



MALDON DISTRICT
COUNCIL

MEMBERS' UPDATE

DIRECTOR OF STRATEGY,
PERFORMANCE AND GOVERNANCE
Paul Dodson

02 March 2022

Dear Councillor

DISTRICT PLANNING COMMITTEE - THURSDAY 3 MARCH 2022

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. **21/00961/RES - Land at Broad Street Green Road and Langford Road and Maypole Road, Great Totham, Essex**(Pages 3 - 4)

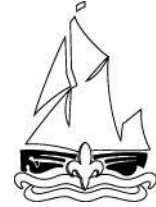
Yours faithfully

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
3 MARCH 2022**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	21/00961/RES
Location	Land At Broad Street Green Road, Maypole Road And Langford Road, Heybridge, Essex
Proposal	<p>Reserved Matters application for the approval of access, appearance, landscaping, layout, and scale covering the details of strategic landscaping and infrastructure for Phase 2 and part of Phase 4 of the approved planning application (15/00419/OUT) comprising:</p> <ul style="list-style-type: none"> (i) The landscaping surrounding the eastern section of the Relief Road, and Broad Street Green Roundabout; (ii) The internal spine road, from Broad Street Green Road to the north-eastern corner of Heybridge Wood (including bus stops); (iii) The green corridors that surround Parcels 10, 11 and 12; (iv) The second phase of the acoustic barrier; (v) The play area (LEAP) that lies south of Parcel 12; (vi) The internal road and associated attenuation basins to the north of Parcel 8 that serves the Local Centre; (vii) The proposed pumping station; (viii) Pedestrian and cycle links falling within this phase of the development. <p>Together with details pursuant to Condition 18 (tree protection), Condition 19 (acoustic barrier), Condition 27 (bus stops) and Condition 28 (footpaths and cycle routes) of the approved planning application 15/00419/OUT.</p>
Applicant	Mr D Moseley - Countryside Properties (UK) Ltd
Agent	Kevin Coleman - Phase 2 Planning & Development Ltd
Target Decision Date	11.01.2022 (Extension of time agreed: 11.03.2022)
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 Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Great Totham Parish Council	<p>No objection. The following comments were raised:</p> <ul style="list-style-type: none"> • The Parish agrees with the views of the Heybridge Parish Council. • There are concerns in relation to safe site access and egress, turning operations, traffic movement and routing of construction traffic. 	<p>Comments noted.</p> <ul style="list-style-type: none"> • The response to Heybridge Parish Council's comments is included within the officer report. • In relation to safe site access, turning operations and traffic movement it is noted that the Highway Authority has been consulted for the purposes of the current application and following amendments are satisfied that the development would not have an adverse impact on highway safety or highway network. Comments in relation to construction traffic have been addressed as part of the response to the comments raised by the Heybridge Parish Council.