



MALDON DISTRICT
COUNCIL

MEMBERS' UPDATE

DIRECTOR OF STRATEGY,
PERFORMANCE AND GOVERNANCE
Paul Dodson

01 December 2022

Dear Councillor

DISTRICT PLANNING COMMITTEE - THURSDAY 1 DECEMBER 2022

Please find enclosed the Members' Update for the above meeting, detailing any further information received in relation to the following item of business since the agenda was printed.

5. **22/00523/RESM Land At Broad Street Green Road, Maypole Road And Langford Road, Heybridge, Essex**(Pages 3 - 6)

Yours faithfully

Director of Strategy, Performance and Governance



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**CIRCULATED PRIOR
TO THE MEETING**



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
DISTRICT PLANNING COMMITTEE
1 December 2022

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	22/00523/RESM
Location	Land At Broad Street Green Road, Maypole Road And Langford Road, Heybridge, Essex
Proposal	Reserved matters application for the approval of access, appearance, landscaping, layout & scale for the construction of 262 residential units with associated access, parking, servicing and landscaping (Phase 2 only) on approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including: (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity sub-stations (Detailed); and (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline).
Applicant	Bellway Homes (Thames Gateway)
Agent	Catherine Williams - Savills
Target Decision Date	05.12.2022
Case Officer	Anna Tastsoglou
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	Strategic site within the strategic submitted Local Development Plan

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Statutory Consultees and Other Organisations

Name of Parish / Town Council	Comment	Officer Response
Anglian Water	The previously submitted response remains the same.	Noted.

Name of Parish / Town Council	Comment	Officer Response
Environment Agency	The previous response still remains.	Noted.
Ecology Consultant	No objection subject to securing biodiversity mitigation and enhancement.	Noted and relevant conditions are imposed.

7.2 Representations received from Internal Consultees

Name of Parish / Town Council	Comment	Officer Response
Environmental Health	No objection.	Noted.

8. PROPOSED CONDITIONS

The following conditions are revised to reflect the latest changes incorporated to the scheme:

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
BHHEYBRIDGENORTH.1/99 Rev P1
9029/HT5b-01
9029/HT4b-01
BHHEYBRIDGENORTH.1/98 Rev P1
9029/HT4-01 Rev B
BHHEYBRIDGENORTH.1/97 Rev P1
BHHEYBRIDGENORTH.1/103 Rev P1
BHHEYBRIDGENORTH.1/102 Rev P1
BHHEYBRIDGENORTH.1/101 Rev P1
BHHEYBRIDGENORTH.1/100 Rev P1
9029-HT22-01
9029/HT9b-01
9029/HT9-01 Rev A
9029/HT8-01
9029/HT7-01 Rev C
9029/HT6-01 Rev B
9029/HT3b-01
9029/HT3-01
9029/HT2b-01
9029/HT1-01
9029/HT28-01 Rev A
9029/HT25-01
9029/HT24-01
9029/HT21-01 Rev B
9029/HT20-01 Rev B
9029/HT2-01 Rev B
9029/HT19-01 Rev A
9029/HT18-01 Rev B
9029/HT17-01 Rev B
9029/HT14-01
9029/HT13-01

9029/HT12-01
9029/HT10b-01
9029/HT10-01 Rev A
9029/HT-27S
9029/HT-27B
9029/HT-27 Rev B
9029/HT-01 Rev B
9029/APT-18
9029/APT-17
9029/APT-16
9029/APT-15
9029/APT-14 Rev C
9029/APT-13 Rev B
9029/APT-12 Rev C
9029/APT-11 Rev B
9029/55 Rev B
9029/54 Rev B
9029/53 Rev C
9029/52 Rev B
9029/51 Rev B
9029/50 Rev C
9029/34 Rev A
9029/33 Rev D
9029/32 Rev E
9029/31 Rev D
9029/30 Rev D
9029/29 Rev D
9029/28 Rev D
9029/27 Rev D
9029/26 Rev D
9029/25 Rev D
9029/24 Rev A
9029/23 Rev D
9029/22 Rev D
9029/21 Rev G
9029/04 Rev D
9029/03 Rev N
9029/02 Rev D
9029/01
9029/HT5-01
9029-SG
9029 20 Rev I
61596-C-011 Rev P1
9029-DSG
9029-DG
61596-C-012 Rev P1
61596-C-010 Rev P2
61596-C-009 Rev P2
61596-C-008 Rev P2
61596-C-007 Rev P3
61596-C-004 Rev P5
61596-C-003 Rev P6
61596-C-003 Rev P6
61569-C-006 Rev P3
3231.MA.4002 Rev B
3231.MA.4001 Rev A

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3231.MA.4000 Rev A
3231.MA.2007 Rev D
3231.MA.2006 Rev D
3231.MA.2005 Rev D
3231.MA.2004 Rev C
3231.MA.2003 Rev C
3231.MA.2002 Rev C
3231.MA.2001 Rev C
3231.MA.2000 Rev D
3231.MA.1006 Rev E
3231.MA.1005 Rev E
3231.MA.1004 Rev D
3231.MA.1003 Rev D
3231.MA.1002 Rev D
3231.MA.1001 Rev D
3231.MA.1000 Rev E
3231.MA.900 Rev F
104 P1
105 P1
106 P1
107 P1
108 P1
109 P1
110 P1

REASON To ensure that the development is carried out in accordance with the details as approved.

- 17 The sales suite as shown on plan no. 9029 - DSG hereby approved shall be constructed as approved. The use of the proposed sales suite shall permanently cease on or before the end of the sales period, which shall be agreed in writing by the local planning authority prior to the first use of the sales suite, and the building shall be converted into two single garages to serve units 1 and 2 within six months from the end of the sales period.
REASON To ensure the removal of the temporary development, to ensure that the development is carried out as approved and to ensure there is sufficient off street car parking in the interests of the character and appearance of the area and highway safety in accordance with policies S1, D1 and T2 of the LDP.