

Date



Princes Road
Maldon
Essex CM9 5DL

www.maldon.gov.uk



PRESENTATIONS

CHIEF EXECUTIVE
Doug Wilkinson

Dear Councillor

DISTRICT PLANNING COMMITTEE - TUESDAY 22 SEPTEMBER 2026

Please find enclosed an Addendum for the above meeting, detailing any further information received in relation to the following items of business since the agenda was printed.

5. **25/00607/OUTM Land 100M East Of 53 Seagers Great Totham**(Pages 3 - 34)
6. **26/00138/OUTM Land South Of Threeways And 45 The Street, Latchingdon, Essex**(Pages 35 - 58)

Yours faithfully

Chief Executive

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District Planning Committee

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'Where Quality of Life Matters'



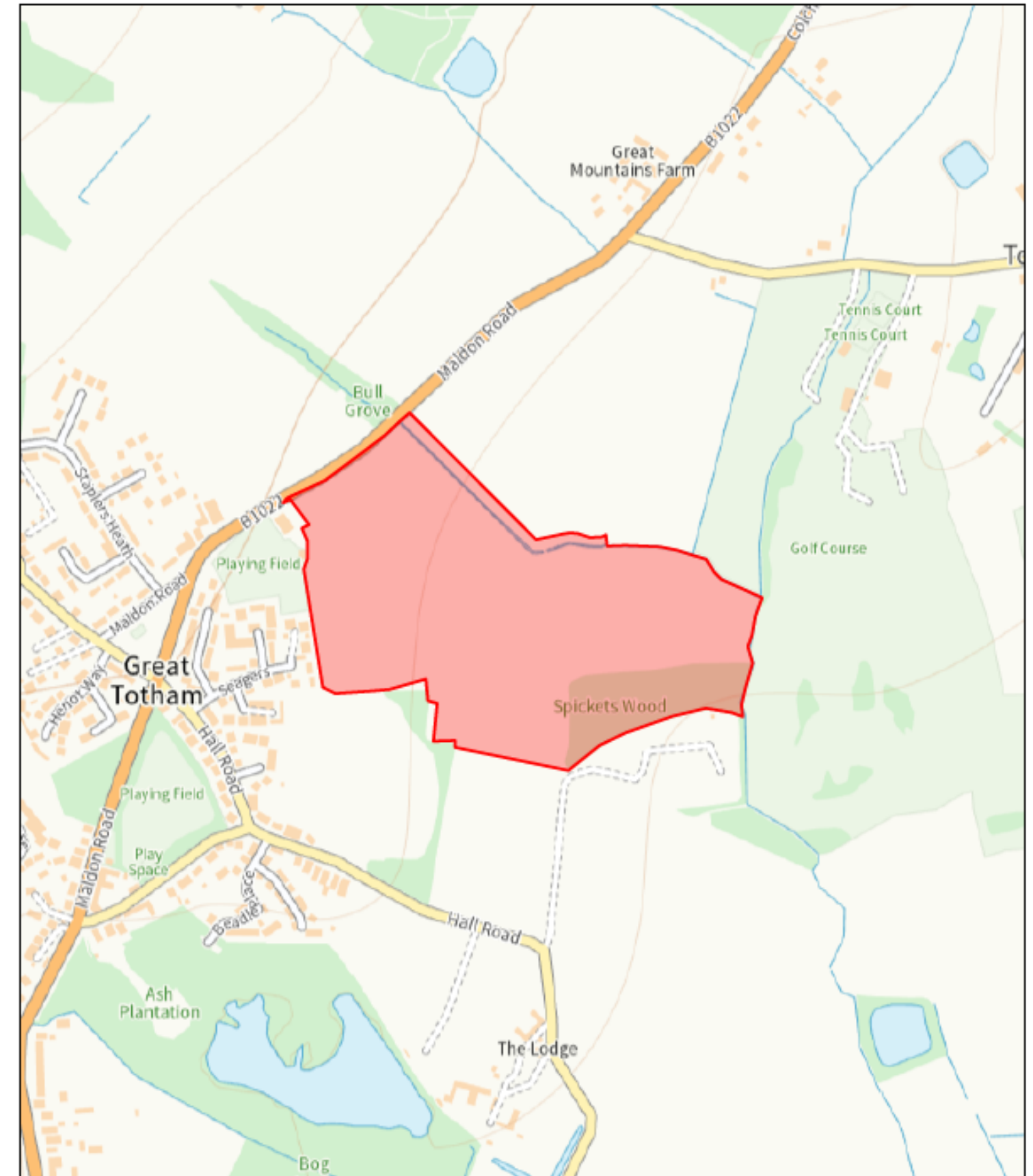
22 September 2026



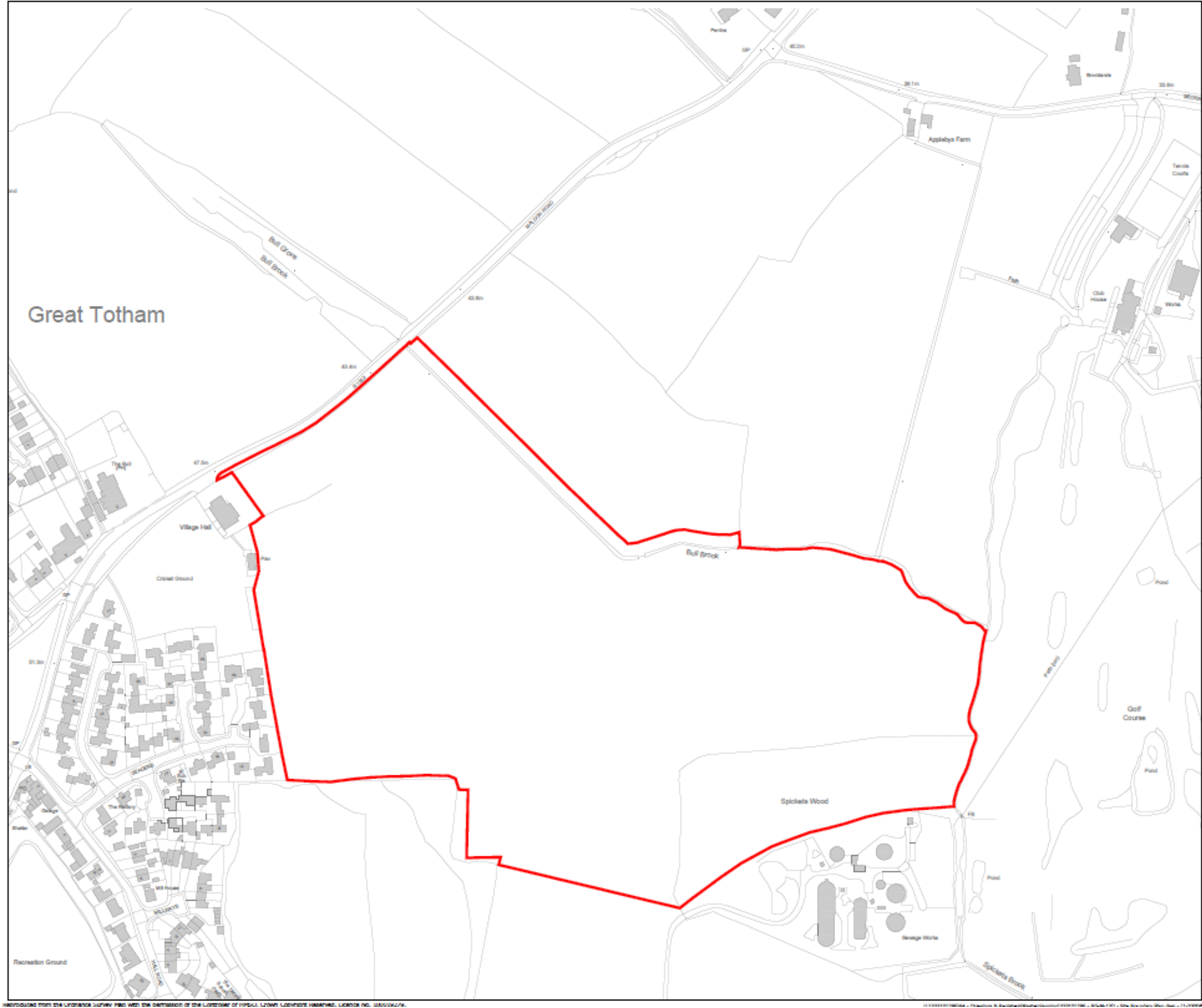
25/00607/OUTM

Land 100M East of 53 Seagers Great Totham

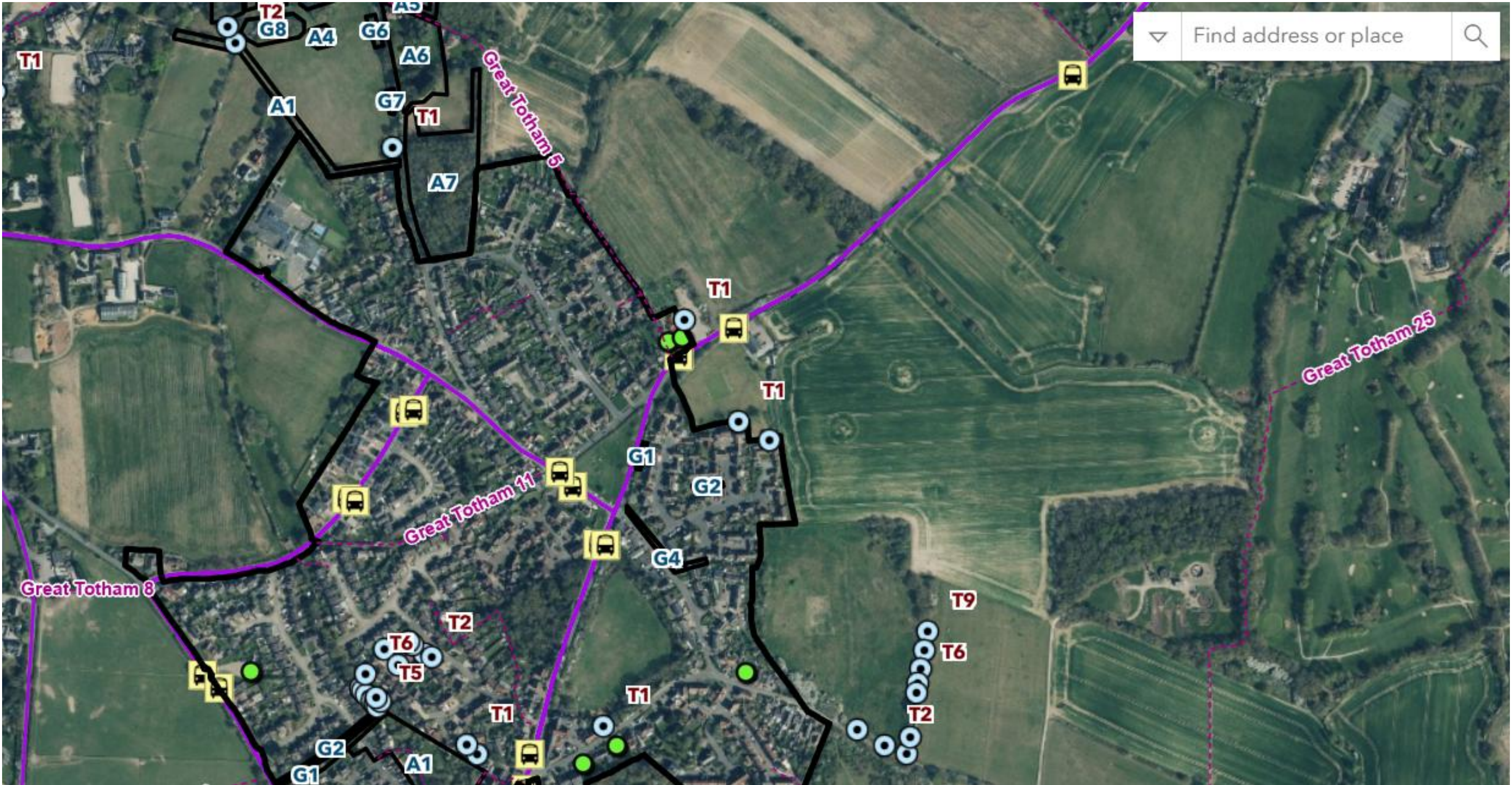
Outline application for the development of up to 150 homes alongside public open space, with all matters reserved except for access.



Location Plan



Aerial Photograph



Site Photographs - Access Location



Site Photographs - Access Location to the east (right) and west (left)



Site Photographs - Location of the existing footway from the village towards the site (left) and towards the village (right)



Site Photographs - Views from Maldon Road looking south across the site



Site Photographs - Village Hall and then the Cricket Ground to the west

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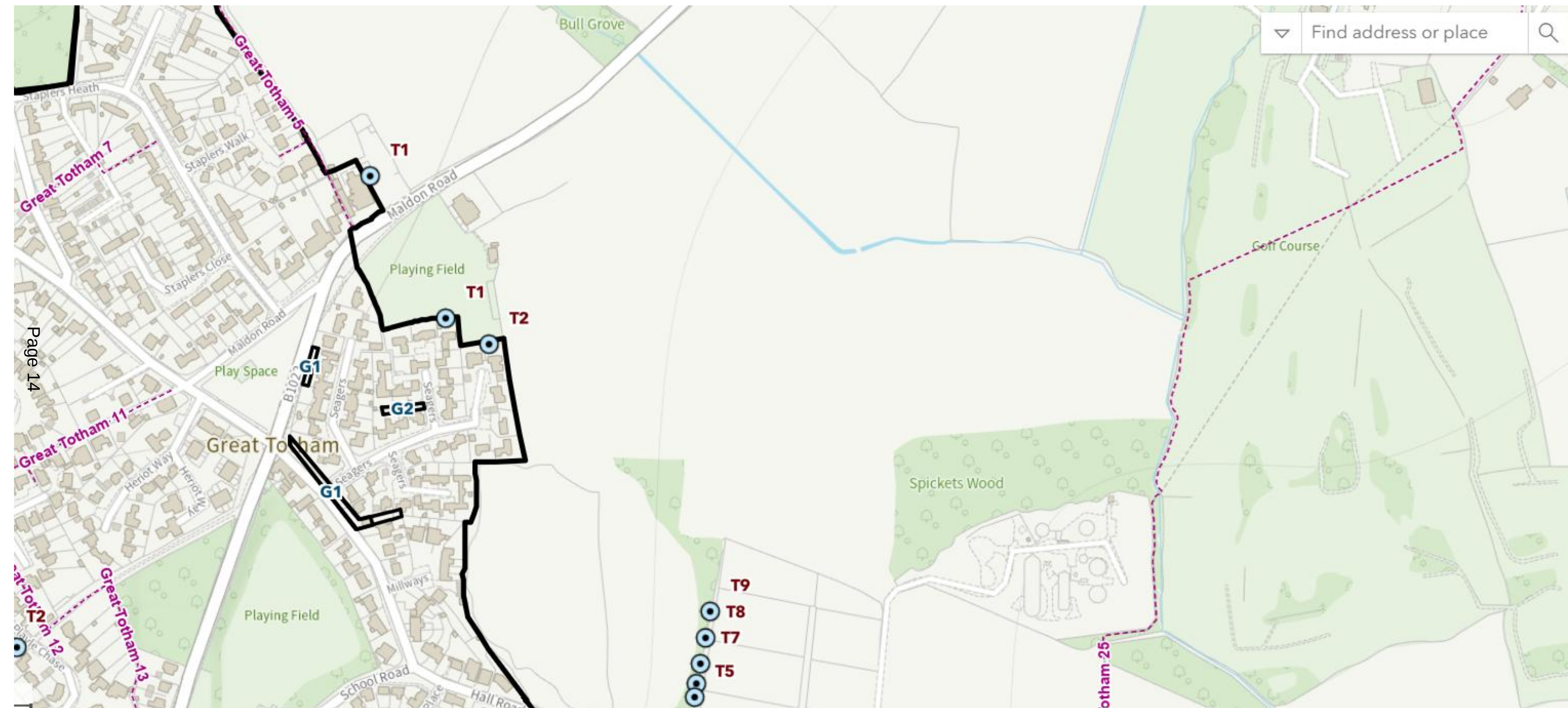
Site Photographs - From the Seagers the site is behind these houses



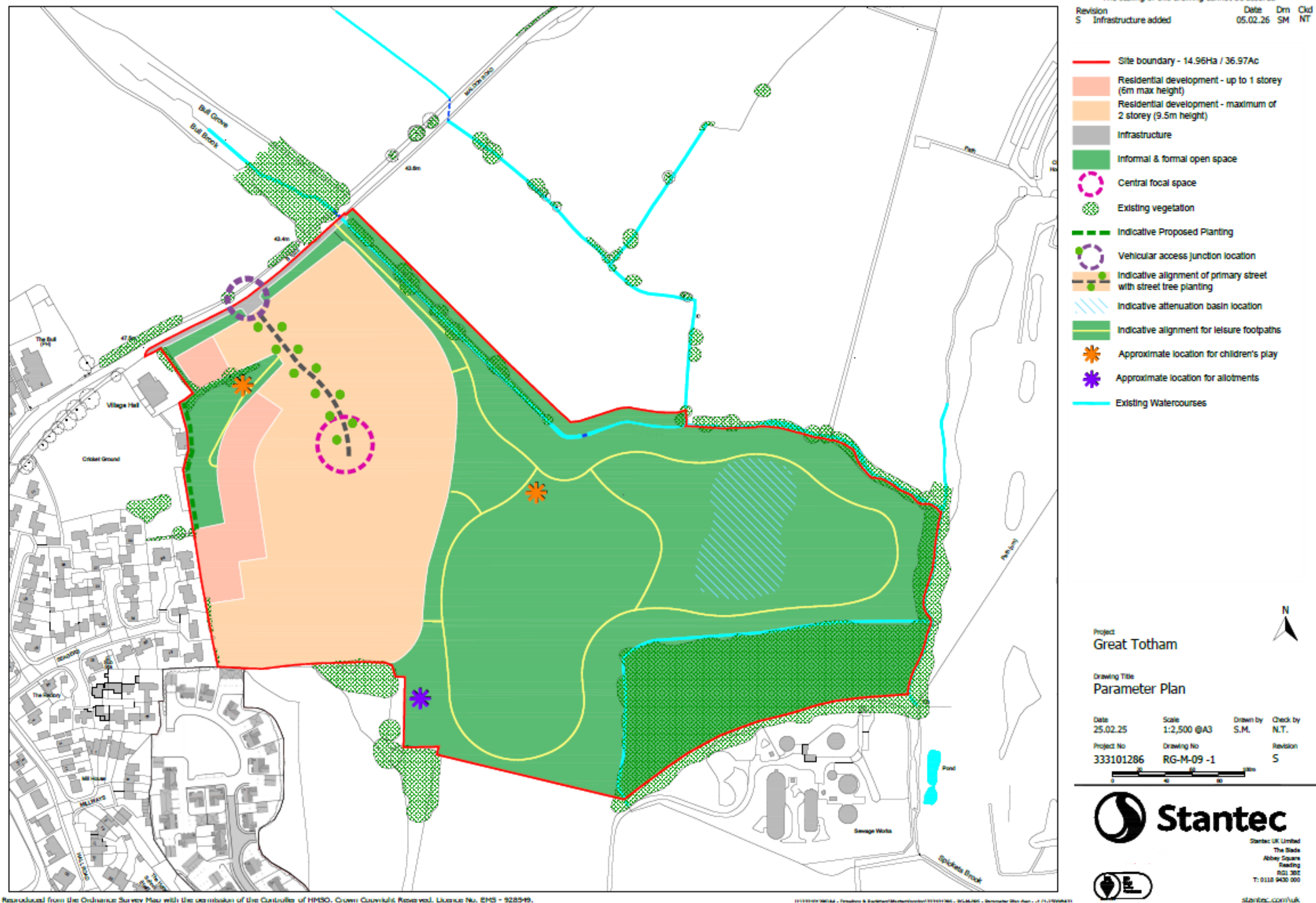
Site Photographs - taken south of the site (Hall Road) looking north towards the site



LDP Policies Map



Parameter Plan



Concept Masterplan



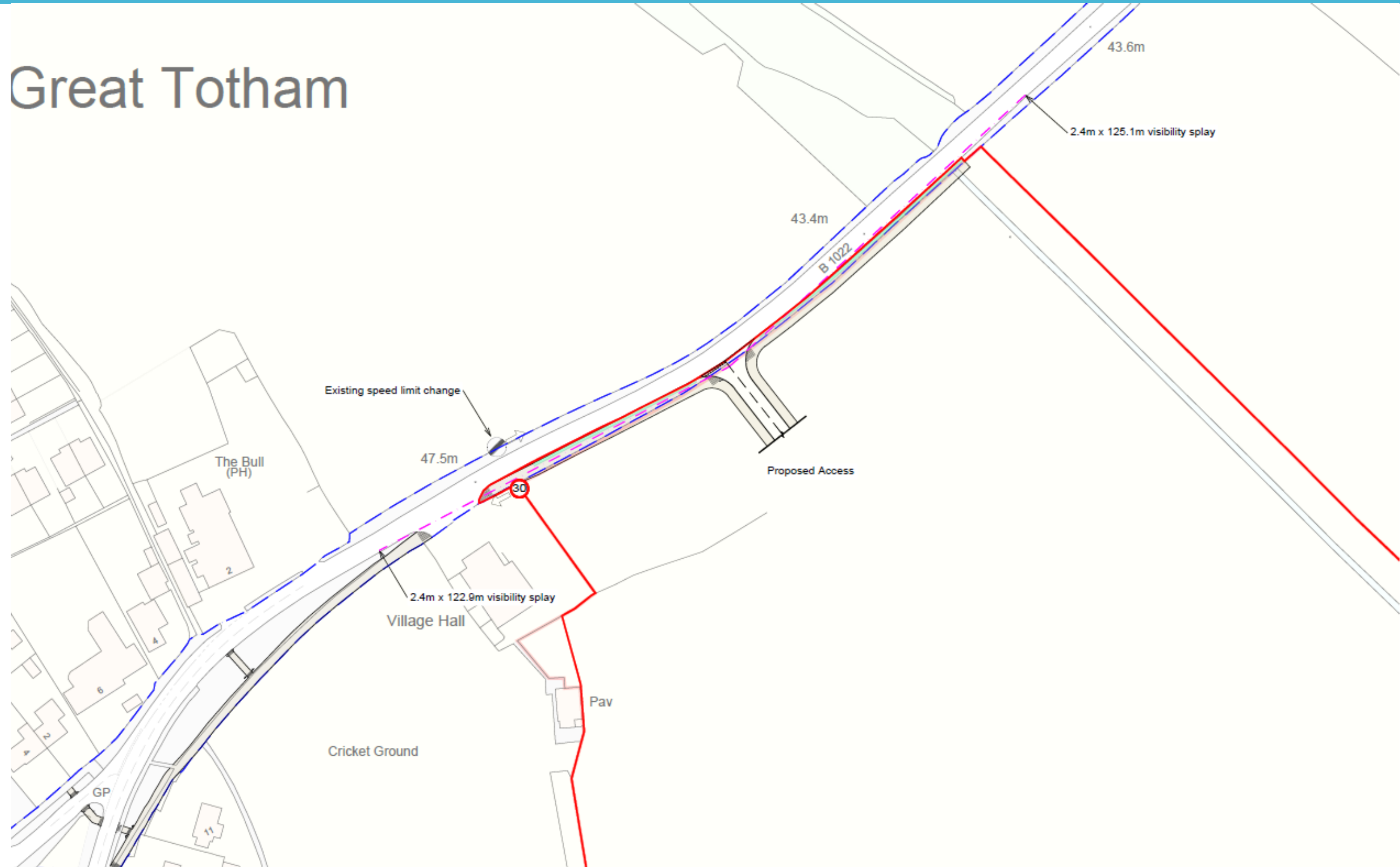
Illustrative Landscape Masterplan



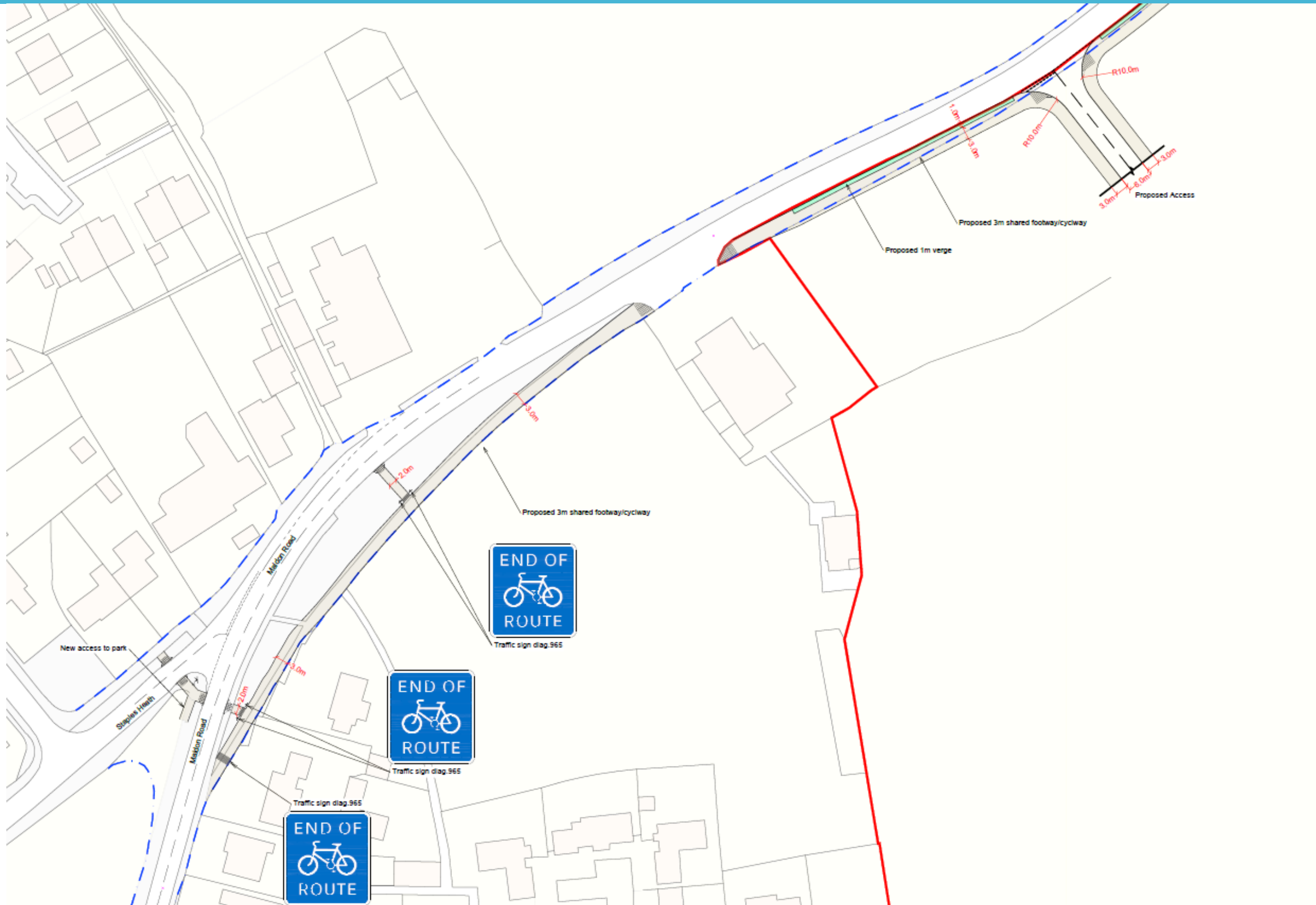
Movement Principles Plan



Great Totham



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Drainage Strategy Plan

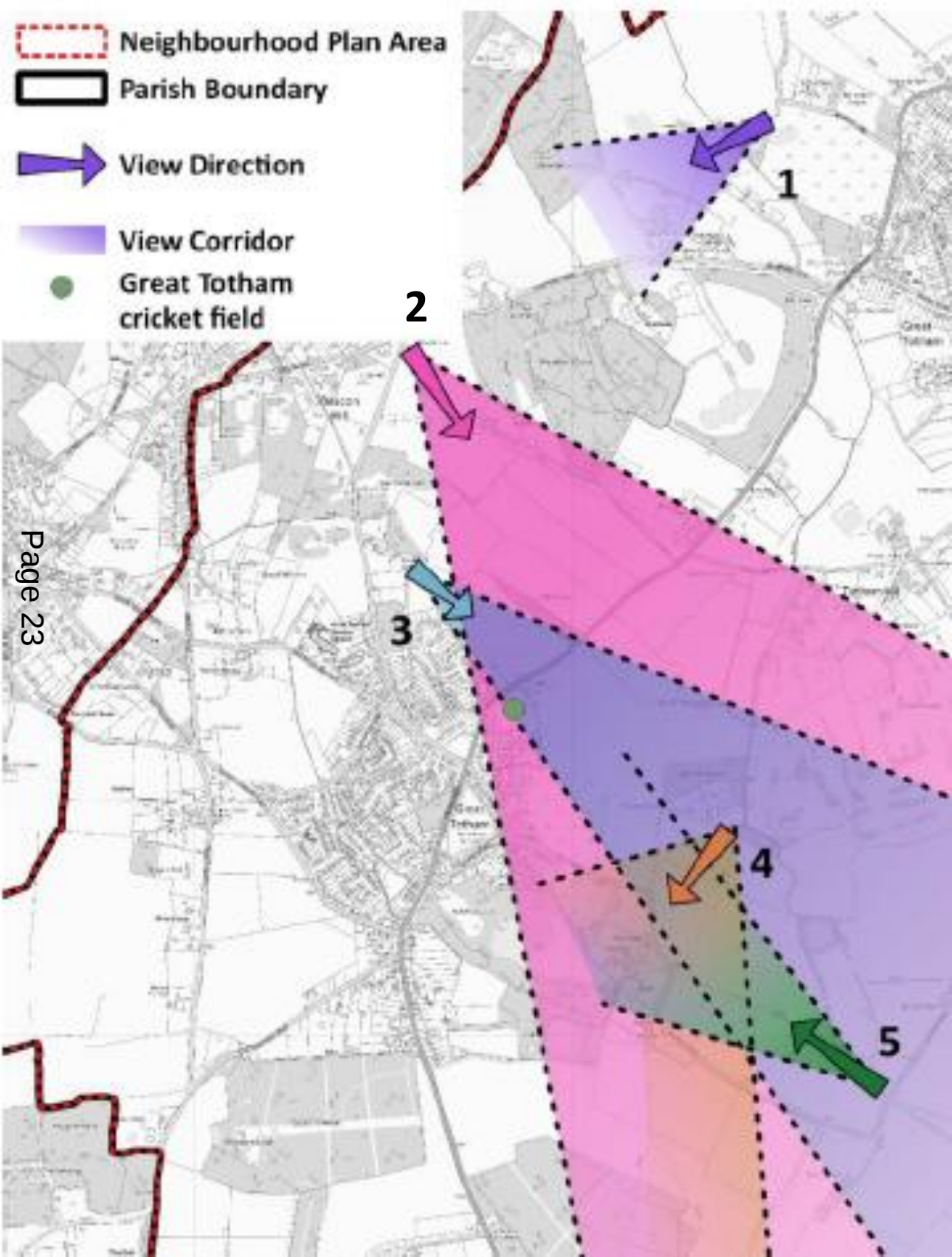


Figure 6.2: Views



Great Totham Neighbourhood Plan Viewpoint Locations - Viewpoint 2

Figure 6.2: Views



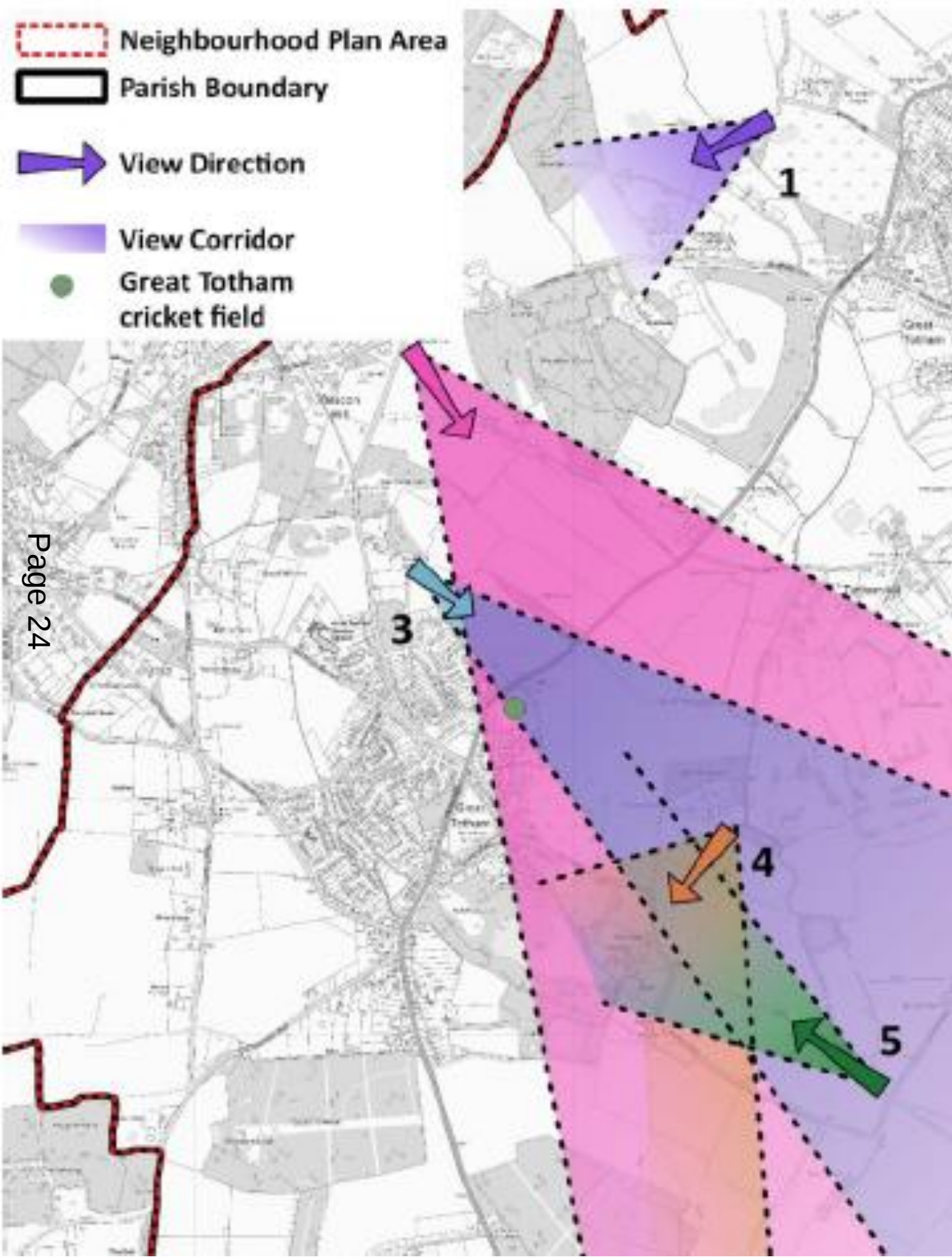
View 2: View from Beacon Hill in Goat Lodge Road



View 2 taken in June 2026

Great Totham Neighbourhood Plan Viewpoint Locations - Viewpoint 3

Figure 6.2: Views

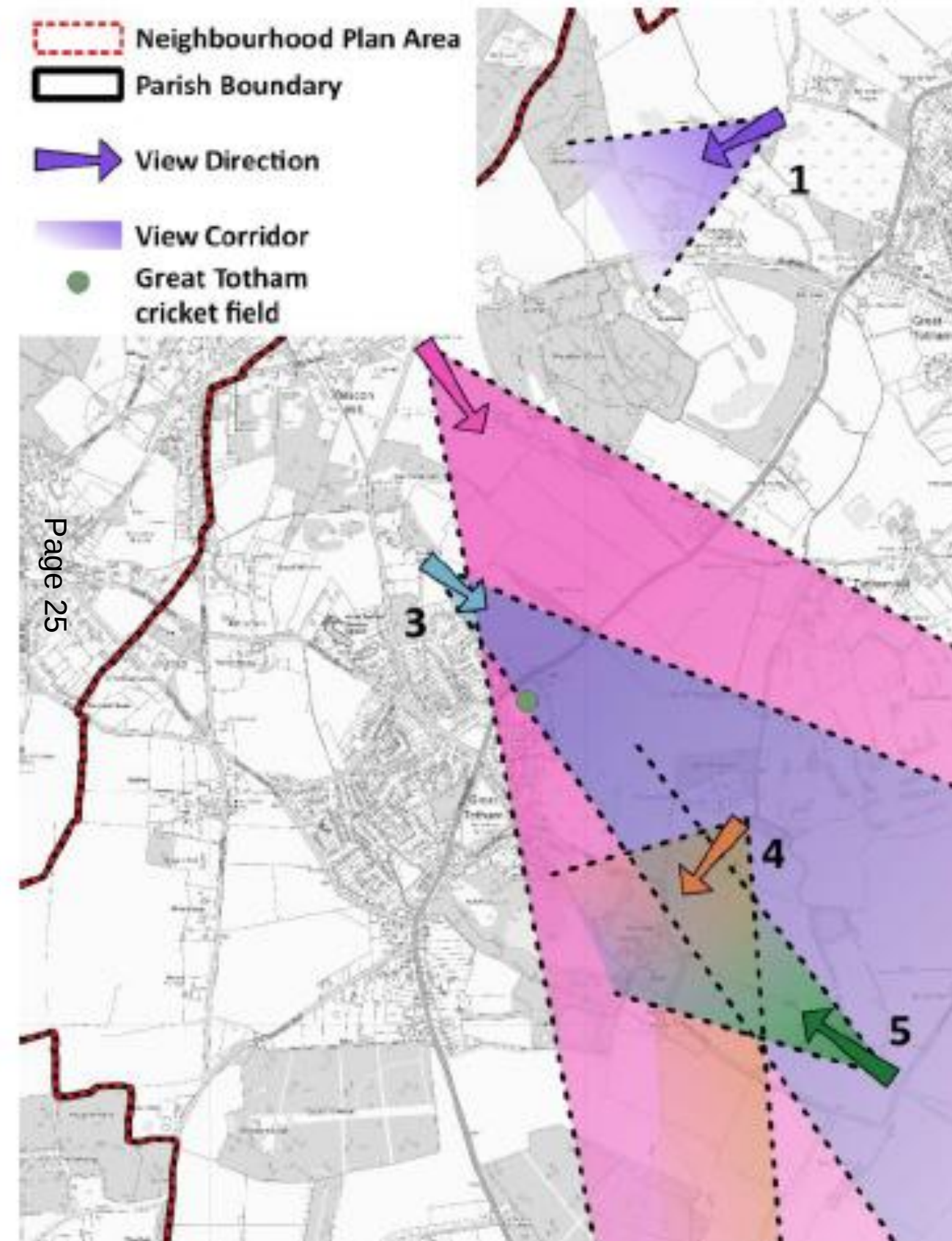


View 3: View south-east towards Goldhanger and Osea Island



Great Totham Neighbourhood Plan Viewpoint Locations - Viewpoint 4

Figure 6.2: Views

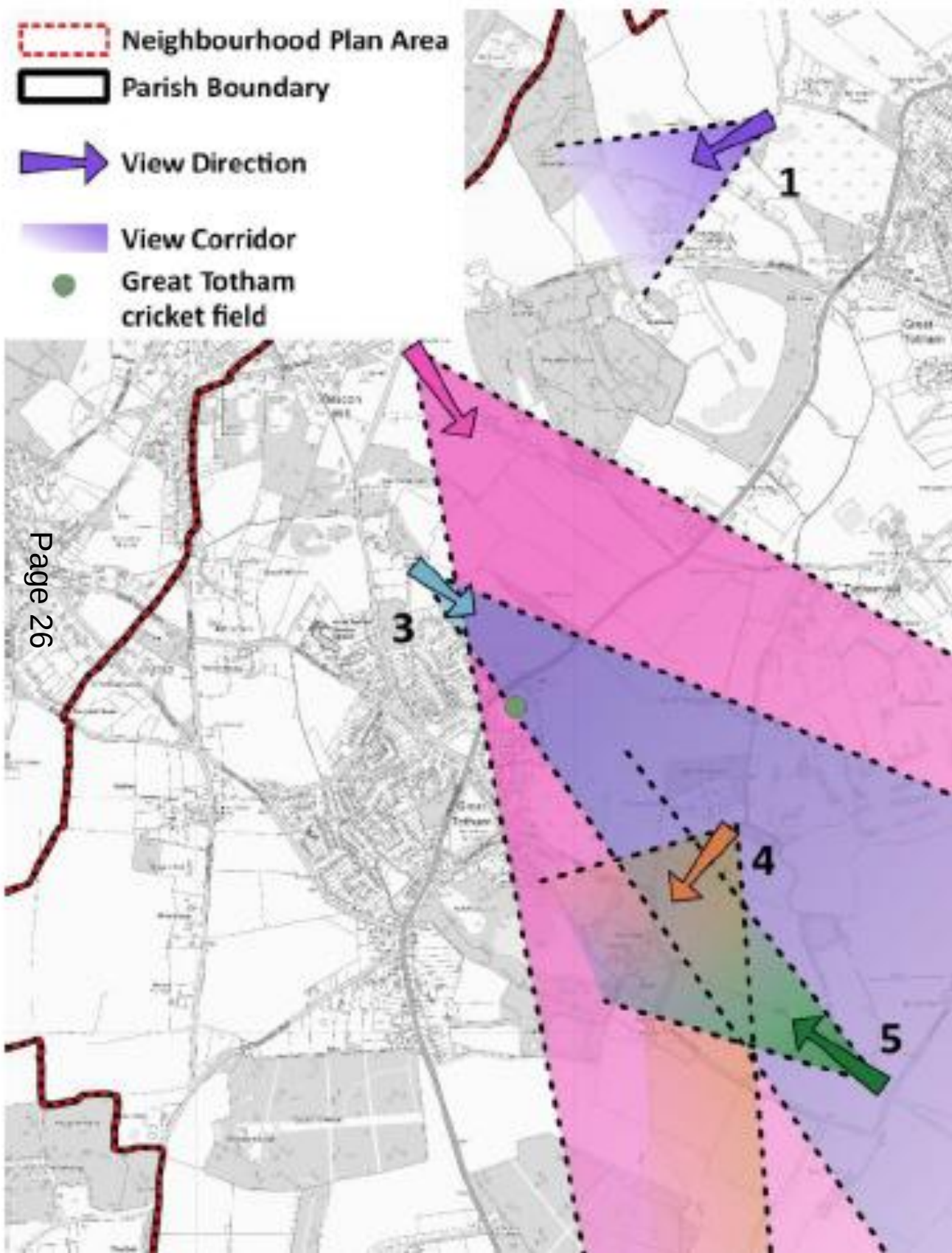


View 4: View from the footpaths close to Spickets Wood



Great Totham Neighbourhood Plan Viewpoint Locations - Viewpoint 4

Figure 6.2: Views



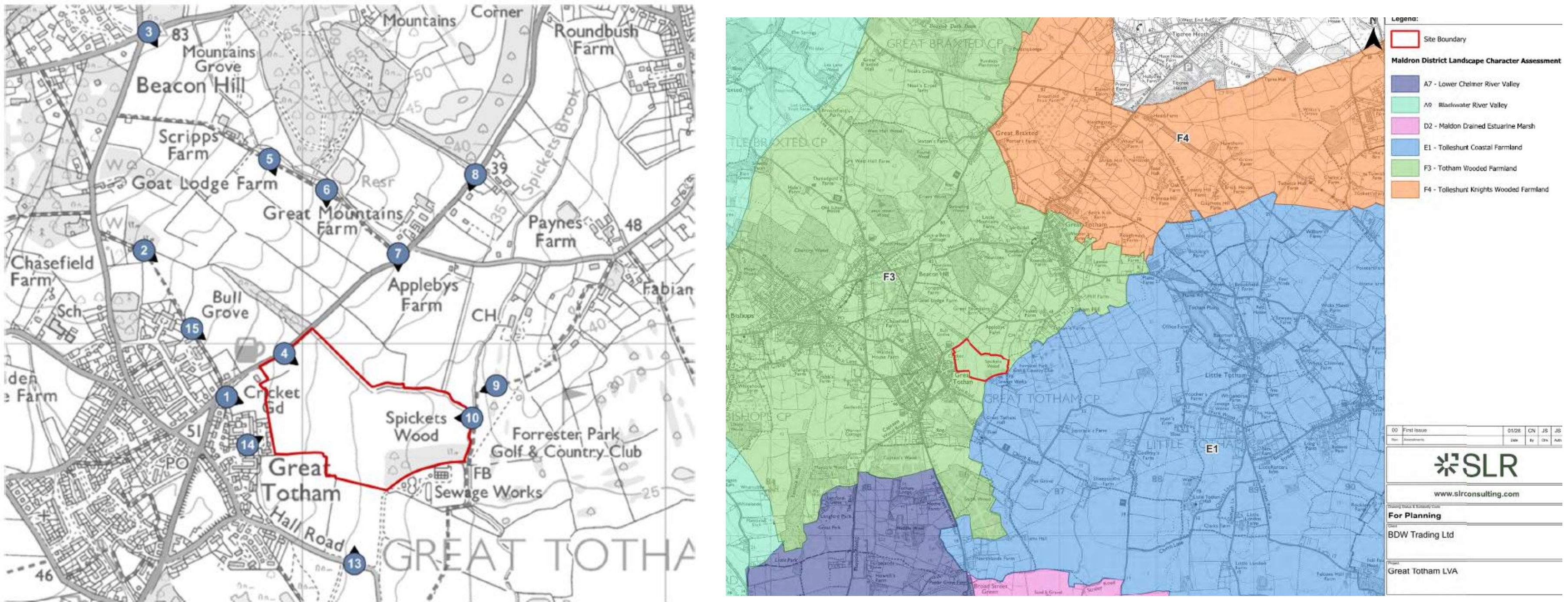
View 4: View from the footpaths close to Spickets Wood



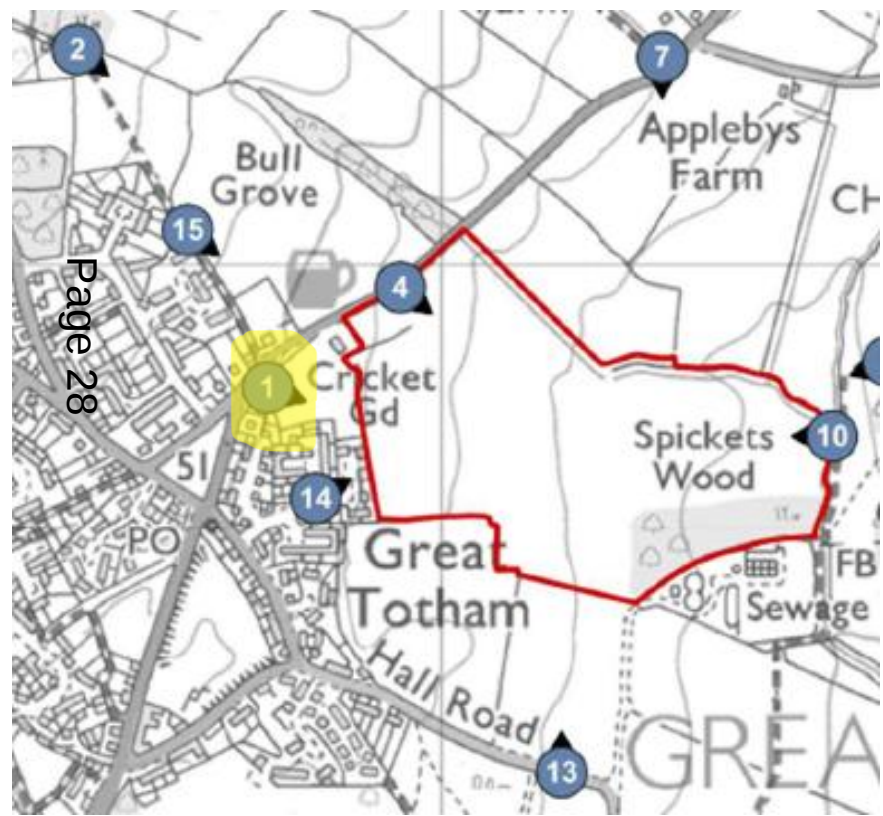
View 4 Photograph taken June 2026

Applicant's Landscape and Visual Impact Assessment Viewpoint Locations Map

Figure C1: Viewpoint Locations used in the SLR LVA. Viewpoints 1, 2, and 13 have been used for Photomontages.



Applicant's Landscape and Visual Impact Assessment Viewpoint Location 1 - Cricket Ground



VIEWPOINT 1 - EXISTING VIEW: Totham Cricket Ground

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 85% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
TO BE PRINTED AT A1 FOR ASSESSMENT
VIEWING SIZE INCORPORATES UP TO 80° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 14/10/2018 AT 12:27
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: 55MM
DIRECTION OF VIEW: SOUTHEAST

TYPE 3 PHOTOGRAPHY
WINTER PHOTOGRAPHY

SLR
BARNETT
ONLY TO BE USED FOR THE PURPOSES OF THE LANDSCAPE AND VISUAL APPRAISAL
DATE AND TIME OF PHOTOGRAPHY: 14/10/2018 AT 12:27
VIEWPOINT 1
DRAWING NO: QT-007

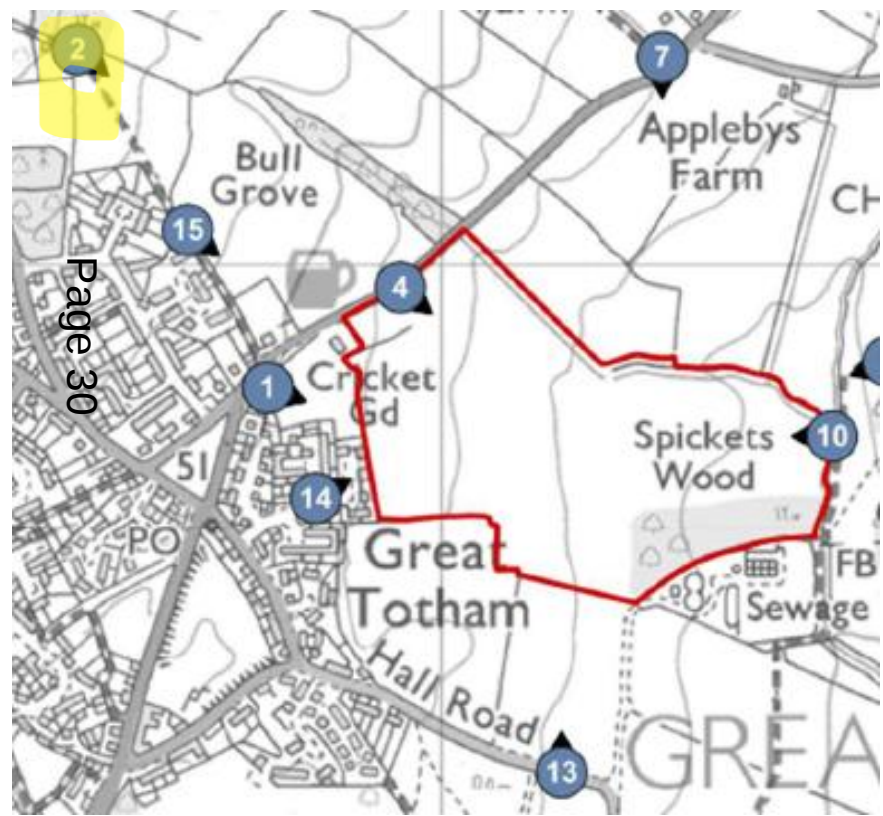


Applicant's Landscape and Visual Impact Assessment Viewpoint Location 1 - Cricket Ground



VIEWPOINT 1 - YEAR 15: Tolham Cricket Ground

Applicant's Landscape and Visual Impact Assessment Viewpoint Location 2 - Footpath 5



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VIEWPOINT 2 - EXISTING VIEW: View from Footpath 5 (NDP Viewpoint 3)

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 50% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
TO BE PRINTED AT A1 FOR ASSESSMENT
VIEWING BOX INCORPORATES UP TO 90° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 14/01/2024 AT 12:27
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: 55MM
DIRECTION OF VIEW: SOUTHEAST

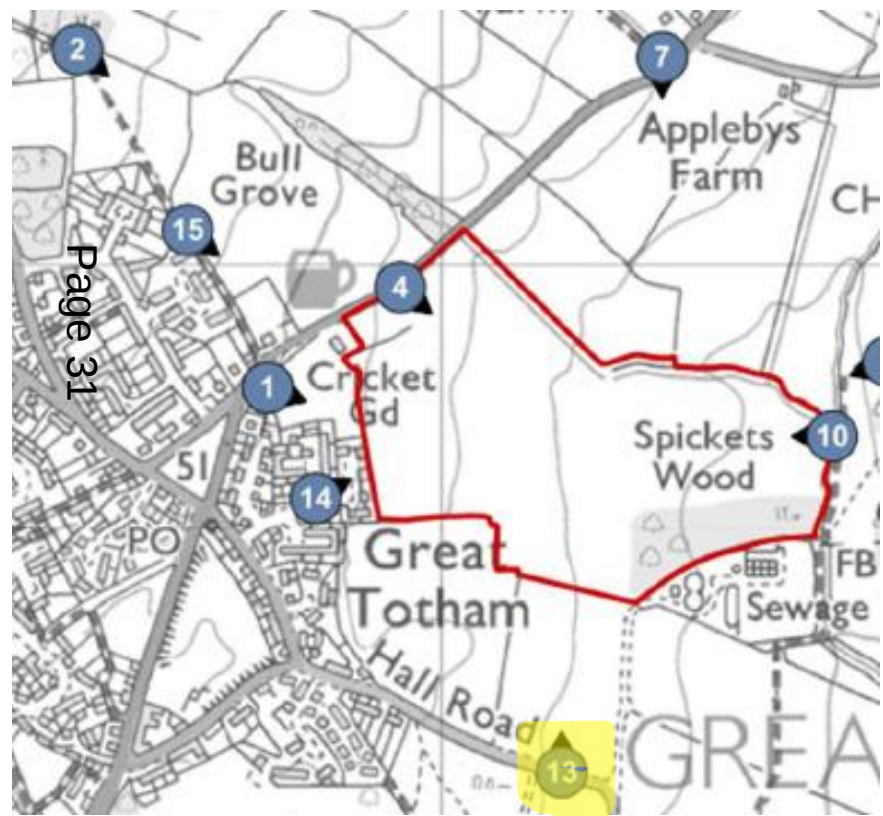
TYPE 3 PHOTOGRAPHY
WINTER PHOTOGRAPHY

SLR
BARNETT
JAMES TETRAHE
LANDSCAPE AND VISUAL APPEAL
JAMES TETRAHE
DATE: 14/01/2024
VIEWPOINT 2
DRAWING NO: QT-011



VIEWPOINT 2 - WIRELINE: View from Footpath 5 (NDP Viewpoint 3)

Applicant's Landscape and Visual Impact Assessment Viewpoint Location 13 - Hall Road south of the site



VIEWPOINT 13 - EXISTING VIEW: NCR 1 Hall Road, south of site

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 1.5x AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
TO BE PRINTED AT A1 FOR ASSESSMENT
VIEWING BOX INCORPORATES UP TO 80° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 14/10/2018 AT 11:01
MAKE AND MODEL OF CAMERA: NIKON D710
MAKE AND FOCAL LENGTH OF LENS: 50MM
DIRECTION OF VIEW: NORTH

TYPE 3 PHOTOGRAPHY
WINTER PHOTOGRAPHY

SLR
LANDSCAPE AND VISUAL APPRAISAL

DATE: 14/10/2018
TIME: 11:01
VIEWPOINT 13
DRAWING NO: 01-02



VIEWPOINT 13 - YEAR 1: NCR 1 Hall Road, south of site

Identified Benefits
Sustainable Development – Substantial Weight
Housing Land Supply Position – Substantial Weight
Affordable Housing – Substantial Weight
Economic Benefits – Moderate Weight
High Quality Design and Energy Efficient Development – Limited Weight
Green Infrastructure and Ecology and Biodiversity
Improvements – Limited Weight
Developer Contributions - Limited Weight

Identified Harms
Loss of Agricultural Land – Limited weight
Landscape and Visual Impact – Moderate Weight
Residential Impact – Limited Weight

Recommendation

APPROVE and delegate authority to the Director of Place, Planning and Growth to grant outline planning permission subject to:

- (i) the applicant entering into a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the compliant Heads of Terms set out in Section 8 of this report;
- (ii) the planning conditions as detailed in Section 8 of this report.

If the Section 106 legal agreement is not completed within three months of the date of this District Planning Committee, or an extended time period as agreed between the applicant and the Council, then delegate authority to the Director of Place, Planning and Growth to **REFUSE** the planning application, subject to the referral of the case to the Secretary of State for a period of at least 21 days, who may opt to call-in the decision as per the Town and Country Planning (Consultation) (England) Direction 2026.

End of Presentation

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22 September 2026



MALDON
DISTRICT COUNCIL

Agenda Item 6 - Land South of Threeways and 45 The Street, Latchingdon

26/00138/OUTM

Land South of Threeways and 45 The Street, Latchingdon, Essex

Outline planning application with all matters reserved except for means of access, for up to 140 dwellings (Use Class C3), including 40% affordable housing; new site access and internal access roads; a new village centre (Use Class E(a)); flexible employment space (Use Class E); car and cycle parking; landscaping; sustainable urban drainage systems; public open space and footpaths; community woodlands and allotments; together with associated infrastructure.



Agenda Item 6 - Land South of Threeways and 45 The Street, Latchingdon

Site and Surroundings



Agenda Item 6 - Land South of Threeways and 45 The Street, Latchingdon

Site and Surroundings

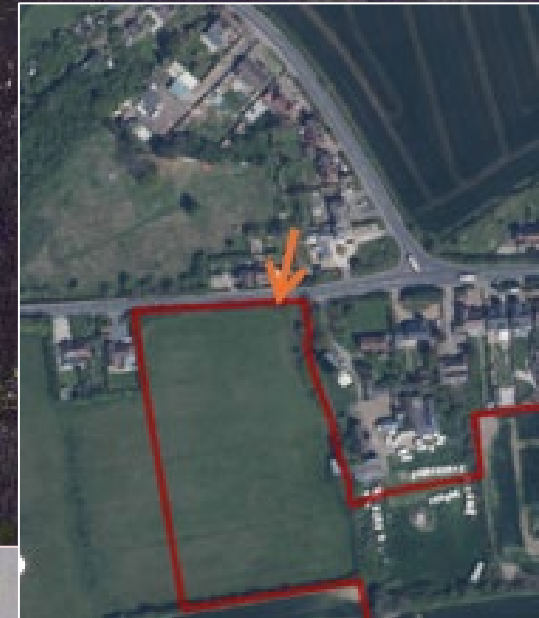
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View west towards the site on Cold Norton Road, with access to adjacent Sharps Farm (left left)

Site and Surroundings

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Existing access to site on Cold Norton Road

Agenda Item 6 - Land South of Threeways and 45 The Street, Latchingdon

Site and Surroundings

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View looking east towards the site (right) - existing dwelling Lyndale

Agenda Item 6 - Land South of Threeways and 45 The Street, Latchingdon

Site and Surroundings

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View south across the site from the land to the rear of 45C The Street

Agenda Item 6 - Land South of Threeways and 45 The Street, Latchingdon

Site and Surroundings

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Looking north across the site to the rear of properties on The Street

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Site and Surroundings

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View south from the land to rear of 57 and 59 The Street, pedestrian access is proposed

Agenda Item 6 - Land South of Threeways and 45 The Street, Latchingdon

Site and Surroundings

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Looking northeast towards existing treeline of site's southern boundary

Agenda Item 6 - Land South of Threeways and 45 The Street, Latchingdon

Site and Surroundings

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View northwest from land to rear of Jacks Centre – rear of houses on The Street visible

Agenda Item 6 - Land South of Threeways and 45 The Street, Latchingdon

Proposed Scheme

Site Layout Concept Plan

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- Proposed Village Centre
- Proposed Paths
- Proposed Employment
- Proposed Housing
- Proposed Allotment
- Proposed Species Rich Native Hedge
- Proposed Native Woodland Planting
- Proposed Natural Grassland with Scattered Trees
- Proposed Ditch / Pond
- Existing Ditch
- Existing Pond
- Existing Hedges
- Existing Trees
- New Footpath to connect with Village Hall
- Existing Public Footpaths

Agenda Item 6 - Land South of Threeways and 45 The Street, Latchingdon

Proposed Scheme

Illustrative Masterplan



- Proposed Village Centre
- Proposed Paths
- Proposed Employment
- Proposed Housing
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- Proposed Species Rich Native Hedge
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- Proposed Ditch / Pond
- Existing Ditch
- Existing Pond
- Existing Hedges
- Existing Trees
- New Footpath to connect with Village Hall
- Existing Public Footpaths

Proposed Scheme

Illustrative Aerial View



Planning Context - Appeal Decision

Summary

- Appeal on materially identical scheme dismissed, 21 January 2026
- Inspector found limited localised landscape harm
- No undue harm to Latchingdon's identity
- Location accessible on balance; no severe highway impact
- Foul drainage, infrastructure and most S106 matters capable of resolution

Outstanding Issues

- Dismissal reasons were limited to:
 - Habitats Regulations evidence / functionally linked land
 - Flood-risk Sequential Test scope and robustness
- Both matters have been revisited with new evidence
- Foul water controlled by a pre-commencement condition
- S106 obligations and conditions to be secured

Ecology

Appeal Decision

- Appeal evidence could not exclude functionally linked land for qualifying coastal birds
- A lawful Appropriate Assessment could not then be completed
- Potential effects on the Crouch and Roach Estuaries SPA and Ramsar site remained unresolved
- This was a principal reason for dismissal

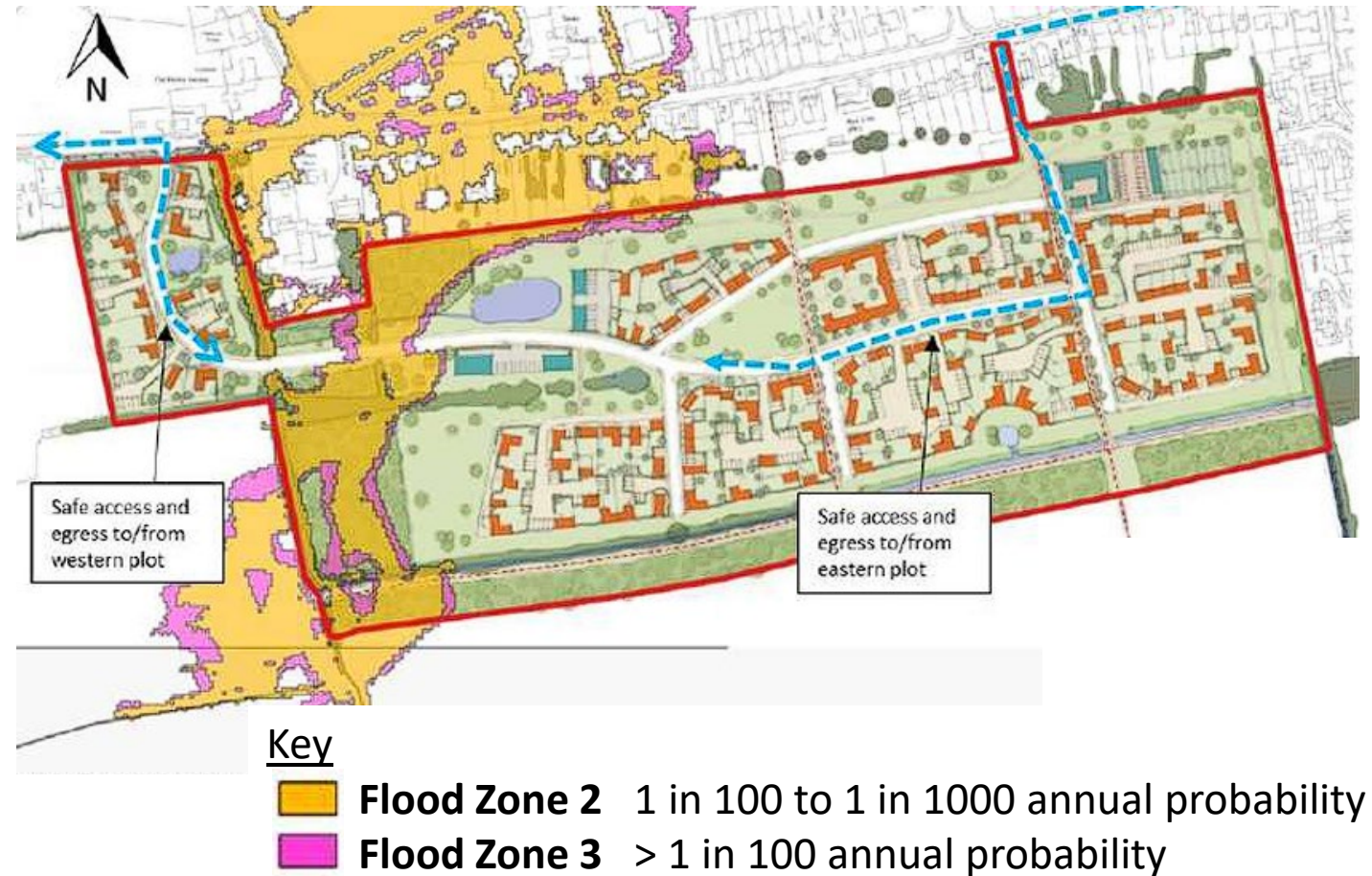
Revised Application

- Updated wintering and breeding bird surveys submitted
- Updated walkover, river condition assessment and shadow HRA
- Place Services: no qualifying coastal bird features recorded on site
- No functionally linked land identified; ecology objection withdrawn
- Natural England raises no objection, subject to mitigation

Flood Risk - Background

Background

- LDP Policy D5 and NPPF F4–F8: direct development to areas of lowest flood risk
- Residential development parcels lie within Flood Zone 1
- Sharps Farm Brook and the access/watercourse corridor include Flood Zones 2 and 3
- Sequential Test is therefore required
- Test must show no reasonably available, lower-risk alternative suitable for the development



Flood Risk - Appeal Decision

Inspector Conclusions

- Sequential Test required because parts of the access and watercourse corridor lie within Flood Zones 2 and 3
- Previous assessment considered alternatives, but did not robustly assess potentially suitable HEELA sites
- Land could not be excluded simply because another landowner or developer promoted it
- Inspector's concern related to the scope of the alternatives assessment
- Inspector did not find that Sharps Farm could not be made safe from flooding

Flood Risk - Sequential Test Addendum

Representation Comments	Addendum Response
Artificial 5-20 hectare filter excluded potentially relevant sites	Filter removed. Assessment now considers all relevant Latchingdon HEELA sites and site capacity.
Sites LD5 and LD12 were not clearly assessed	Steeple Road proposal expressly assessed - does not provide a sequentially preferable alternative
Need was defined too narrowly by requiring all scheme components	Assessment now focuses on meeting the housing need, rather than replicating all mixed-use elements.
Some planning history references and conclusions inaccurate	References updated to Sept 2026
Insufficient comparison of future flood risk, including climate change	Comparative modelling now considered

Foul Water Drainage

Appeal Issues

- Anglian Water identifies insufficient foul water network and Water Recycling Centre capacity
- Recommends refusal – yet provides condition wording if permission is granted
- Previous Inspector found foul drainage capable of resolution by condition

Condition 15 – Strategic foul water strategy

- No development shall commence until a foul-water strategy is approved
- Strategy must identify the receiving works and network, upgrades, phasing, delivery body and programme
- Must provide a lawful alternative if network improvements are unavailable
- No dwelling or building may be occupied until serving infrastructure is complete
- Written confirmation of capacity and connection required before occupation

Planning Balance

Identified Benefits

Social

- Delivery of 140 dwellings **Substantial**
- 40% Affordable Housing **Substantial**
- Public open space, amenity space and allotment space for existing and future residents **Limited**

Economic

- Job creation **Moderate**
- Use of local facilities **Moderate**

Environmental

- Improvements to pedestrian links and railway crossing improvements **Moderate**
- Pedestrian, cycle and footpath improvements **Limited**

Identified Harms

- Location outside settlement boundary (conflict with policy S8) **Limited**
- Introduction of new built form on a greenfield site, with adverse effect on close landscape and visual receptors before planting matures **Moderate**
- Loss of agricultural land **Limited**
- Construction impacts **Limited**

Recommendation

APPROVE and delegate authority to the Director of Place, Planning and Growth to grant outline planning permission subject to:

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End of Presentation

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