



Maldon Five Year Housing Land Supply 2025

Position at 1 April 2025

Introduction

1. Under paragraph 78 of the National Planning Policy Framework 2024 (NPPF) local authorities are required identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement and against their local housing need:
[National Planning Policy Framework - Guidance - GOV.UK](#)
2. The purpose of the Five-Year Housing Land Supply (5YHLS) is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next five years. Where strategic policies are more than five years old or have been reviewed and found in need of updating, local housing need calculated using the standard method should be used in place of the housing requirement.
3. A five-year land supply is a supply of specific deliverable sites sufficient to provide five years' worth of housing (and appropriate buffer) against a housing requirement set out in adopted strategic policies, or against a local housing need figure, using the standard method, as appropriate in accordance with paragraph 78 of the NPPF.
4. This calculation reflects the position at 1 April 2025. This is the start of the monitoring year, when all similar planning monitoring data is collected and analysed. A further report will be published in the Summer of 2026 once the data has been collected and analysed following 1 April 2026.
5. In December 2024 the Government published a new version of the NPPF, updated sections of the Planning Practice Guidance (PPG) and other updates. This introduced a new way to calculate Local Housing Needs (LHN).
6. In December 2025 the Government published an open consultation on proposed reforms to the NPPF and other reforms to the planning system:
[National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](#) These reforms may change the approach and calculation to the 5YHLS.

Five-Year Housing Land Requirement

7. The five-year housing requirement is the number of homes needed over the five-years i.e. from 1 April 2025 to 31 March 2030
8. NPPF paragraph 78 and footnote 39 state that local planning authorities should calculate their five-year housing requirement using either:
 - their housing requirement set out in adopted strategic policies, or
 - their LHN where the strategic policies are more than five years old – unless those strategic policies have been reviewed and found not to require updating.
9. The Maldon District Local Development Plan 2014 - 2029 (MDLDP) was approved in July 2017.
10. The PPG sets out that LHN is calculated using the standard method: [Housing and economic needs assessment - GOV.UK](#)
11. The standard method relies on inputs from two key datasets which are updated annually: dwelling stock figures and affordability ratios. The most recently published datasets should be used when calculating LHN. Therefore, when the data inputs are updated the LHN figure changes too. LHN only becomes fixed for a two-year period once a local plan has been submitted for examination.
12. For the purpose of this calculation the most recently published datasets are:
 - dwelling stock estimates in England figures at 31 March 2024 (published 22 May 2025) which record 30,332 dwellings in Maldon district: [Live tables on dwelling stock \(including vacants\) - GOV.UK](#)
 - median workplace-based affordability ratios (published 24 March 2025). The affordability ratios calculated by dividing house prices by gross annual workplace-based earnings - based on the median and lower quartiles of both house prices and earnings: [House price to workplace-based earnings ratio - Office for National Statistics](#)
13. For Maldon, the five-year average five year affordability ratios are:
 - Median quartile affordability ratio at 12.38 (the 2024 affordability ratio is 11.34)
 - Lower quartile affordability ratio at 11.83 (the 2024 affordability ratio is 11.21)
14. The LHN for Maldon district uses the following steps:
 - Step 1 – setting the baseline – 0.8% of the existing housing stock in the area. 0.8% of 30,332 homes = 243 homes

- Step 2 – an adjustment to take account of affordability. For every 1% the ratio is above 5, the baseline goes up by 0.95%; i.e.:

$$\text{Adjustment factor} = \left(\frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$$

- Step 3 – apply the adjustment factor to the baseline: the baseline is multiplied by the adjustment factor to give the final LHN figure.

Table 1

Standard Method Calculation	
Step 1	
Stock at 31 March 2024	30,332
Stock x 0.8 %	243
Step 2	
2024 Median workplace-based affordability ratio	12.38
Five year affordability ratio minus 5	7.38
7.38 divided by 5	1.476
1.476 x 0.95	1.402
1.402 + 1	2.402
Step 3	
243 x 2.402	583.68
Rounded	584

- The LHN figure for Maldon district is a requirement of 584 homes per annum.
- NPPF paragraph 78 states that the housing requirement must include a buffer of either:
 - 5% to ensure choice and competition on the market for land, or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply
- Footnote 40 clarifies that “significant under delivery” should be assessed using the Housing Delivery Test (HDT) and scores below 85% trigger the requirement for a 20% buffer.
- The Housing Delivery Test is an annual measurement of housing delivery in the area of relevant plan-making authorities. The latest nationally published Housing Delivery Test 2023 measurement show that Maldon district had delivered 142% of the housing required: [Housing Delivery Test: 2023 measurement - GOV.UK](#)

19. Therefore, only a 5% buffer is required to ensure choice and competition in the market for land. This supply is brought forward from later in the plan period.
20. Table 2 below identifies that the Five-Year Housing Land Requirement, including the 5% buffer, is 3,066 homes.

Table 2

Requirement	
Annual Housing Target over 5 years (584 homes x 5 years)	2,920
Plus 5% buffer	146
Total Housing Requirement	3,066
Annual housing requirement figure (3,066 / 5)	613

General approach to calculating housing land supply

21. The Government publishes detailed guidance relating to the methodology: [Housing supply and delivery - GOV.UK](#) which is supported with sections in the National Planning Policy Framework.
22. Maldon district's five-year housing supply comprises the number of homes expected to be built within five years on specific 'deliverable' sites, and a windfall allowance.
23. Deliverable sites and windfall sites are defined in the NPPF 2024 glossary: [National Planning Policy Framework - Annex 2: Glossary - Guidance - GOV.UK](#)
 "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.”

24. In order to demonstrate five years’ worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions.
25. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:
 - have outline planning permission for major development;
 - are allocated in a development plan;
 - have a grant of permission in principle; or
 - are identified on a brownfield register.
26. Such evidence, to demonstrate deliverability, may include:
 - current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions,
 - firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates,
 - firm progress with site assessment work, or
 - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.
27. There are also some important case law. For example, the Court of appeal decision: *St Modwen Developments Ltd vs SOS and R (East Bergholt Parish Council) v Babergh District Council*.
28. In this context a deliverable site is not one that is certain, or even likely, to be developed within five years. All that is required is a “realistic prospect” that housing will be delivered on the site within five years. The policy does not say how firm a prospect this must be. Instead, it is for the decision-maker to decide whether a realistic prospect of delivery exists in any particular case.

29. The Lichfield 'Start to Finish' Third Edition, March 2024 ([start-to-finish-3 how-quickly-do-large-scale-housing-sites-deliver.pdf](#)) has shown that when assessed across the country major sites with outline permission take on average between 3 and 4.6 years to deliver their first site.
30. The Council has undertaken its own analysis and concluded that large sites (over 10 homes) generally deliver 52 dwellings per year, or 1 new home per week when the site is 'up and running'. On average 35 homes would be delivered in year three following the grant of planning permission, and the 52 homes per year following that. These figures will be kept under review each year.

Planning Reform Working Paper: Speeding Up Build Out

31. In May 2025 the Government consulted on a Planning Reform Working Paper: Speeding Up Build Out. The paper sought views on options the Government could pursue to ensure the right incentives exist in the housing market, and local authorities have the tools they need, to encourage homes to be built out more quickly. [Planning Reform Working Paper: Speeding Up Build Out - GOV.UK](#) The Government has not yet responded following the consultation, however it is clear effective tools to ensure developers build more quickly would have significant impact on the 5YHLS calculation.

Counting other forms of accommodation

32. The PPG supports the counting of housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market. Further guidance is set out in Housing for Older and Disabled People: [Housing for older and disabled people - GOV.UK](#)

Sources of Supply

Small sites with planning permission of 1 to 9 homes

33. At 1 April 2025 there were 194 homes (net) on deliverable sites of 1 to 9 homes.
34. All of these sites benefit from planning permission or have a prior approval with Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) mitigation secured where needed: [Section 106 Agreements for RAMS | Section 106 Agreements for RAMS | Maldon District Council](#)
35. All homes on these sites are expected to be completed within the next five years. Those that have started are expected to be built out in 2025/26. Those

not commenced will be required to commence within three years of the date of their planning permission, and given the small size of site, completed quickly.

Unidentified small windfall sites of 1 to 9 homes

36. The NPPF defines in the glossary a windfall as:” Sites which have not been specifically identified in the development plan”. At paragraph 75 of the NPPF it states:
 “Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.”
37. In the main, the sites which have come forward in the Housing and Economic Land Availability Assessment (HELAA) are for ten units or more and are larger than 1.0 hectare in size, therefore if they came forward would be major development sites. In this regard to these sites, very few have, at the present time, come forward as windfall sites since the HELAA was initially completed in 2022.
38. The approach to a windfall allowance is based on the average annual rate of windfall completions from general (i.e. planning permissions) and prior approvals since 2016. Analysis of the data from 2016 shows that, as expected, there has been a steady supply since 2016, but it has risen over the last few years. Table 3 below shows the following housing units have been approved since 2016. These sites do not include replacement dwellings or sites which have expired.

Table 3

Year	Number of dwellings granted planning permission
2016	23
2017	32
2018	66
2019	47
2020	51
2021	65
2022	44
2023	85
2024	83
Total	495
Average	55

39. Table 3 includes the number of permissions granted for small windfall sites of 1-9 housing units from 2016 to 2024. This indicates an average annual grant of permissions for 55 units. The period chosen runs from before the LDP was approved in July 2017, through the first five years of the plan, and through the Covid-19 pandemic. This covers a period of nine years including an economically mixed period from which to derive an allowance for anticipated small windfall sites.
40. Historic planning permissions are included in the small sites with planning permission category – as they are known and not windfalls.
41. To avoid double counting sites with planning permissions, no windfall rate has been included in the first two and a half years of the five-year supply. Small windfall sites will not start to come forward straightaway, however all sites are required to commence within three years of the date of their planning permission. It is assumed that any homes completed in those years will already have planning permission. This is a cautious approach as in practice some windfalls not currently with permission may be built during this period.
42. Analysis of delivery rates across small windfall development shows that it takes on average 2.5 years for the first unit completion on site. Therefore 28 units of small windfall housing should be put into the year three and 55 units of windfall housing should be put in for years four and five. This will be a total of 137 units. The delivery of windfall will be monitored yearly, and adjustments made in future years as necessary.

Sites allocated in the Maldon District LDP 2014 - 2029

43. Appendix 1 includes Table 6 which lists the sites allocated in the Maldon District LDP, and shows the delivery expected over the next five-year period.
44. The second half of Appendix 1 provides a high level summary of each site.

Large 'windfall' sites with planning permission not allocated in the Maldon District Local Development Plan 2014 - 2029

45. Appendix 2 includes Table 7 which lists the large 'windfall' sites with planning permission not allocated in the Maldon District LDP, and shows the delivery expected over the next five year period.
46. The second half of Appendix 2 provides a high level summary of each site.

Maldon's Five Year supply summary

47. Table 4 sets out the 5YHLS from the various sources.

Table 4

	25/26	26/27	27/28	28/29	29/30	Total
Small sites with planning permission (sites of 1 to 9 homes)	-	-	-	-	-	194
Unidentified small windfall sites 1 to 9 – 56 homes per annum	0	0	28	55	55	138
Sites allocated in the Local Development Plan (see Appendix 1)	342	319	248	245	160	1,314
Large ‘windfall’ sites not allocated in the Local Development Plan (see Appendix 2)	95	153	170	219	249	886
Total						2,532

Note – number of new homes with planning permission on small sites (1 to 9 homes) = 194

Maldon’s 5YHLS calculation

48. Table 5 sets out the 5YHLS calculation.

Table 5

Housing supply	Total
Annual Housing Target (584 homes x 5 years)	2,920
Plus 5% buffer	146
Total requirement	3,066
Annual housing requirement figure (3,066 / 5)	613
Total supply over the next five years (see Table 2)	2,532
Five Year Housing Land Supply (total supply 2,532 / annual requirement 613)	4.1 years

49. The shortfall over the five year period in absolute numbers at 1 April 2025 was 534 homes.

Appendix 1

Allocated Sites in the Maldon District Local Development Plan 2014 – 2029

Table 6

Application Number	Address	Stage	Net outstanding	25/26	26/27	27/28	28/29	29/30	5 years supply total	
22/00454/FUL	S2(a) South of Maldon (south of Limebrook Way) - Eastern Parcel (42 dw) - additional units to the 606 units approved at line 3	Under construction	42	0	42	0	0	0	42	This site will be completed within 5 years
14/01103/OUT 18/00494/FUL 18/00531/RES 19/00411/RES 20/00074/FUL 21/00089/RES	S2(a) South of Maldon (south of Limebrook Way) - Eastern Parcel (606 dw) [Taylor Wimpey]	Under construction	84	78	6	0	0	0	84	This site will be completed within 5 years
14/01103/OUT 18/00494/FUL 18/00531/RES 19/00411/RES 20/00074/FUL 21/00089/RES	S2(a) South of Maldon (south of Limebrook Way) - western parcel (394 dw) [Crest Nicolson]	Under construction	123	52	71	0	0	0	123	This site will be completed within 5 years
15/01327/OUT	S2(b) Land north and west of Knowles Farm, Wycke Hill	Not started	320	0	0	0	35	52	87	The site is up for sale, as per historic build out outline to first completion 4.2 years

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Application Number	Address	Stage	Net outstanding	25/26	26/27	27/28	28/29	29/30	5 years supply total	
	S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Bellway]	Under construction	224	44	60	60	60	0	224	This site will be completed within 5 years
	S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Crest Nicolson]	Under construction	246	50	50	50	50	46	246	This site will be completed within 5 years
	S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [LNT Care Home Parcel 8A]	Not started	28 [66]	0	0	28	0	0	28	<p>This is a care home so the amount to go in the 5 year supply is calculated as the average number of residents per household 2.37 = 1 unit of housing. 66/2.37 = 28 units to go in the five year supply.</p> <p>Vistry have confirmed that completion will be in 2027.</p> <p>27/10/25 - LNT have submitted an application to discharge the conditions for this part of the site 25/05134/DET</p>

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Application Number	Address	Stage	Net outstanding	25/26	26/27	27/28	28/29	29/30	5 years supply total	
	S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Parcel 8B]	Not started	22	0	0	0	0	22	22	<p>Vistry have confirmed that this should be 22 housing units but there is no developer on board at the moment they have not sold the land.</p> <p>As this is part of the larger strategic site where the other parcels have sold and are being built out then there is no reason to presume that this one will not be - it is only for a small number of dwellings</p>
	S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Vistry Parcels 1, 2, 4, 5]	Under construction	311	81	90	90	50	0	311	<p>This site will be completed within 5 years</p>
	S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Abbey Housing Parcel 9]	Not started	110	0	0	20	50	40	110	<p>Vistry were going to develop this out themselves but have now sold it to Abbey Housing. There is a reserved matter on the site and Vistry have informed us that the site should have a start late 2026 with first completions in 2027.</p> <p>The trajectory has come from Vistry. 25/9/25 - Abbey Housing have submitted a reserved matters application 25/00865/RESM</p>

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Application Number	Address	Stage	Net outstanding	25/26	26/27	27/28	28/29	29/30	5 years supply total	
No application	S2(h) Land adjacent Heybridge Swifts Football Club, Scraley Road	No application	0	0	0	0	0	0	0	No development expected within 5 years agreed
23/00500/FUL	(S2(i) Land between Chandlers and Creeksea Lane, Maldon Road, Burnham-On-Crouch	Under construction	37	37	0	0	0	0	37	This site will be completed within 5 years
19/01257/FUL	(S2(i) Land Between Chandlers and Creeksea Lane, Maldon Road, Burnham-On-Crouch Essex	Under construction	5	5	0	0	0	0	5	3 added via 24/01005 This site will be completed within 5 years
Totals			1,552	342	319	248	245	160	1,314	

Notes on sites:

1. S2(a) South of Maldon (south of Limebrook Way) - Eastern Parcel (42 dw) - additional units to the 606 units approved at line 3
 - 42 homes
 - Site under construction, expected to be completed within the five-year period.

2. S2(a) South of Maldon (south of Limebrook Way) - Eastern Parcel (606 dw)
 - 84 homes
 - Developer: Taylor Wimpy
 - Site under construction, expected to be completed within the 5 year period.

3. S2(a) South of Maldon (south of Limebrook Way) - western parcel (394 dw)
 - 123 homes
 - Developer: Crest Nicolson
 - Site under construction, expected to be completed within the 5 year period.

4. S2(b) Land north and west of Knowles Farm, Wycke Hill
 - 320 homes
 - Site not commenced
 - Site owned by Essex County Council, and the site up for sale.
 - In line with historic build out rates, outline to fist completion is expected in 4.2 years.

5. S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Bellway]
 - 224 homes
 - Developer: Bellway
 - Site under construction, expected to be completed within the 5 year period.

6. S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Crest Nicolson]
 - 246 homes
 - Developer: Crest Nicolson
 - Site under construction, expected to be completed within the 5 year period.

7. S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [LNT Care Home Parcel 8A]
 - 66 care home units – equivalent to 28 homes
 - This is a care home so the amount to go in the 5 year supply is calculated as the average number of residents per household 2.37 = 1 unit of housing. $66/2.37 = 28$ units to go in the five year supply.
 - Vistry have confirmed that completion will be in 2027.
 - 27/10/25 - LNT have submitted an application to discharge the conditions for this part of the site 25/05134/DET

- Not started, expected to be completed within the 5 year period.
8. S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Parcel 8B]
 - 22 homes
 - Vistry have confirmed that this should be 22 housing units but there is no developer on board at the moment they have not sold the land.
 - As this is part of the larger strategic site where the other parcels have sold and are being built out then there is no reason to presume that this one will not be - it is only for a small number of dwellings
 - Not started, expected to be completed within the 5 year period.
 9. S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Vistry Parcels 1, 2, 4, 5]
 - 311 homes
 - Developer: Vistry
 - Site under construction, expected to be completed within the 5 year period.
 10. S2(d) Land at Broad Street Green Road, Maypole Road and Langford Road, Great Totham / Heybridge [Abbey Housing Parcel 9]
 - 110 homes
 - Developer: Abbey
 - Vistry were going to develop this out themselves but have now sold it to Abbey Housing. There is a RM on the site and Vistry have informed us that the site should have a start late 2026 with first completions in 2027.
 - The trajectory has come from Vistry 25/9/25 - Abbey Housing have submitted a reserved matters application 25/00865/RESM
 - Not started, expected to be completed within the 5 year period.
 11. S2(h) Land adjacent Heybridge Swifts Football Club, Scraley Road
 - No planning application

- No development expected within 5 years agreed

12. (S2(i) Land between Chandlers and Creeksea Lane, Maldon Road, Burnham-On-Crouch

- 37 homes
- Not started, expected to be completed within the 5 year period.

13. (S2(i) Land Between Chandlers and Creeksea Lane, Maldon Road, Burnham-On-Crouch Essex

- 5 homes
- Site under construction, expected to be completed within the 5 year period.

Appendix 2

Large 'windfall' sites with planning permission not allocated in the Local Plan

Table 7

Application reference	Address	Stage	Net outstanding	25/26	26/27	27/28	28/29	29/30	5 years supply total	Up to date info
07/00842/FUL 14/00695/LDE	Drinkwater Farm, Maldon Road, Bradwell-on-Sea	Under construction	12	0	0	0	0	0	0	No development expected within 5 years
16/00299/FUL	Land north of Latchingdon Bowls Club, Latchingdon	Under construction	38	38	0	0	0	0	38	This site will be completed within 5 years
18/00443/OUT 20/00846/RES	Land north west of 2 Maldon Road Burnham-On-Crouch	Under construction	195	30	30	30	30	30	150	
22/00887/OUT	Land north west of 2 Maldon Road Burnham-On-Crouch	Not started	203	0	0	0	35	52	87	Would require amendment to S106
21/00075/OUTM	Land north west of 2 Maldon Road Burnham-On-Crouch	Not started	232	0	0	0	0	0	0	
18/01476/OUT 24/00209/RESM	Tillingham Hall Farm, North Street, Tillingham	Not started	24	0	0	24	0	0	24	This site will be completed within 5 years
20/00428/FUL	Land opposite 34 Hall Road Great, Totham	Under commenced	30	0	0	0	10	20	30	This site will be completed within 5 years

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Application reference	Address	Stage	Net outstanding	25/26	26/27	27/28	28/29	29/30	5 years supply total	Up to date info
08/00149/OUT 11/00517/RES 11/01097/FUL 12/00955/RES 16/00285/RES 16/00477/NMA	Sadds Wharf, Station Road, Maldon	Under construction	93	0	0	0	0	0	0	No development expected within 5 years
21/00702/FUL	Land north of 48 Woodrolfe Road, Tollesbury	Under construction	25	12	13	0	0	0	25	This site will be completed within 5 years
20/01344/FUL	Knightswood Centre, Steeple Road, Southminster	Not started	16	0	0	11	5	0	16	This site will be completed within 5 years
22/00482/OUT 24/0844/RESM	Golf Driving Range, Burnham Road, Woodham Mortimer	Not started	18	0	0	18	0	0	18	This site will be completed within 5 years
22/00639/FUL	62 New Road, Tollesbury	Under construction	17	7	10	0	0	0	17	This site will be completed within 5 years
22/01174/OUTM	Land north of The Groves, Burnham Road, Latchingdon	Not started	160	0	35	52	52	21	160	Officers to take screenshot of developer's website This site will be completed within 5 years
24/00244/FULM	Land south of Brent Way and off Endeavour Way Burnham-On-Crouch	Under construction	63	8	55	0	0	0	63	This site will be completed within 5 years
23/00123/OUTM	Land to the rear of 9 Church Road, Wickham Bishops	Not started	49	0	0	0	12	37	49	Site is for sale

Application reference	Address	Stage	Net outstanding	25/26	26/27	27/28	28/29	29/30	5 years supply total	Up to date info
23/00648/FULM	Land east of Broad Street Green Road, Heybridge	Under construction	281	0	0	35	52	52	139	Officers will contact Persimmon
23/01212/FUL	Land to the south of 97 South Street, Tillingham	Not started	11	0	0	0	11	0	11	
23/01038/OUTM	Land at Coppingers, Maldon Road, Latchingdon	Not started	10	0	10	0	0	0	10	
22/01257/OUTM	Land at Manor Farm, Walden House Road, Great Totham	Not started	49	0	0	0	12	37	49	
Totals			1,526	95	153	170	219	249	886	

Notes on sites:

1. Drinkwater Farm, Maldon Road, Bradwell-on-Sea
 - 12 homes
 - Site commenced, no completions expected in the next 5 years
2. Land north of Latchingdon Bowls Club, Latchingdon
 - 38 homes
 - Site under construction, expected to be completed within the 5 year period
3. Land north west of 2 Maldon Road Burnham-On-Crouch (Burnham Waters Phase 1)
 - 195 homes

- Developer: Think Green
 - 103 bungalows, 55 apartments, 8 key worker dwellings. Care homes due to be replaced by 40 flats
 - Developer: Think Green
 - Site under construction, 150 homes expected to be completed within the 5 year period.
4. Land north west of 2 Maldon Road Burnham-On-Crouch (Burnham Waters Phase 2)
- 203 homes
 - Developer: Think Green
 - Could come forward ahead of completion of Phase 1 subject to an amendment to the S106 Legal Agreement and ensuing the infrastructure is linked up.
 - Site not started, 87 completions expected in the next 5 years
5. Land north west of 2 Maldon Road Burnham-On-Crouch (Burnham Waters Phase 3)
- 232 homes
 - Developer: Think Green
 - Site not started, no completions expected in the next 5 years
6. Tillingham Hall Farm, North Street, Tillingham
- 24 homes
 - Site not started, expected to be completed within the 5 year period.
7. Land opposite 34 Hall Road Great, Totham
- 30 homes
 - Site commenced, expected to be completed within the 5 year period
8. Sadds Wharf, Station Road, Maldon
- 93 homes
 - Brownfield site

- No completions expected in the next 5 years
9. Land north of 48 Woodrolfe Road, Tollesbury
 - 25 homes
 - Site under construction, expected to be completed within the 5 year period.
 10. Knightswood Centre, Steeple Road, Southminster
 - 16 homes
 - Not started, expected to be completed within the 5 year period.
 11. Golf Driving Range, Burnham Road, Woodham Mortimer
 - 18 homes
 - Not started, expected to be completed within the 5 year period.
 12. 62 New Road, Tollesbury
 - 17 homes
 - Site under construction, expected to be completed within the 5 year period.
 13. Land north of The Groves, Burnham Road, Latchingdon
 - 160 homes
 - Developer: Dandara
 - Site not commenced, expected that 160 out of 160 homes will be completed within the 5 year period.
 14. Land south of Brent Way and off Endeavour Way Burnham-On-Crouch
 - 63 homes
 - Developer: Dandara
 - Site under construction, expected to be completed within the 5 year period.

15. Land to the rear of 9 Church Road, Wickham Bishops
 - 49 homes
 - Site is on the market at the moment
 - Site not commenced, expected to be completed within the 5 year period .

16. Land east of Broad Street Green Road, Heybridge
 - 281 homes
 - Site not commenced, expected that 139 out of 281 homes will be completed within the 5 year period.

17. Land to the south of 97 South Street, Tillingham
 - 11 homes
 - Site not commenced, expected to be completed within the 5 year period.

18. Land at Coppingers, Maldon Road, Latchingdon
 - 10 homes
 - Site not commenced, expected to be completed within the 5 year period.

19. Land at Manor Farm, Walden House Road, Great Totham
 - 49 homes
 - Site not commenced, expected to be completed within the 5 year period.