



MALDON DISTRICT  
COUNCIL

## MEMBERS' UPDATE

DIRECTOR OF STRATEGY,  
PERFORMANCE AND GOVERNANCE  
Paul Dodson

29 September 2021

Dear Councillor

### DISTRICT PLANNING COMMITTEE - THURSDAY 30 SEPTEMBER 2021

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

5. **21/00384/RES - Land at Broad Street Green Road and Langford Road and Maypole Road, Great Totham, Heybridge and Langford and Ulting** (Pages 3 - 4)

Yours faithfully

Director of Strategy, Performance and Governance



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CIRCULATED PRIOR  
TO THE MEETING



**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to  
**DISTRICT PLANNING COMMITTEE  
30 SEPTEMBER 2021**

**MEMBERS' UPDATE**

**AGENDA ITEM NO.**

<b>Application Number</b>	<b>21/00384/RES</b>
<b>Location</b>	Land At Broad Street Green Road And Langford Road And Maypole Road, Great Totham, Heybridge and Langford and Ulting
<b>Proposal</b>	<p>Reserved matters application for the approval of access, appearance, landscaping, layout and scale covering details of strategic landscaping and infrastructure for Phase 1 comprising;</p> <p>(a)landscaping for the approved Relief Road,                  (b)phase 1 entrance green,                  (c)phase 1 spine road,                  (d)green corridors, strategic open space and levels for Phase 1 (including Local Equipped Area of Play)                  (e)acoustic bund for phase 1</p> <p>Together with details of a network of pedestrian and cycle routes in relation to Phase 1 pursuant to condition 28 of approved planning application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including:</p> <p>(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.)</p>
<b>Applicant</b>	Mr D Moseley - Countryside Properties (UK) Ltd
<b>Agent</b>	Kevin Coleman - Phase 2 Planning & Development Ltd
<b>Target Decision Date</b>	04.08.2021 – EOT agreed until 8 <sup>th</sup> October 2021
<b>Case Officer</b>	Julia Sargeant
<b>Parish</b>	<b>Great Totham, Heybridge and Langford and Ulting</b>
<b>Reason for Referral to the Committee / Council</b>	Strategic site within the strategic submitted Local Development Plan

## **5.5 FLOOD RISK AND DRAINAGE (PAGES 26 – 27)**

5.5.2 Please note that there is an error at the end of paragraph 5.5.2.

The final sentence says that there is a current submission under Condition 9 for Drainage. For clarification the current application under reference 21/05125/DET is for the phase 2 drainage. The details under Condition 9 for the phase 1 drainage (i.e. the drainage that goes with this Reserved Matters area), have already been approved under application 21/05113/DET.