,7,8 and 3	14/10/2020 14, 27/07/2023 27,		Great Totham / Hoybridge	Great Totham / Heybridge West		Not started	454		9	0	2022/33	ě	0	9	0 40 4	6 40	40	40	40 40	94						ANNUE - throates between the contractions and the contraction of the c
15/00419/GUT 19/00741/GUT 19/00741/GUT 21/00752/RES 22/00522/RES 22/00226/RESM	S2(4) \$	Road, Maypole Road And Langford Road Great Totham/Heybridge	modulary. Benderetal development (Uso Class C2) for up to 1138 dwellings including 18% as affectable housing (Doullard). 30% as affectable housing (Doullard). Benderedal Care from you to 120 holds (Uso Class C2) (Doston). Benderedal Care from you to 120 holds (Uso Class C2) (Doston). Benderedal Care from you to 120 holds (Uso Class C2) (Doston). Bendered Care from you to 10% (Uso Class C2) and (Uso Class C2). Bendered Care from you to 10% (Uso Class C2). Bendered Care from you to 10	14/10/2019 14	5/16/2022 94.29 (/16/2022 8/7/2026	Great Totham / Heybridge	Great Totham / Heybridge West	a l	Started	462		o .	42 420 F	2030/31	ě	el a	0 65	S 65 6	6 65	325 65	30								Get 1992 to determine them Construed, This Association and Ass
14/00990/OUT 17/00712/RES	5	O(x) Land off Halloway Road, Haylandge	(b) A relief road between Broad Street Green Road and Laneford Road Development of 64 houses	25-Sep-17	25/09/19 2.4	Heybridge	Heybridge West	G 8	II Complete	84			34 0 Y							۰				2	и				Complete 25
15/00885/FUL	PUL S	Green Road Heybridge	Development for 145 residential dwellings	16-May-17	16/05/20 6.48	Heybridge / Heybridge Basin	Heybridge West	G B	II Complete	545		٥	545 0 Y							٠				5	ω	32			Complete 58
No application		13(h) Land Adjacent Heybridge Swifts Nootball Club Society Road			2.02	Heybridge	Heybridge East	4	Not started	٥			0 N	unlikely to come forwar	d					Í									Site is not currently available; it is unlikely that this site will come forward unless an alternative sports provision is found.
14/00356/FUL & 19/01257/FUL	FUL S		Hybrid scheme: full for 174 homes (including 20 bungslows), outline for care home, nursery school, employment & allotments MARKET HOUSING - also an application won on appeal for an additional 26 homes on 16 Dec 2020. (see line 2 for the 36 units)	11-Aug-17	11/08/20 20:34	Burnham-on-Crouch	Surnham On Crouch North	G 8	II Complete	174		٥	174 20 Y			0	0			۰	٥	۰			22	32	61	26	126 complete as per BC Nov 2021. 148 complete as at 21st March 2022. 154 complete as at September 2022. 17/16/22 - complete 01
19/01257/FUL	RUL S	(\$2(i) Land Between Chandlers And Creeksea Lane Maldon Road Bumham On-Crouch Essex	Additional 36 units on site \$2(I)	21-Aug-20	21/06/23	Burnham on Crouch	Crouch North	a	Started	36		12	34 2 Y	2024/25	Ш		2	0 0	0	,								26	Brown the developer they started on this part of the size 76 increase 7001, for completion 22nd Cristice 2001, then are now 26 conspleted on the set of 60/02/2002. As at 21/4/2023 - Only 2 left to be completed as per EC. Will deliver alte within the 5 years.
23/00508/FUL	RUL S	Creeksea Lane Maldon Road Burnham On-Crouch Esses	Additional 37 units (11 - 5 beds, 12 - 3 beds, 6 - 2 beds, 2 - 4 beds, 6 - 1 beds)	16-Jan-24 05-May-17	16/01/27 2.98 05/05/20 14.41	Sumham-on-Crouch	Burnham On Crouch North	4	Not started	27	۰						25	2		33									In accordance with Clause 3.1.1 of the 5166 Agreement notice has been given of commencement of the site starting 15th May 2024 This means shat the site will be delivered within 5 years.
ACCORDING TO BC THIS SITE IS COMPLETE	FOI S	North Of Maldon Road Burnham-On- Crouch Essex				sumnam-on-Crouch	Grouch North		11 Complete	190			180 0 9					0 0		<u> </u>					2	ລ			Complete 20
19/01208/RUL	21/00138/REGIN S	S2(k) Bumham-on-Crouch North (East)	Residential development comprising the construction of 90 residential dwellings (Use Class CI), public open space, landscaping and associated infrastructure.	21-Dec-20	21/12/23 7.6	Burnham-on-Crouch	Grouch North	g .	Complete	90		,	89 1 Y	2024/25			0 0	0 0	0 0	۰							3	80	2 Complete as per Council Tax March 2026 36
Totals										517			477 23		0	0 0	0 235 25	3 283 202	2 155 11	168 200	134	104 104	158	20	324	232	201	295	259