

09 June 2026



Princes Road
Maldon
Essex CM9 5DL

www.maldon.gov.uk



APOLOGIES: Committee Services
Email: Committee.clerk@maldon.gov.uk

CHIEF EXECUTIVE
Doug Wilkinson

Dear Councillor

You are summoned to attend the meeting of the;

NORTH WESTERN AREA PLANNING COMMITTEE

on **WEDNESDAY 17 JUNE 2026** at **7.30 pm**

in the **Council Chamber, Maldon District Council Offices, Princes Road, Maldon.**

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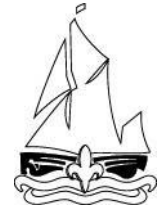
A copy of the agenda is attached.

Yours faithfully

Chief Executive

COMMITTEE MEMBERSHIP:

CHAIRPERSON	Councillor M F L Durham
VICE-CHAIRPERSON	Councillor L L Wiffen
COUNCILLORS	J C Hughes S J N Morgan C P Morley R H Siddall E L Stephens M E Thompson S White



**AGENDA
NORTH WESTERN AREA PLANNING COMMITTEE**

WEDNESDAY 17 JUNE 2026

1. **Chairperson's notices**

2. **Apologies for Absence**

3. **Minutes of the last meeting** (Pages 7 - 10)

To confirm the Minutes of the meeting of the Committee held on 20 May 2026, (copy enclosed).

4. **Disclosure of Interest**

To disclose the existence and nature of any Disclosable Pecuniary Interests, Other Registrable interests and Non-Registrable Interests relating to items of business on the agenda having regard to paragraph 9 and Appendix B of the Code of Conduct for Members.

(Members are reminded that they are also required to disclose any such interests as soon as they become aware should the need arise throughout the meeting).

5. **26/00238/FUL - Land Between Beightons And Barrow Cottage, Bassetts Lane, Woodham Walter** (Pages 11 - 34)

To consider the report of the Director of Place, Planning and Growth, (copy enclosed, Members' Update to be circulated)*.

6. **25/00672/OUT - Land Between 77 & 81 Broad Street. Green Road, Great Totham** (Pages 35 - 50)

To consider the report of the Director of Place, Planning and Growth, (copy enclosed, Members' Update to be circulated)*.

7. **Any other items of business that the Chairperson of the Committee decides are urgent**

Note:

1. The Council operates a facility for public participation. This will operate only in relation to the consideration and determination of planning applications under Agenda Item Nos. 5 and 6.
2. The Committee may consider representation from one objector, one supporter, a Parish / Town Council representative, and the applicant / agent. Please note that the opportunity to participate is afforded only to those having previously made written representation.
3. Anyone wishing to participate must register by completing [the online form](#) no later than noon on the working day before the Committee meeting.
4. For further information please see the Council's website – www.maldon.gov.uk/committees

* Please note the list of related Background Papers attached to this agenda.

NOTICES**Recording of Meeting**

Please note that the Council will be recording and publishing on the Council's website any part of this meeting held in open session.

Fire

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Health and Safety

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Closed-Circuit Televisions (CCTV)

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Lift

Please be aware, there is not currently lift access to the Council Chamber.

DISTRICT AND AREA PLANNING COMMITTEE BACKGROUND PAPERS

The Background Papers listed below have been relied upon in the preparation of this report:

1. The current planning applications under consideration and related correspondence.
2. All third-party representations and consultation replies received.
3. The following Statutory Development Plans and Other Material Considerations:

Statutory Development Plans

- [Maldon District Local Development Plan 2014-2029](#) - approved by the Secretary of State 21 July 2017
- [Burnham-On-Crouch Neighbourhood Development Plan](#) (Made 7 Sept 2017)
- [Wickham Bishops Neighbourhood Development Plan](#) (Made 30 June 2021)
- [Langford and Ulting Neighbourhood Development Plan](#) (Made 31 March 2022)
- [Great Totham Neighbourhood Development Plan](#) and [Village Design Statement](#) (Made 6 July 2022)
- [Mayland Neighbourhood Plan](#) (Made 25 September 2025)
- [Essex and Southend on Sea Waste Local Plan](#) 2017
- [Essex Minerals Local Plan](#) 2014

Other Material Considerations

Legislation

- [The Town and Country Planning \(Use Classes\) Order 1987](#) (as amended)
- [The Town and Country Planning Act 1990](#) (as amended)
- [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)
- [Planning \(Hazardous Substances\) Act 1990](#)
- [The Planning and Compensation Act 1991](#)
- [Human Rights Act 1998](#)
- [The Planning and Compulsory Purchase Act 2004](#) (as amended)
- [The Town and Country Planning \(Control of Advertisements\) \(England\) Regulations 2007](#)
- [Localism Act 2011](#)
- [The Planning Act 2008](#)
- [Marine and Coastal Access Act 2009](#)
- [Equality Act 2010](#)
- [The Community Infrastructure Levy Regulations 2010](#) (as amended)
- [The Town and Country Planning \(Tree Preservation\) \(England\) Regulations 2012](#)
- [The Neighbourhood Planning \(General\) Regulations 2012](#) (as amended)
- [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) (as amended)
- [Growth and Infrastructure Act 2013](#)
- [The Town and Country Planning \(General Permitted Development\) Order 2015](#) (as amended)

- [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#)
- [Housing and Planning Act 2016](#)
- [The Self-build and Custom Housebuilding Regulations 2016](#)
- [The Town and Country Planning \(Environmental Impact Assessment\) Regulations 2017](#)
- [Neighbourhood Planning Act 2017](#)
- [The Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#)
- [The Conservation of Habitats and Species Regulations 2017](#)
- [Environment Act 2021](#)
- [Levelling Up and Regeneration Act 2023](#)
- [The Biodiversity Gain \(Town and Country Planning\) \(Consequential Amendments\) Regulations 2024](#)
- [The Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#)
- [The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#)

National Planning Policy

- [National Planning Policy Framework \(NPPF\)](#)
- [Planning Policy for Travellers Sites 2024](#)
- Written Ministerial Statements – as / if referred to in the report
- Government Circulars – as / if referred to in the report

Guidance, Supplementary Planning Documents (SPD) and Design Statements

National-scale

- [National Planning Practice Guidance](#)

Sub-Regional / Essex-scale

- [Essex and South Suffolk Shoreline Management Plan \(SMP\)](#) - October 2010
- [South East Inshore Marine Plan](#) - June 2021
- [The Essex Design Guide](#)

District-scale

- [North Heybridge Garden Suburb Strategic Masterplan Framework – 2014](#)
- [Maldon District Design Guide SPD 2018](#)
- [Maldon and Heybridge Central Area Masterplan SPD – 2017](#)
- [South Maldon Garden Suburb Strategic Masterplan Framework SPD – 2018](#)
- [Maldon District Vehicle Parking Standards SPD – 2018](#)
- [Maldon District Renewable and Low Carbon Technologies SPD – 2018](#)
- [Maldon District Specialist Needs Housing SPD – 2018](#)
- [Maldon District Affordable Housing and Viability SPD – 2018- amended 2019](#)
- [Maldon District Green Infrastructure Strategy SPD - 2019](#)
- [Essex Coast Recreational Disturbance Avoidance Mitigation Strategy \(RAMS\) SPD - 2020](#)
- [North Quay Development Brief SPD - 2020](#)
- [Maldon District Five Year Housing Land Annual Supply Statement – May 2024](#)

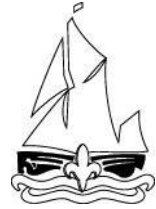
Local-scale

- [Heybridge Basin Village Design Statement – 2007](#)
- [Althorne Village Design Statement - 2015](#)
- [Woodham Walter Village Design Statement – 2017](#)

Maldon District Local Development Plan Review Evidence Base

- Various Conservation Area Appraisals
- [Maldon District Viability Study 2020](#)
- [Maldon District Economic Study 2020](#)
- [Maldon District Local Housing Needs Assessment 2021](#)
- [Maldon District Nature Conservation Study 2022](#)
 - [Assessment of Selected Sites](#)
 - [Maldon District Local Wildlife Sites Register 2022](#)
 - [Maldon Wildlife Sites Ratification Letter 2024](#)
- [Maldon District Rural Facilities Survey and Settlement Pattern 2023](#)
- [Maldon District Housing and Economic Land Availability Assessment \(HELAA\) 2023](#)
- [Maldon District Employment Land and Premises Study 2024](#)
 - [Appendix G](#)
 - [Appendix H](#)
 - [Appendix I](#)
 - [Appendix J](#)

All Background Papers are available for electronic inspection at the Maldon District Council Offices, Princes Road, Maldon, Essex CM9 5DL during [opening hours](#).



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
20 MAY 2026**

PRESENT

Vice-Chairperson (Acting as Chairperson)	Councillor L L Wiffen
Councillors	J C Hughes, S J N Morgan, C P Morley, E L Stephens and M E Thompson
Officers (Maldon District Council)	Mr Johnson, Head of Development Management and Building Control Mr Bailey, Senior Planning Officer

1. CHAIRPERSON'S NOTICES

The Chairperson welcomed everyone to the meeting and went through some general housekeeping arrangements for the meeting.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M F L Durham CC and R H Siddall.

3. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 04 February 2026 be approved and confirmed.

4. DISCLOSURE OF INTEREST

There were none.

5. 25/00983/OUT - LAND AT CHASEFIELD FARM, 64 WALDEN HOUSE ROAD, GREAT TOTHAM, ESSEX

Application Number	25/00983/OUT
Location	Land At Chasefield Farm, 64 Walden House Road, Great Totham, Essex
Proposal	Outline application with all matters reserved for the construction of six new detached one and half storey and two storey dwellings with detached triple cart lodge on land at Chasefield Farm, 64 Walden House Road, Great Totham, Essex with private open space, access, parking,

	and landscaping.
Applicant	Mr & Mrs Edwards
Agent	Mr Mark Rickards - Bacchus Design Limited
Target Decision Date	2026
Case Officer	Matt Bailey
Parish	Great Totham
Reason for Referral to the Committee / Council	<p>Called in by Councillor S J N Morgan</p> <ul style="list-style-type: none"> • Development would result in urbanisation of the site and harm character and appearance contrary to Local Development Plan (LDP) policies S1, S8, D1 and H4. • The development would diminish the visual amenity of the public footpath which crosses the site • Notwithstanding the housing land supply position, the harms would not be outweighed by the limited contribution of 6 additional homes.

The Officer presented the report. Following this a representative of Wickham Bishops Parish Council Henry Bass and the Agent Mark Rickards addressed the Committee.

The Chairperson then opened up the discussion to Members. Councillor S J N Morgan received clarification from the Officer that there was no affordable housing on the site. The Councillor then stated that they agreed with the testimony of the Representative Henry Bass and that he thought the proposed site would cause urbanisation and harm to the character and appearance of the area. Additionally it would diminish the public amenity of the footpath that runs through the site. The Councillor thought the harms would not be outweighed by the benefits of 6 additional homes and no affordable housing; referencing that they thought the proposed site was contrary to policies S1 S8 D1 and H4 of the Local Development Plan. Councillor Morgan then proposed that the application be refused. This was duly seconded.

Following this discussion continued with a Councillor showing concern that the site area wasn't being utilised fully and that more dwellings could have been included in the proposal.

At this point in the meeting the Chairperson took a vote to discern whether the Committee was minded towards refusal. The vote indicated that the Committee was minded to vote for refusal.

Officers then asked for clarification on what reasons for refusal the Committee would be pursuing. Councillor Morgan then reiterated their earlier statement referencing policies S1 S8 D1 and H4.

The Chairperson put the proposal to refuse the application to a vote. This proposal was then approved. Councillors S J N Moran and J C Hughes volunteered to represent the council if this application went to appeal.

RESOLVED that the application be **REFUSED** with the reasons for refusal to be finalised with the Members and Chairperson of this Committee.

There being no other items of business the Chairperson closed the meeting at 8.14 pm.

CHAIRPERSON COUNCILLOR L L WIFFEN

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**REPORT of
DIRECTOR OF PLACE, PLANNING AND GROWTH**

**to
NORTH WESTERN AREA PLANNING COMMITTEE
17 JUNE 2026**

Application Number	26/00238/FUL
Location	Land Between Beightons And Barrow Cottage, Bassetts Lane, Woodham Walter
Proposal	Cessation of use of land for recreational camp site and erection of a single-storey three-bedroom dwelling and detached garage with associated works
Applicant	Mr Mark Nicholson
Agent	Mr Stephen Locke - Stephen Locke Associates
Target Decision Date	TBC
Case Officer	Matt Bailey
Parish	Woodham Walter
Reason for Referral to the Committee / Council	Departure from the local plan Parish Council objection


1. RECOMMENDATION

APPROVE subject to the conditions (as detailed in Section 8 of this report) and securing the required Essex Coast RAMS mitigation contribution

2. SITE MAP

Please see overleaf.



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3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

Site Description

The application site is located to the western side of Bassetts Lane on a parcel of land situated between the residential properties of Barrow Cottage to the north and Beightons to the south. There are sporadic residential dwellings which extend along Bassetts Lane in a linear pattern, in a variety of sizes and architectural styles.

- 3.1.2 The site lies outside of any defined settlement boundary and within the open countryside, albeit due to its position relative to surrounding development the site is considered to be semi-rural in character - with residential properties extending to the north and south along both sides of the road - and a wide expanse of open land to the west.

The Proposal

- 3.1.3 Planning permission is sought for the cessation of use of the land as a campsite and construction of a detached single-storey three-bedroom dwelling, detached garage/cart lodge, landscaping, parking and associated works.
- 3.1.4 The proposed dwelling would be sited broadly centrally within the plot, with parking and a detached cart lodge/garage positioned toward the frontage and accessed via the existing access onto Bassetts Lane. The proposed dwelling would be single storey and finished in a traditional palette of facing brick, plain clay roof tiles, dark grey aluminium faced windows/doors and grey fascias/gutters. The detached garage/cart lodge would be finished in black painted timber weatherboarding, red clay pantiles and a brick plinth. Existing boundary planting would be retained where possible and supplemented with new planting, including to the western boundary.

Conclusion

- 3.1.5 The application site is located outside of a defined settlement boundary and is within the open countryside, and as such the proposed development would constitute a departure from the local plan. However, in the absence of a 5 year housing land supply (5YHLS), the tilted balance as set out in paragraph 11d of the National Planning Policy Framework (NPPF) applies unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

As explained within the report, although the location of the development being outside of any settlement boundary would be contrary to Policy S8 of the Local Development Plan (LDP), options do exist for bus services to the end of Bassetts Lane to reach facilities further afield. In addition, the proposed development of a single dwelling, when compared to the existing temporary campsite use, would result in a reduced number of potential private car trips to and from the site, as well as an associated reduction in impact upon neighbouring occupiers. The application is also materially similar to the dwelling approved immediately to the north of Barrow Cottage under application 25/00524/FUL earlier in 2026. For these reasons the principle of development is considered on balance acceptable subject to compliance with all other policies contained within the LDP.

- 3.1.6 The design and materials of the proposed development are considered acceptable and would comprise a sensitive limited infill style development that is in keeping

with the local area both in terms of scale and architectural design. It is considered that a dwelling at the site would not result in any unacceptable harm in terms of residential amenity, highway safety, trees, ecology or biodiversity - subject to planning conditions.

- 3.1.7 It is considered that the proposed development accords with all other relevant policies contained within the approved LDP and the NPPF and is recommended for approval.

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework including paragraphs:

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 10-12 Presumption in favour of sustainable development
- 38 Decision-making
- 47-50 Determining applications
- 54-58 Planning Conditions and Obligations
- 85-89 Building a strong, competitive economy
- 108-117 Promoting sustainable transport
- 123-127 Making effective use of land
- 128-130 Achieving appropriate densities
- 131-141 Achieving well-designed places
- 157-175 Meeting the challenge of climate change, flooding, coastal change
- 180-194 Conserving and enhancing the natural environment

4.2 Maldon District Local Development Plan 2014 – 2029 approved by the Secretary of State:

- S1 Sustainable Development
- S2 Strategic Growth
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Built Environment
- D2 Climate Change & Environmental Impact of New Development
- D3 Conservation and Heritage Assets
- H2 Housing Mix
- H4 Effective Use of Land
- N2 Natural Environment and Biodiversity
- T1 Sustainable Transport
- T2 Accessibility
- I1 Infrastructure Services
- I2 Health and Wellbeing

4.3 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- Maldon District Design Guide
- Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy

- Vehicle Parking Standards Supplementary Planning Document (SPD)
- Woodham Walter Village Design Statement

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004), Section 70(2) of the Town and Country Planning Act 1990 (TCPA 1990), and Paragraph 47 of the NPPF require that planning decisions are to be made in accordance with the LDP unless material considerations indicate otherwise. In this case the Development Plan comprises of the adopted Maldon District Local Plan 2014-2029 (The Local Development Plan or LDP).
- 5.1.2 Policy S1 of the LDP states that ‘When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF’ and apply a number of key principles in policy and decision making set out in the Policy. This includes principle 2 *“Delivering a sustainable level of housing growth that will meet local needs and deliver a wide choice of high quality homes in the most sustainable locations”*.
- 5.1.3 To deliver the economic and residential growth in the District whilst protecting and enhancing the area’s natural, built and historic environment, LDP Policy S2 seeks to focus development on existing settlements subject to their role, accessibility and constraints.
- 5.1.4 Policy S8 of the LDP, flows from Policy S2 and steers new development towards the existing urban areas. Policy S8 does allow for development outside the rural areas where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided that it is for specified purposes. These specified purposes do not include new build general residential dwellings but does allow *“(m) development which complies with other policies of the LDP.”*

Five Year Housing Land Supply

- 5.1.5 As per Paragraph 78 of the NPPF, the Council as the Local Planning Authority (LPA) for the Maldon District should “monitor their deliverable land supply against their housing requirements, as set out in adopted strategic policies”. As the LDP is more than five years old, paragraph 77 requires LPAs to “identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply”. To this end, Maldon District Council prepares and publishes an annual 5 Year Housing Land Availability Report, following the completion of the development monitoring activities associated with the LDP 2014-2029’s plan monitoring period of 1st April to 31st March. The latest 5 Year Housing Land Availability calculation, approved by Full Council on 12th February 2026 confirmed that as of 1st April 2025 the Council could demonstrate 4.1 years’ worth of housing land supply.

- 5.1.6 Given the Council's current position in regard to not being able to demonstrate an up to date 5YHLS, the NPPF's tilted balance of the presumption in favour of sustainable development as set out in paragraph 11d of the NPPF applies unless *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination"*.

Sustainable Development

- 5.1.7 It is necessary to assess whether the proposed development is '*sustainable development*' as defined in the NPPF. If the site is considered sustainable then the NPPF's '*presumption in favour of sustainable development*' applies. There are three dimensions to sustainable development as defined in the NPPF. These are the economic, social and environmental roles. The LDP through Policy S1 re-iterates the requirements of the NPPF. Policy S1 allows for new development within the defined development boundaries. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.

Environmental Dimension

- 5.1.8 It is necessary to assess whether the proposed development is '*sustainable development*' as defined in the NPPF. If the site is considered sustainable then the NPPF's '*presumption in favour of sustainable development*' applies. There are three dimensions to sustainable development as defined in the NPPF. These are the economic, social and environmental roles. The LDP through Policy S1 re-iterates the requirements of the NPPF. Policy S1 allows for new development within the defined development boundaries. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.
- 5.1.9 When considering locational sustainability, consideration must be given to a number of parameters – including (but not limited to) the distance to the nearest settlement; proximity to local shops and services, schools, healthcare; public transport access; safe walking routes/street lighting.
- 5.1.10 In this case, the application site lies outside of any settlement boundary, and does not benefit from any readily available day-to-day services within walking distance. Bus services are available to the south of the site at the junction with Spring Elms Lane and Little Baddow Road which provide limited services to Maldon and Chelmsford. Despite surrounding roads being relatively quiet and suitable for cycling by confident cyclists, it is likely that occupiers of the site will have a degree of reliance on private car journeys.
- 5.1.11 Nevertheless, considering the overall sustainability of the site in the context of its current use, it is noted that the proposal seeks to replace an existing temporary recreational camping use at the site/wider landholding (up to 60 days per year). This in theory allows for up to 50 camping pitches, which would be a less sustainable

form of use due to the potential number of trips generated and the transient recreational activity associated with it.

- 5.1.12 A number of objections to the proposal, including from the Parish Council, claim that the land has not been used as a campsite and that it remains agricultural in character. No specific evidence has been provided to establish regular usage levels. However, scope exists under the prior notification for the land to be used for this purpose and therefore consideration must be given to this fallback/potential use. It is considered, as Essex County Council (ECC) Highways have confirmed, that the proposed single dwelling at the site would not result in a significant degree of traffic or a harmful impact upon existing flows along Bassetts Lane.
- 5.1.13 Officers also note that the very similar scheme immediately to the north of Barrow Cottage was approved by North West Area Planning Committee under application 25/00524/FUL in February 2026. While each application must be assessed on its own merits, that decision is a relevant material consideration because the planning issues, site context and policy position are materially similar.
- 5.1.14 Therefore, whilst the site does not benefit from a high degree of sustainability, the proposal would not cause significant harm in this regard compared to the temporary campsite use. Taking this into account, together with the recent approval of the equivalent infill dwelling to the north of Barrow Cottage, the principle of development is on balance considered acceptable for the purposes of assessment under paragraph 11d of the NPPF.

Social Dimension

- 5.1.15 The development would make a limited contribution towards the supply of housing within the District as only a single dwelling is proposed.

Economic Dimension

- 5.1.16 The development would make a limited contribution to the local economy through the construction of a single dwelling and additional custom for existing businesses.

Summary of Principle of Development

- 5.1.17 Although the location of the development being outside of any settlement boundary would be contrary to Policy S8 of the LDP, the proposed development of a single dwelling, when compared to the existing temporary campsite use, would potentially result in a reduced number of private car trips to and from the site, as well as an associated reduction in impact upon neighbouring occupiers. The recent approval of a comparable dwelling on the adjoining plot to the north also carries material weight. For these reasons the principle of development is considered on balance acceptable subject to compliance with all other policies contained within the LDP.

5.2 Housing Provision and Mix

- 5.2.1 The NPPF requires local planning authorities to establish their minimum local housing need through a local housing need assessment, using the standard method set out in national planning practice guidance. This assessment forms the starting

point for determining how many homes should be planned for, including the mix and types of housing needed for different groups within the community.

- 5.2.2 The recently published Local Housing Needs Assessment (October 2025) (LHNA) is an assessment of housing need for Maldon District as well as sub areas across the District. The LHNA is wholly compliant with the latest NPPF and up to date Planning Practice Guidance and provides the Council with a clear understanding of the local housing need for affordable housing, the need for older persons housing, the need for different types, tenures and sizes of housing, the housing need for specific groups and the need to provide housing for specific housing market segments such as self-build.
- 5.2.3 The LHNA concludes that the District has an increasing need for smaller dwellings, with the biggest requirement for two and three bed dwellings; specifically, 10% one bedrooms, 35% two bedrooms, 35% three bedrooms and 20% for four+ bedroom market dwellings.
- 5.2.4 The Council's Technical Advice Note on Housing Mix (November 2025) (TAN) explains that for small sites (developments of 1-9 homes or less than 0.5 ha) the LHNA guidance will be used to influence a mix of unit sizes, but notes that the delivery of a precise mix on such schemes is not always achievable – due to the often constrained nature of small site development.
- 5.2.5 The proposal would provide for an additional three-bedroom dwelling. Whilst this is considered a benefit in planning balance terms and would contribute toward the identified need for smaller family dwellings within the LHNA, given that the net increase in housing is a single dwelling, this factor is considered to carry only limited to moderate beneficial weight in the consideration of the merits of the scheme.

5.3 Design and Impact on the Character of the Area

- 5.3.1 The planning system promotes high quality development through good inclusive design and layout, and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high-quality built environment for all types of development.
- 5.3.2 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF. Furthermore, the basis of policy D1 of the approved LDP seeks to ensure that all development will respect and enhance the character and local context and make a positive contribution. Policy H4 of the LDP requires development which includes alteration, extension and / or addition to a building to maintain, and where possible enhance, the character and sustainability of the original building and the surrounding area; be of an appropriate scale and design that makes a positive contribution to the character of the original building and the surrounding area and where possible enhance the sustainability of the original building; and not involve the loss of any important landscape, heritage features or ecology interests.

- 5.3.3 In addition, Policy H4 requires all development to be design-led and to seek to optimise the use of land having regard, amongst other things, to the location and the setting of the site, and the existing character and density of the surrounding area. The policy also seeks to promote development which maintains, and where possible enhances, the character and sustainability of the original building and the surrounding area; is of an appropriate scale and design that makes a positive contribution to the character of the original building and the surrounding area and where possible enhances the sustainability of the original building; and does not involve the loss of any important landscape, heritage features or ecology interests.
- 5.3.4 Similar support for high quality design and the appropriate layout, scale and detailing of development is found within the Maldon District Design Guide (MDDG) (2017).
- 5.3.5 The site is located outside of a defined settlement boundary, and therefore countryside policies apply. According to Policies S1 and S8 of the LDP, the countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty. The policies stipulate that outside of the defined settlement boundaries, the Garden Suburbs and the Strategic Allocations, planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided the development is for proposals that are in compliance with policies within the LDP, neighbourhood plans and other local planning guidance.
- 5.3.6 The proposed dwelling is designed as a single-storey dwelling positioned broadly centrally within the site, with a detached garage/cart lodge toward the frontage. It is traditional in architectural style and materiality, using facing brick, clay roof tiles and simple pitched roof forms. It is noted that the Parish Council have raised concerns regarding the cart lodge being forward of the building line. Officers note that there is variation in the siting and form of development along this part of Bassetts Lane and the cart lodge is modest in scale, visually reads as an ancillary rural outbuilding, and would sit within a well-screened frontage. The detailing, pitched roof form and use of traditional materials combine to create a scheme that is rural in character and in keeping with the surrounding context.
- 5.3.7 Whilst the site lies outside of any defined settlement boundary, it is considered that the introduction of a dwelling would not appear out of character in this specific location, given the context of surrounding dwellings along Bassetts Lane on either side of the road and the recent approval of the comparable dwelling immediately to the north of Barrow Cottage.
- 5.3.8 Although the site is relatively open in character when viewed from within, the site is enclosed by existing hedgerows and tree cover along a number of boundaries, with further planting proposed. This boundary treatment, combined with the single-storey nature and low ridge height of the dwelling, would mean that only filtered or glimpse views of the dwelling and cart lodge would be achieved when passing the site, in a similar fashion to the other residential properties along this section of the road.

5.3.9 On the basis of the above, it is considered that the proposal would not result in any harm to the character and appearance of the area, and would therefore accord with Policies S1, S8, D1 and H4 of the LDP, and the policies and guidance in the NPPF.

5.4 Impact on Residential Amenity

5.4.1 The basis of policy D1 of the approved LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight. This is supported by section C07 of the MDDG6 (2017).

5.4.2 The proposed dwelling would be sited between Barrow Cottage to the north and Beightons to the south. The dwelling would be single storey and would be separated from neighbouring dwellings by existing boundary planting and intervening garden areas. Given the single-storey nature of the proposal, the separation distances and retained boundary screening, no unacceptable loss of privacy, outlook, daylight or sunlight would occur.

5.4.3 The detached garage/cart lodge would be positioned toward the frontage and would be ancillary to the dwelling. Its modest scale, domestic use and separation from the main neighbouring dwellings would not give rise to unacceptable noise, disturbance or overlooking. The replacement of the potential campsite use with a single dwelling is also likely to reduce the intensity of activity associated with the site.

5.4.4 Overall it is considered that the proposal would not materially harm the amenity of the occupiers of existing or proposed residential properties, in compliance with the NPPF and Policy D1 of the LDP.

5.5 Access, Parking and Highway Safety

5.5.1 Policy T2 aims to create and maintain an accessible environment, requiring development proposal, inter alia, to sufficient parking facilities having regard to the Council's adopted parking standards. Similarly, policy D1 of the approved LDP seeks to include safe and secure vehicle and cycle parking having regard to the Council's adopted parking standards and maximise connectivity within the development and to the surrounding areas including the provision of high quality and safe pedestrian, cycle and, where appropriate, horse riding routes.

5.5.2 The Council's adopted Vehicle Parking Standards SPD contains the parking standards which are expressed as maximum standards. This takes into account Government guidance which encourages the reduction in the reliance on the car and promotes methods of sustainable transport.

5.5.3 Policy D1 of the approved LDP seeks to include safe and secure vehicle and cycle parking having regard to the Council's adopted parking standards and maximise connectivity within the development and to the surrounding areas including the provision of high quality and safe pedestrian and cycle routes.

- 5.5.4 In accordance with the Council's Parking Standards (2018), a dwelling with three no. bedrooms must provide two no. parking spaces. The proposed layout provides four on-site parking spaces and adequate space for vehicles to enter and leave the site in a forward gear and as such complies with this requirement.
- 5.5.5 ECC Highways have been consulted on the proposal and have raised no objection subject to proposed conditions relating to no unbound material within 6 metres of the highway boundary, cycle parking and a Residential Travel Information Pack.
- 5.5.6 For the reasons set out above it is therefore considered that the proposed development is in accordance with policy T2 of the LDP and the Maldon District Vehicle Parking Standards SPD.

5.6 Private Amenity Space and Landscaping

- 5.6.1 Policy D1 of the approved LDP requires all development to provide sufficient and usable private and public amenity spaces, green infrastructure and public open spaces. In addition, the adopted MDDG SPD advises a suitable garden size for each type of dwellinghouse, namely 100m² of private amenity space for dwellings with three bedrooms or more.
- 5.6.2 The garden proposed in this case would far exceed this requirement and as such the scheme is considered to be acceptable in terms of amenity space provision.
- 5.6.3 The proposed layout would retain the existing hedgerows and trees where possible. A mix of hard and soft landscaping is proposed, including retention of the existing frontage vegetation and additional native planting to define and soften the western boundary.
- 5.6.4 The Council's Trees Officer has been consulted on the proposals and has raised no objection subject to conditions requiring the retention and protection of existing trees and hedgerows, including a finalised Arboricultural Method Statement addressing construction within root protection areas and root pruning operations.

5.7 Living Conditions for Prospective Occupiers

- 5.7.1 The submitted plans show a floorspace for the dwelling of approximately 158sqm which would comply with the minimum gross internal floor area as specified in the Nationally Described Space Standards (March 2015). There is also acceptable light and ventilation proposed for all the habitable rooms.
- 5.7.2 It is therefore considered that in relation to living conditions the proposal accords with the NPPF and Policies S1, S8, D1, H4 of the approved LDP and the MDDG SPD

5.8 Flood Risk and Drainage

- 5.8.1 Policy D5 of the Local Development Plan sets out the Council's approach to minimising flood risk. Policy S1 of the same Plan requires that new development is

either located away from high risk flood areas or is safe and flood resilient when it is not possible to avoid such areas. Policy D5 of the LDP also acknowledges that all development must demonstrate how it will maximise opportunities to reduce the causes and impacts of flooding through appropriate measures such as Sustainable Drainage Systems (SuDS).

- 5.8.2 The site is located entirely within Flood Zone 1 and presents a low risk of flooding.
- 5.8.3 With regard to drainage, the submitted plans indicate a package sewage treatment plant and surface water drainage arrangements. Details of the surface water and foul drainage arrangements can be secured by planning conditions to ensure that the development would not give rise to unacceptable flood risk, surface water or pollution impacts.

5.9 Ecology

- 5.9.1 The presence of protected species is a material consideration, in accordance with the National Planning Policy Framework (2024), the Natural Environment and Rural Communities Act 2006 (as amended), the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2017 (as amended). The Council has a statutory biodiversity duty and must have regard to the potential impacts of development upon designated sites, protected and Priority species and habitats.
- 5.9.2 The site falls within the Zone of Influence for one or more of the European sites scoped into the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). This means that new residential development could potentially have a significant effect on the sensitive interest features of the coastal European designated sites through increased recreational pressure, unless appropriate mitigation is secured. The LPA is therefore required to undertake the relevant HRA/Appropriate Assessment process and secure the relevant per-dwelling RAMS contribution.
- 5.9.3 A development proposing an additional 1 no. dwelling falls below the scale at which bespoke advice has historically been required from Natural England. Nevertheless, the updated ecological consultation response from Place Services advises that the application is subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment on Essex Coast RAMS. The HRA Stage 1 screening position is summarised below:

HRA Stage 1: Screening Assessment

Test 1 – the significance test

Is the development within the Zone of Influence (Zol) for the Essex Coast RAMS with respect to the below sites? Yes

Does the planning application fall within the following development types? Yes, the development is for an additional 1 no. dwelling (i.e. net increase of dwellings at the site is 1 no. dwellings)

Test 2 – The integrity test

Is the proposal for 100 houses + (or equivalent)? No.

Is the proposal within or directly adjacent to one of the above European designated sites? No.

- 5.9.4 As the proposal is for fewer than 100 dwellings and is not within or directly adjacent to a European designated site, it is advised that, should planning permission be forthcoming, a proportionate financial contribution should be secured in line with the Essex Coast RAMS requirements. Provided this mitigation is secured, and subject to the LPA's Appropriate Assessment process, it can be concluded that the planning application would not have an adverse effect on the integrity of the relevant European sites from recreational disturbance, when considered in combination with other plans and projects.
- 5.9.5 The Essex Coast RAMS has been adopted. The updated response from Place Services confirms that the current 2026/27 tariff is £175.55 per dwelling. This contribution is required to secure visitor management measures prior to occupation. Subject to this contribution being secured, the harm to off-site nature conservation interests would be adequately mitigated.
- 5.9.6 Place Services initially raised a temporary holding objection on Biodiversity Net Gain. An updated response dated 3 June 2026 confirms that there is sufficient ecological information available to support determination of the application and raises no ecological objection subject to conditions. Place Services support the submitted Statutory Biodiversity Metric and condition assessment sheets and advise that the statutory biodiversity gain condition will apply unless an exemption is engaged. This matter should be dealt with through the statutory biodiversity gain condition and informative, rather than duplicated as a bespoke planning condition.
- 5.9.7 The ecological mitigation measures identified in the Preliminary Ecological Appraisal (Ask Ecology, March 2026), including measures for bats, terrestrial mammals, nesting birds and amphibians, can be secured by condition. As the Preliminary Ecological Appraisal refers to a Precautionary Working Method Statement for amphibians but this was not included in the appendix, Place Services request a separate non-licensed Great Crested Newt Method Statement. Conditions are therefore recommended requiring compliance with the ecological appraisal, submission of a Great Crested Newt Method Statement prior to commencement, submission of a Biodiversity Enhancement Strategy prior to works above slab level, and approval of a wildlife sensitive lighting strategy prior to occupation if external lighting is proposed.

5.10 Planning balance and sustainability

5.10.1 One of the key priorities within the NPPF is the provision of sustainable development. This requires any development to be considered against the three dimensions within the definition of 'sustainable development' providing for an economic, social and environmental objective as set out in the NPPF.

5.10.2 The proposal would deliver social and economic benefits including contributing towards the housing mix through the creation of an additional dwelling. There would also be economic activity associated with construction and the prospective occupier of the dwelling. Whilst the dwelling would be located outside of a defined settlement boundary, as set out above the site does benefit from access to nearby bus routes, and the proposed use as a single dwelling would result in less intensive impacts in terms of private car trips when compared to the existing temporary campsite use. As also outlined above it is not considered that the proposed development would result in a detrimental impact on the character and appearance of the area, nor would the design and layout of the proposal result in harm to neighbouring amenity. The proposal would provide adequate car parking, cycle parking, amenity space and living conditions for prospective occupants.

5.10.3 Whilst the contribution that an additional dwelling would make towards housing land supply is considered limited, it is not considered that there are any harms caused by the development that would significantly and demonstrably outweigh these benefits - and as such the development is considered sustainable. The proposal therefore accords with policies S1, S8, D1, H4 and T2 of the LDP.

6. ANY RELEVANT SITE HISTORY

6.1 The relevant planning history is set out in the table below:

Application Ref	Description	Decision
24/00243/AGR	Claim for lawful development certificate for a proposed new steel and oak frame barn with hardstanding.	Refused
24/00362/PN	Prior notification of a temporary recreational campsite on the following dates in 2024.	Prior Approval Not Required
24/00833/PN	Prior notification of a temporary recreational campsite on dates between June and August 2025.	Approved
24/00860/AGR	Prior notification for forestry building.	Refused. Allowed on appeal
25/00524/FUL	Cessation of use of land for recreational camp site and erection of single self-build dwelling and associated works on land adjacent Barrow Cottage.	Approved 06.02.2026

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Parish/ Town Council (summarised)

Parish Council	Comment	Officer Response
Woodham Walter Parish Council	Woodham Walter Parish Council object to the application. Concerns relate to the location of the cart lodge in front of the building line; whether the current application is compromised by the approved forestry building (24/00860/AGR); comments that the land has never been used as a campsite and is agricultural land; and conflict with Policies D1 and H4 and the Woodham Walter Village Design Statement.	Noted - the principle of development is discussed at section 5.1, design and layout at section 5.3, and the campsite/prior notification position at section 5.1. The approved forestry building relates to the wider landholding and does not prevent determination of this planning application on its own merits.

7.2 Statutory Consultees and Other Organisations (summarised)

Statutory Consultee	Comment	Officer Response
ECC Highways	No objection subject to conditions relating to no unbound material within 6 metres of the highway boundary, cycle parking and Residential Travel Information Pack.	Noted - discussed at section 5.5 above.

7.3 Internal Consultees (summarised)

Internal Consultee	Comment	Officer Response
Trees	Support subject to condition requiring retention and protection of existing trees, including an Arboricultural Method Statement for tree protection, service runs, hard surfaces, the garage within the RPA and root pruning operations.	Noted - discussed at section 5.6 above.
Ecology	No objection subject to conditions. Place Services confirm that sufficient ecological information has been provided to support determination. Conditions are recommended in relation to compliance with the ecological appraisal, a Great Crested Newt Method Statement, a Biodiversity Enhancement Strategy and a wildlife sensitive lighting scheme. The response also confirms that the site falls within the Essex Coast RAMS Zone of Influence and that a RAMS contribution of £175.55 is required for the 2026/27 tariff.	Noted - discussed at section 5.9 above and reflected in the recommended conditions/informatives.

Internal Consultee	Comment	Officer Response
Environmental Health	No response provided at the time of drafting. Drainage details can be secured by condition consistent with the previously approved scheme.	Noted - discussed at section 5.8 above.

7.4 Representations received from Interested Parties (summarised):

7.4.1 A total of 7 third party objections have been received in relation to the application. The table below provides a summary of the points raised and the officer response:

Topic	Comment	Officer Response
Principle of development / countryside location	The site is outside the settlement boundary and the proposal would represent unjustified residential development in the countryside, contrary to Policy S8.	Noted. The principle of development and the application of the tilted balance are assessed in Section 5.1 of the report.
Agricultural land / campsite use	The land is agricultural land and has not been used as a campsite. Objectors consider that the proposal should not be described as the cessation of a recreational campsite use.	Noted. The existing temporary campsite fallback and the planning status of the land are considered in Section 5.1 of the report.
Temporary campsite precedent	Approval could set a precedent for landowners to use temporary campsite rights as a route to residential development.	Noted. Each application must be determined on its own merits. The site-specific circumstances are considered in Sections 5.1 and 5.2 of the report.
Planning history / previous refusals	Previous applications on this land and nearby land have been refused, and objectors consider those reasons remain relevant.	The planning history is noted and is addressed in Section 3 and within the main assessment at Section 5.
Character and appearance / Arcadian village character	The proposal would erode the rural and Arcadian character of Woodham Walter and Bassetts Lane.	The impact on character, appearance and local distinctiveness is assessed in Section 5.2 of the report.
Ribbon development / infill	The proposal would result in harmful infill/ribbon development along a rural lane.	Noted. The relationship of the site to surrounding built form and the limited infill nature of

Topic	Comment	Officer Response
		the proposal are assessed in Section 5.2 of the report.
Woodham Walter Village Design Statement	The proposal would conflict with the Woodham Walter Village Design Statement.	The Village Design Statement has been taken into account in the design and character assessment at Section 5.2 of the report.
Cart lodge forward of building line	The detached garage/cart lodge would be forward of the dwelling and harmful to the street scene.	The siting, scale and appearance of the cart lodge are considered in Section 5.2 of the report.
Highway safety	Bassetts Lane is narrow and unsuitable for additional residential traffic.	Essex County Council Highways raises no objection subject to conditions. Highway matters are addressed in Section 5.4 of the report.
Existing access	The existing access is alleged to have been created without permission and was previously part of a continuous hedge.	The access has been assessed as existing and is acceptable to the Highway Authority. This is addressed in Section 5.4 of the report.
Sustainable transport / car dependency	The site is poorly located for walking, cycling and public transport, and future occupiers would rely on private cars.	Noted. Locational sustainability and transport accessibility are considered in Sections 5.1 and 5.4 of the report.
Ecology and wildlife	The proposal would harm wildlife, including bats, birds, badgers, foxes, deer and amphibians.	Place Services raises no ecological objection subject to conditions. Ecology is assessed in Section 5.7 of the report.
Biodiversity Net Gain	Concerns are raised regarding BNG delivery and the use of wider land for off-site habitat.	BNG is addressed in Section 5.7 of the report and will be subject to the statutory biodiversity gain condition.
Forestry building approval	The site may form part of land	Noted. The

Topic	Comment	Officer Response
	associated with the forestry building approved on appeal, and objectors question whether both proposals can co-exist.	relationship with the wider landholding and forestry building approval is addressed in the planning history/background and assessment sections of the report.
Residential amenity	The dwelling would affect privacy, tranquillity and outlook of nearby residents.	Residential amenity impacts are assessed in Section 5.3 of the report.
Affordable housing / housing need	The proposal would not provide affordable or low-cost housing and is not needed.	The application is for a single dwelling and does not trigger affordable housing requirements. Housing benefit is considered in the planning balance.
Cumulative impact	Approval, together with the recently approved dwelling nearby, would cumulatively alter the character of Bassetts Lane.	Cumulative character impact is considered in Section 5.2 and the planning balance section of the report.
Precedent / floodgates	Approval would encourage further similar applications on pockets of agricultural land.	Noted. Each application must be determined on its own merits having regard to its specific context and relevant policy position.
Overall planning balance	Objectors consider the proposal conflicts with Policies S8, D1 and H4 and should be refused.	The overall planning balance is set out in the conclusion and recommendation sections of the report.

8. PROPOSED CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91(1) The Town & Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans stated on the Decision Notice.
REASON: To ensure that the development is carried out in accordance with the details as approved.

- 3 The materials used in the construction of the development hereby approved shall be as set out within the application form, approved plans and supporting statement.
REASON: To ensure the external appearance of the development is appropriate to the locality in accordance with policy D1 of the approved Local Development Plan and the guidance contained in the Maldon District Design Guide SPD.
- 4 No development works above ground level shall occur until details of the surface water drainage scheme to serve the development shall be submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development. The scheme shall ensure that for a minimum:
- 1) The development should be able to manage water on site for 1 in 100 year events plus 40% climate change allowance.
 - 2) Run-off from a greenfield site for all storm events that have a 100% chance of occurring each year (1 in 1 year event) inclusive of climate change should be no higher than 10l/s and no lower than 1l/s. The rate should be restricted to the 1 in 1 greenfield rate or equivalent greenfield rates with long term storage minimum rate 1l/s or 50% betterment of existing run-off rates on brownfield sites provided this does not result in a runoff rate less than greenfield.
- REASON: To avoid the risk of water flooding and pollution in accordance with Policy D2 of the Local Development Plan.
- 5 Prior to first occupation of the dwelling hereby approved, the foul drainage for the dwelling must either be connected to mains drainage or a small sewage treatment plant of adequate capacity for the dwelling. Any small sewage treatment plant installed must discharge treated effluent in a manner which complies with the General Binding Rules at the time of installation.
REASON: To avoid the risk of water flooding and pollution in accordance with Policy D2 of the Local Development Plan.
- 6 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
REASON: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policies D1 and T2 of the Local Development Plan.
- 7 Prior to first occupation of the development, cycle parking shall be provided in accordance with Maldon District Council's Parking Standards. The approved facility shall be secure, convenient, covered and retained at all times.
REASON: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy D1 and T2 of the Local Development Plan.
- 8 Prior to first occupation of the development, the Developer shall be responsible for the provision, implementation and distribution of a Residential Travel Information Pack for sustainable transport, as approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. This pack, including tickets, is to be provided by the Developer to the dwelling free of charge.
REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies D1 and T2 of the Local Development Plan.
- 9 No development shall commence until information has been submitted to and approved in writing by the local planning authority in accordance with the requirements of BS5837:2012 in relation to tree retention and protection. The submission shall include a finalised Arboricultural Method Statement, including drainage service runs, construction

of hard surfaces, construction of the garage/cart lodge within the root protection area, root pruning operations, tree protection fencing and ground protection measures.

The protective fencing and ground protection shall be retained until all equipment, machinery and surplus materials have been removed from the site. If within five years from the completion of the development an existing tree is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement tree shall be planted within the site of such species and size and shall be planted at such time, as specified in writing by the local planning authority. The tree protection measures shall be carried out in accordance with the approved details.

REASON: To secure the retention and protection of trees and hedgerows in the interests of visual amenity, biodiversity and the character of the area in accordance with Policies D1 and N2 of the Local Development Plan.

- 10 All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Ask Ecology, March 2026) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person, e.g. an ecological clerk of works (ECoW), to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

REASON: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), and s40 of the Natural Environment and Rural Communities Act 2006 (as amended).

- 11 Prior to the commencement of development, a Great Crested Newt Method Statement shall be submitted to and approved in writing by the local planning authority. This shall contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newt during the construction phase.

The measures and/or works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

REASON: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), and s40 of the Natural Environment and Rural Communities Act 2006 (as amended).

- 12 Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (Ask Ecology, March 2026), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

REASON: To enhance protected, Priority and threatened species and allow the Local Planning Authority to discharge its duties under paragraph 187(d) of the National Planning Policy Framework 2024 and s40 of the Natural Environment and Rural Communities Act 2006 (as amended).

- 13 Prior to occupation, if any external lighting is proposed, a lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme and maintained thereafter in accordance with the approved scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), and s40 of the Natural Environment and Rural Communities Act 2006 (as amended).

- 14 Prior to the commencement of the development the applicant shall submit in writing a construction management plan to the local planning authority for approval. Within the construction management plan it must consider the following requirements:

The applicant should ensure the control of nuisances during construction works to preserve the amenity of the area and avoid nuisances to neighbours and to this effect:

a) no waste materials should be burnt on the site, instead being removed by licensed waste contractors;

b) no dust emissions should leave the boundary of the site;

c) consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site;

d) hours of works: works should only be undertaken between 08:00 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays.

REASON: In order to secure the satisfactory development of the site and in the interests of visual amenity and neighbouring residential amenity and in accordance with policy D1 of the Maldon District Approved Local Development Plan 2017. This information is required prior to the commencement of development to ensure that from commencement the impacts of construction are mitigated.

- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any order revoking and re-enacting that Order with or without modification, no development falling within Schedule

2, Part 1, Classes A to H of the Order shall be carried out to the dwellinghouse hereby approved without the prior written permission of the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain control over future extensions, alterations, or outbuildings in the interests of protecting the character of the area, residential amenity, and the design integrity of the development, in accordance with Policy D1 and D3 of the Local Development Plan.

INFORMATIVES

1 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development is deemed to have been granted subject to the statutory biodiversity gain condition unless the development is exempt. The applicant is advised that development may not lawfully commence until a Biodiversity Gain Plan has been submitted to and approved by the local planning authority, unless an exemption applies. Based on the information available, this permission is considered to require approval of a Biodiversity Gain Plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

2 Essex Coast RAMS

The development falls within the Zone of Influence for the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy. The required per-dwelling contribution for the 2026/27 tariff is £175.55 and must be secured prior to occupation in accordance with the Essex Coast RAMS.

3 Waste Management

The applicant should consult the Waste and Street Scene Team at Maldon District Council to ensure that adequate and suitable facilities for the storage and collection of domestic waste and recyclables are agreed, and that the site can be accessed by the Council's collection vehicles where necessary.

4 Contamination

Should any land or groundwater contamination be found that was not previously identified or not considered in a scheme agreed in writing with the Local Planning Authority, the site or part thereof should be re-assessed by a competent person in accordance with the Essex Contamination Land Consortium's Land Contamination Technical Guidance for Applicants and Developers and UK best-practice guidance.

5 Highway Works

All highway related details shall be agreed with the Highway Authority. There shall be no discharge of surface water from the development onto the highway. All works affecting the highway shall be carried out by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority and application for the necessary works should be addressed to the Essex Highways Development Management Team.

6 General Good Practice Mitigation to avoid ecological impacts during the construction phase

To avoid killing or injuring small animals which may pass through the site during the construction phase, trenches, pits or holes dug on site should be covered overnight or provided with ramps; materials should be kept off the ground on pallets; rubbish and waste should be removed or stored in a skip; and if protected species or evidence of protected species are found, works must cease and a suitably qualified ecologist must be contacted for advice before works proceed.

APPLICATION PLANS

01 Rev B - Location Plan

02 - Existing Site Context Plans

03 - Existing Site Block Plan

10 Rev C - Proposed Site Context Plans

11 Rev D - Proposed Site Block Plan

12 Rev D - Proposed Site / GA Plan

13 Rev D - Proposed GA Plan Detail

14 Rev B - Proposed Elevations

15 Rev C - Proposed Sections / Cartlodge

Arboricultural Impact Assessment by Hallwood Associates dated 02 April 2026

Planning Statement by Stephen Locke Associates dated April 2026

Preliminary Ecological Appraisal by Ask Ecology dated March 2026

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**REPORT of
DIRECTOR OF PLACE, PLANNING AND GROWTH**

to
NORTH WESTERN AREA PLANNING COMMITTEE
17 June 2026

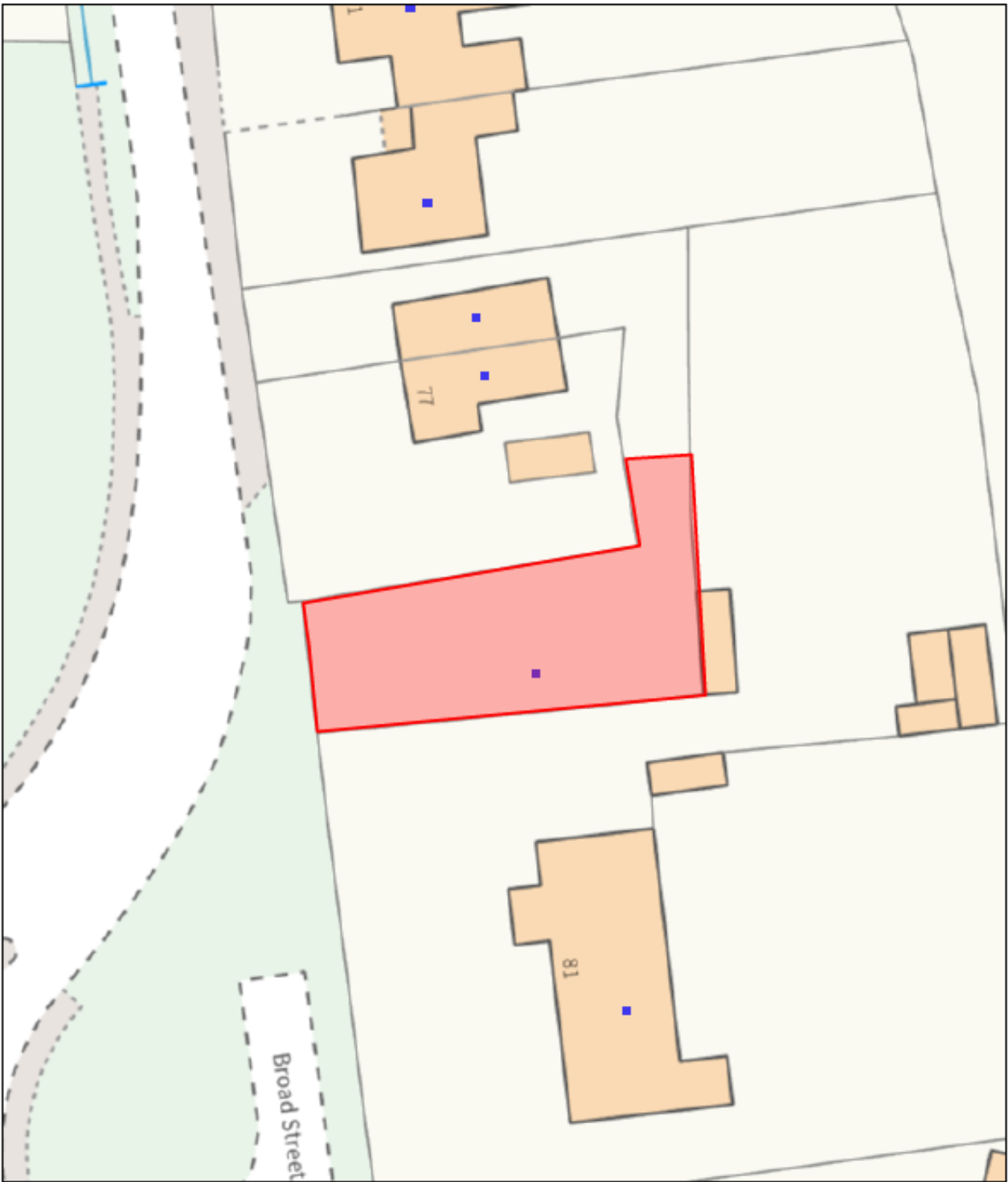
Application Number	25/00672/OUT
Location	Land Between 77 & 81 Broad Street Green Road, Great Totham
Proposal	Outline planning application for a two-storey house with all matters reserved except access.
Applicant	Mr L Davey
Agent	Mr George Cressall
Target Decision Date	19 June 2026
Case Officer	Jade Elles
Parish	Great Totham
Reason for Referral to the Committee / Council	Departure

1. **RECOMMENDATION**

APPROVE subject to the conditions (as detailed in Section 8 of this report).

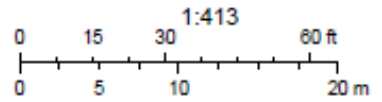
2. **SITE MAP**

Please see below.



5/14/2026, 8:51:38 AM

■ GMS BLPU Points



SUMMARY

3.1 Proposal / brief overview, including any relevant background information

Site Description

- 3.1.1 The application site is to the east of Broad Street Green Road outside of the defined settlement boundary of Great Totham. The site is currently situated between two residential dwellings and is on a main road which has a speed limit of 40 MPH. The surrounding area is predominantly residential with dwellings varying in scale and design.
- 3.1.2 The site measures 0.04 hectares of undeveloped land of mainly shrubbery, lawn and hedges.

Description of the Proposal

- 3.1.3 Planning permission is sought for outline planning permission, with the matter of access for consideration, for a new detached two storey dwelling. Although only 'access' is for determination at this stage, indicative drawings of a form and design of the type of dwelling that could be provided on the site have been provided to illustrate how the development could be built out and therefore will be assessed.
- 3.1.4 The proposed dwelling would be approximately 6.7 metres wide. 11.2 metres deep on the ground floor due to a single storey rear projection and 8.4 metres deep on the first floor. The entrance hallways on the ground floor would have a W/C and Laundry cupboard, stairs going up to the first floor and a door leading into the lounge and another door leading into the kitchen/dining room. The first floor would have three bedrooms a bathroom and one bedroom would have an en-suite.
- 3.1.5 The hardstanding to the front of the dwelling is proposed to accommodate up to four car parking spaces. The amenity space to the rear would be approximately 194sqm in area.

3.2 Conclusion

- 3.2.1 The planning balance section of the report identifies the benefits and harms of this proposed development. Overall, in weighing up the benefits and the harms, it is considered that the benefits of the proposal outweigh the harms which in this instance comprises the effect on character and appearance. On this basis, the recommendation is to grant planning permission subject to the conditions set out in section 8 of this report.

MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework including paragraphs:

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 11-14 Presumption in favour of sustainable development
- 39 Decision-making

- 48-51 Determining applications
- 56-59 Planning Conditions and Obligations
- 61-84 Delivering a sufficient supply of homes
- 109-118 Promoting sustainable transport
- 124-128 Making effective use of land
- 129-130 Achieving appropriate densities
- 131-141 Achieving well-designed places
- 187-201 Conserving and enhancing the natural environment

4.2 Maldon District Local Development Plan 2014 – 2029 approved by the Secretary of State:

- S1 Sustainable Development
- S2 Strategic Growth
- S3 Place Shaping
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Built Environment
- D2 Climate Change and Environmental Impact of New Development
- D4 Renewable and Low Carbon Energy Generation
- H2 Housing Mix
- H4 Effective Use of Land
- N2 Natural Environment, Geodiversity and Biodiversity
- T1 Sustainable Transport
- T2 Accessibility
- I1 Infrastructure and Services

4.3 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- Maldon District Vehicle Parking Standards (VPS) Supplementary Planning Document (SPD) (2018)
- Maldon District Design Guide (MDDG) (2017)
- Maldon Five-Year Housing Land Supply 2025
- Local Housing Needs Assessment (October 2025)

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004), Section 70(2) of the Town and Country Planning Act 1990 (TCPA 1990), and paragraph 48 of the NPPF require that planning decisions are to be made in accordance with the Development Plan unless material consideration indicate otherwise. In this case the Development Plan comprises of the approved Maldon District Local Development Plan (LDP).

- 5.1.2 The LDP Proposals Maps identifies that the site is located outside of the defined settlement boundary of Great Totham. Therefore, policies S1 (sustainable development) and S8 (settlement boundaries and the countryside) apply.
- 5.1.3 Policy S1 reflects earlier versions of the NPPF at the time of the LDP adoption but still follows the approach of the current NPPF in considering the economic, social and environmental role of achieving sustainable development; this is assessed in more detail below.
- 5.1.4 With regard to policy S8 this identifies that *‘the countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty’* Furthermore, the policy states that *‘Outside of the defined settlement boundaries... planning permission for development will only be granted where the intrinsic character and beauty of the countryside if not adversely impacted upon’*. This means the proposed development would be unacceptable in principle as policy S8 protects the countryside for its landscape value and none of the policy exceptions as listed in the policy would apply to a residential development.
- 5.1.5 Policy H4 of the LDP allows for infill development subject to certain criteria. This could be considered as infill development between No. 77 and No.81 Broad Street Green Road. Policy H4 requires that the following criteria be met:
- 1) *There is a significant under-use of land and development would make more effective use of it;*
 - 2) *There would be no unacceptable material impact upon the living conditions and amenity of nearby properties;*
 - 3) *There will be no unacceptable loss of land which is of local social, economic, historic or environmental significance; and*
 - 4) *The proposal will not involve the loss of an important landscape, heritage features or ecology interests.*
- 5.1.6 With regard to the points above there is no evidence to suggest that this land is underutilised in this location in terms of point 1. The other three points are assessed under their respective subject headings below.

The policy position and the 5-year housing land supply position

- 5.1.7 The Council's strategic housing policy S2 cannot be considered to be up to date at this time as the Council cannot demonstrate a 5 year housing land supply (5YHLS) and because the methodology of assessing the housing needs of the District has changed, as set out in the NPPF (updated in December 2024). This means that the Maldon District needs to accommodate more housing than the requirements set out in policy S2, which were 276 housing units per annum, but this has since risen to 575 housing units per annum. Given this position the development proposals shall need to be considered on the basis of whether they are sustainable or not, with regard to the NPPF and policy S1.
- 5.1.8 As a result of the aforementioned, the presumption in favour of sustainable development as set out in paragraph 11 of the NPPF is relevant. Given the Council's current position in regards to the 5YHLS the tilted balance as set out in paragraph 11d(ii) of the NPPF applies unless. *‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole, having particular regard to key policies*

for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination’.

- 5.1.9 At an Extraordinary meeting of Full Council on 17 June 2025 Members considered the Maldon District Local Development Plan (LDP) Review Growth Options and it was agreed:

That strategic growth in the Local Development Plan Review should go into the Towns and large villages – these being Maldon, Heybridge, Burnham-on-Crouch, Southminster, Great Totham South, Tollesbury, Latchingdon, Tillingham, Tolleshunt D’Arcy, Wickham Bishops and Mayland.

- 5.1.10 The application site is outside of any defined settlement boundary, located south of Great Totham. Great Totham South is identified to accommodate strategic growth as stated above.

Sustainability

- 5.1.11 Turning to sustainability, policy S1 allows for new development within the defined development boundaries. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. However, because the Council cannot demonstrate a 5-year supply of deliverable housing at present this means that sites outside the defined development boundaries could be assessed to be sustainable locations for development when applying the sustainability objectives of the NPPF. The Local Planning Authority (LPA) are obliged to exercise its judgement as to whether to grant planning permission having regard to any other relevant planning policies and merits of the scheme. These are assessed below.
- 5.1.12 Accessibility is a key component of the environmental dimension of sustainable development.
- 5.1.13 Policy T1 aims to secure the provision of sustainable transport within the District. Policy T2 aims to create and maintain an accessible environment. Paragraph 105 of the NPPF acknowledges that *‘development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes’.*
- 5.1.14 In terms of accessibility, the site is located on a main road not too far from the settlement boundary of Heybridge. Although there is no direct pavement on the side of the application site, there is a pavement adjacent leading towards Heybridge and on the other side of the road. Although this is located on a main road, the speed limit is 40MPH. There are streetlights along the adjoining/nearby pavements allowing for safe pedestrian walking to other locations. There are also bus services which run along this road with a bus stop approximately 200 metres away from the site heading in both directions. The site is therefore not wholly reliant on private vehicle usage.
- 5.1.15 Based on this assessment, the location of the site would provide a range of transport modes and not be wholly reliant discourage the use of private cars. Paragraph 110 of the NPPF states that *‘The planning system should actively manage patterns of growth in support of these objectives [sustainable transport]. Significant development should be focussed on locations which are or can be made sustainable through limiting the need to travel and offering a genuine choice of transport modes.’* As highlighted above, the development is located in an area which promotes opportunities to utilise sustainable transport. The proposal would also be in

accordance with policy T2 of the LDP where it seeks *'to provide safe and direct walking and cycling routes to nearby services, facilities and public transport where appropriate'*.

- 5.1.16 Based on the above it is considered that the site is subject to good accessibility in terms of the NPPF sustainability considerations.
- 5.1.17 In terms of the social dimension of sustainable development, the development would contribute towards the support of housing within the District. The Council encourages, in policy H4, the provision of a greater proportion of smaller units to meet the identified needs and demands and this proposal is for a three-bedroom detached dwelling and as such, would not meet the latest requirement for the Council's Strategic Housing Market Assessment (SHMA). However, the proposal is for one unit and therefore, the social benefits of the residential development proposed would be negligible.
- 5.1.18 It is reasonable to assume that there may be some support for local trade from the development and the additional unit may support local businesses. This would, however, be very limited given the scale of the proposal. Equally, there is no guarantee that the construction would be undertaken by local businesses, with locally sourced materials. Any economic benefits would therefore be considered nominal at best.

Summary of principle of development

- 5.1.19 The proposed development is outside of the defined settlement boundary of Great Totham. However, it is in close proximity to the settlement boundary of Heybridge and is a walkable distance. If developed, the site, by reason of its location would have access to sustainable and public transport, therefore, the occupant not necessarily being reliant on private vehicle usage to access services, facilities and employment opportunities. The development would therefore not result in significant and demonstrable harm and would be in accordance with policies S1 and S8 of the LDP.

5.2 Design and Impact on the Character of the Area

- 5.2.1 The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high quality built environment for all types of development.
- 5.2.2 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF. The NPPF states that:

'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.

'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'.

- 5.2.3 This principle has been reflected in the approved LDP. The basis of policy D1 of the approved LDP seeks to ensure that all development will respect and enhance the character and local context and make a positive contribution in terms of:-
- a) *Architectural style, use of materials, detailed design features and construction methods. Innovative design and construction solutions will be considered where appropriate;*
 - b) *Height, size, scale, form, massing and proportion;*
 - c) *Landscape setting, townscape setting and skylines;*
 - d) *Layout, orientation and density;*
 - e) *Historic environment particularly in relation to designated and non-designated heritage assets;*
 - f) *Natural environment particularly in relation to designated and non-designated sites of biodiversity/geodiversity value; and*
 - g) *Energy and resource efficiency.*
- 5.2.4 As an outline application the information provided is indicative and illustrative to demonstrate how the site could be laid out, the scale of the development, the appearance of the dwelling and the landscaping that could be provided. A reserved matters application would determine the actual final details but the purpose of the illustrative detail is to provide confidence in any final approved application at this stage.
- 5.2.5 The streetscene is predominantly residential with dwellings varying in scale and design. A new large development is also currently being constructed south west of the site where the dwelling within this development also have multiple of different designs and scales.
- 5.2.6 The proposed materials on the dwelling would be brick on the ground floor level and render on the first floor level would be set back from the road and be situated in the same building line as the existing dwellings already on the roadside. The scale of the dwelling would be of a similar scale to the neighbouring dwelling to the north (No.77). The appearance and scale would be in keeping with the streetscene therefore would appear appropriate in this location as a result.
- 5.2.7 Although there is limited information submitted regarding landscaping, the surrounding area, particularly, the residential sites have hardstanding to the front with minimal trees, shrubberies etc. Therefore, what has been submitted would not have a detrimental effect on the streetscene. Place Services Arboricultural Consultants have commented on the application and state they object to the application due to lack of Arboricultural documentation, however, as this is an outline application such documents are not required at this stage and would be submitted at Reserved Matters stage, therefore, the objection does not give weight to this application and it is in the applicants best interest to take their comments on board.
- 5.2.8 Overall, the proposed development would result in the character and appearance of the site and surrounding area support policies S8, H4 and D1 of the LDP and have minimal change to the streetscene.

5.3 Access, Parking and Highway Safety

- 5.3.1 Policy T1 of the approved LDP seeks to create additional sustainable transport opportunities. Policy T2 aims to create and maintain an accessible environment, requiring development proposals, inter alia, to provide sufficient parking facilities having regard to the Council's adopted parking standards. Similarly, policy D1 of the approved LDP seeks to include safe and secure vehicle and cycle parking having regard to the Council's adopted parking standards and maximise connectivity within

the development and to the surrounding area including the provision of high quality and safe pedestrian, cycle and, where appropriate, horse riding routes.

- 5.3.2 With regard to access, the existing access to the site is open and therefore, no new access would need to be made however, there are boulders restricting vehicle access and no dropped kerb. Creating a drop kerb and removing the boulders could be conditioned. The existing road has a speed limit of 40MPH and although not a common speed limit within a residential area there are already multiple dwellings along this road who are able to get on and off their drives safely. Therefore, there would be no concern regarding any hazards to road users to the detriment of highway safety, in accordance with policy T2 of the LDP.
- 5.3.3 The Council's adopted VPS SPD (2018) contains the parking standards which are expressed as a minimum. This takes into account Government guidance which encourages the reduction in the reliance on the car and promotes methods of sustainable transport.
- 5.3.4 The plans show that a driveway with off street parking for at least three parking spaces would indicate that sufficient off street parking to meet the needs of the development and the VPS SPD (2018) could be achieved, although the actual details would be secured through the layout considerations of the reserved matters.
- 5.3.5 Essex County Highways have stated the proposal is acceptable subject to conditions relating to vehicular access, unbound materials, cycle parking and travel information pack.
- 5.3.6 On the basis of the above, it is considered that the proposal is acceptable with the respect to the illustrative access arrangements being in accordance with policy T2 of the LDP.

5.4 Ecology and Biodiversity

- 5.4.1 Policy N2 of the LDP requires all development to deliver net biodiversity and geodiversity gain where possible along with the assessment of designated ecology areas where applicable. Paragraphs 180 to 194 of the NPPF are relevant along with the guidance in PPG and the requirements of statutory legislation.

On site ecology/biodiversity and BNG

- 5.4.2 The applicant's Preliminary Ecological Appraisal (PEA) dated 18 November 2025 identifies no signs of wildlife apart from common wildlife such as hedgehogs.
- 5.4.3 With regard to BNG this does not raise any objection, however, a BNG condition or a Habitat Management and Monitoring Plan should be secured for significant on site enhancements.

European designated sites

- 5.4.4 The site falls within the evidenced recreational Zone of influence (ZoI) of the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS), which is an adopted SPD. It is anticipated that, without mitigation, new residential development in this area and if this scale is likely to have a significant effect on the sensitive interest features of these coastal European designated sites, through increased recreational pressure when considered 'in combination' with other plans and projects. The Essex Coast RAMS is a large-scale strategic project which involves a number of Essex authorities, including Maldon District Council (MDC),

working together to mitigate the effects arising from new residential development. Once adopted, the RAMS will comprise a package of strategic measures to address such effects, which will be costed and funded through developer contributions.

- 5.4.5 The LPA is therefore required to prepare a project level HRA Appropriate Assessment to secure a per dwelling tariff by a legal agreement for the delivery of visitor management measures at the designated sites. This will mitigate for predicted recreational impacts in combination with other plans and projects and avoid Adverse Effect on Integrity of the designated Habitats sites.
- 5.4.6 To accord with Natural England's (NE) requirements and standard advise an Essex Coast RAMS Habitat Regulation Assessment (HRA) Record has been completed to assess if the development would constitute a 'Likely Significant Effect' (LSE) to a European site in terms of increased recreational disturbance. The findings from the HRA Stage 1: Screening Assessment are listed below:

HRA Stage 1: Screening Assessment – Test 1 – the significance test

- 5.4.7 Is the development within the Zol for the Essex Coast RAMS with respect to the below sites?
Yes
- 5.4.8 Does the planning application fall within the specified development types? Yes – The proposal is for one dwelling.

HRA Stage 2: Appropriate Assessment – Test 2 – the integrity test

- 5.4.9 Is the proposal for 100 houses + (or equivalent)? No, the proposal is for one dwelling.
- 5.4.10 Is the proposal within or directly adjacent to one of the above European designated sites? No

Summary of Appropriate Assessment

- 5.4.11 As the answer is no, it is advised that should planning permission be forthcoming, a proportionate financial contribution should be secured in line with the Essex Coast RAMS requirements. Provided this mitigation is secured, it can be concluded that this planning application will not have an adverse effect on the integrity of the named European sites from recreational disturbance, when considered 'in combination' with other development.
- 5.4.12 The Essex Coastal RAMS has been adopted. This document stated that the flat rate for each new dwelling has been calculated at a figure of £175.55 (2026-2027 figure) and thus, the developer contribution should be calculated at this figure. For this application a contribution of £175.55 is required based on the current tariff applied for RAMS mitigation.

Conclusion to this section

- 5.4.13 At the time of writing this report Place Services Ecology had not made any comments in relation to the subject application, however, as the Preliminary Ecological Appraisal (PEA) states there being no signs of significant wildlife within this land the standard conditions usually provided by Ecology will be conditioned within this application. Furthermore, the RAMS payment has been received as of 19 May 2026 and therefore, has secured the necessary mitigation.

5.5 Impact on Neighbouring Amenity

- 5.5.1 The basis of policy D1 in the approved LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, noise, smell, light, visual impact, pollution, daylight and sunlight. This is supported by section C07 of the MDDG.
- 5.5.2 The final details for the development would be secured through reserved matters, but the application can be assessed based on the illustrative information provided for this application.
- 5.5.3 There are two neighbouring properties which border this site. To the north west is No.77 and to the south east is No.81. According to the proposed block plan, which could be subject to change, there is approximately 12 metres between the proposed dwelling and No.77 and 13.5 metres between the proposed dwelling and No.88.
- 5.5.4 The neighbouring property to the north west is a two storey dwelling with no known first floor habitable windows and there are no first floor habitable windows proposed on the subject site. Therefore, due to the degree of separation, and there being no likely habitable rooms with windows facing each other, this neighbour would not be subject to any overlooking or overshadowing. This detail would be secured at reserved matters stage.
- 5.5.5 The neighbouring property to the southeast is a single storey dwelling. There is a window facing the subject site and a first floor window proposed on the indicative plans however, this would accommodate a bathroom and therefore a condition could be implemented for this window to be obscure glazed resulting in the potential concerns around overlooking to fall away. Overall, the proposed dwelling would not cause any overlooking or overshadowing on this neighbouring property.
- 5.5.6 On the basis of the above, it is considered that the proposal would not materially harm the amenity of the occupiers of the existing residential properties, in compliance with policies D1, D2 and H4 of the LDP.

5.6 Planning Balance

- 5.6.1 The application site lies outside the defined settlement boundary however, can be easily linked to the settlement boundary of Heybridge by the way of private vehicle, walking, cycling or local transport, therefore, resulting in any future occupants not being heavily reliant on the use of a private vehicle and the development promoting the use of sustainable modes of transport.
- 5.6.2 Furthermore, the proposal has considered the context within which the development would sit and would not introduce an incongruous form of development within the area as it is already surrounded by a residential development. Therefore, the proposal would not cause harm to the character and appearance of the area.
- 5.6.3 The proposed development would make a small contribution to housing supply and is given moderate weight in the planning balance due to the small-scale nature of the development. There would be some economic benefits from occupants of the site using amenities and services in nearby towns and villages, overall, resulting in these benefits giving limited weight due to the small-scale nature of the development.
- 5.6.4 The application site is large enough to provide adequate set-back from the road, car parking and private amenity space potential for one dwelling. The site is of sufficient size and layout not to result in any harm to the neighbouring amenities.

- 5.6.5 The proposal is acceptable in terms of highway safety and there has been a payment secured for the necessary Essex Coast RAMS mitigation.
- 5.6.6 Whilst the council cannot demonstrate a 5YHLS the impact of granting permission would not significantly and demonstrably outweigh the benefits, as set out in this report, when assessed against the provisions of the National Planning Policy Framework (NPPF), Policies S1, S2, S8, D1 and H4 of the Maldon District Local Development Plan (2017) (LDP), and the Maldon District Design Guide (2017) (MDDG). Therefore, resulting in granting planning permission.

6. ANY RELEVANT SITE HISTORY

6.1 Relevant planning history.

- **20/00377/FUL** – Erection of a detached dwelling, Refused on 10 June 2020

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	No response at the time of writing the report	N/A

7.2 Statutory Consultees and Other Organisations (*summarised*)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Essex County Council Highways	No objection subject to conditions	Noted and addressed in section 5.3.5
Place Services - Ecology	No response at the time of writing the report	N/A
Place Services – Tree Consultant	Object	Noted and addressed in section 5.2.7

7.3 Site Notice/Advertisement

- 7.3.1 The application was advertised by way of a site notice posted on the 13 May 2026 (with expiry date for comments by 4 June 2026). The site notices were affixed at eye level to street furniture around the site.
- 7.3.2 Notice was also given by way of newspaper advertisement posted in the Maldon and Burnham Standard, published on the 7 May 2026 (with expiry date for comments by 28 May 2026).

7.4 Representations received from Interested Parties (*summarised*)

- 7.4.1 **one** letter was received **objecting** to the application and the reasons for objection are summarised as set out in the table below:

Objection Comment	Officer Response
No access onto B1022	New access has been proposed and no concerns raised as stated in section 5.3
Main sewage system liable to overflow	One house wont dramatically alter the sewage systems
Previously two refusals on this plot	Only One can be found on our history back in 2020 however, every application is assessed on its own merits
Close proximity to no.77	Assessed in section 5.5
Traffic flow has increased greatly over the past four years	One house will not dramatically alter the traffic flow

8. PROPOSED CONDITIONS

- 1 The development shall be carried out in accordance with plans and particulars relating to the scale, appearance, landscaping and layout of the site (hereinafter called “the reserved matters”), for which approval shall be obtained from the Local Planning Authority in writing before any development is begun. The development shall be carried out fully in accordance with the details as approved.
REASON: The application as submitted does not give particulars sufficient for consideration of the reserved matters.
- 2 Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended).
- 3 The development hereby permitted shall be begun within two years from the date of the final approval of the reserved matters. The development shall be carried out as approved.
REASON: To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended).
- 4 All mitigation and biodiversity enhancements measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (dated 18 November 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.
REASON: To conserve and enhance Protected and Priority species/habitats in accordance with Policy N2 of the Local Development Plan and the guidance contained with the NPPF.
- 5 Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and priority species shall be submitted to and approved in writing by the local planning authority.
The content of the Biodiversity Enhancement Strategy shall include the following:
 - a) Purpose and conservation objectives for the proposed enhancement measures;
 - b) Detailed designs or product descriptions to achieve stated objectives;

- c) Locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans;
- d) Timetable for implementation
- e) Persons responsible for implementing the enhancement measures;
- f) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that matter thereafter.

REASON: To enhance Protected and Priority species/habitats in accordance with Policy N2 of the Local Development Plan and the guidance contained with the NPPF.

- 6 Prior to the installation of any external lighting, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting plans, drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To enhance Protected and Priority species/habitats in accordance with Policy N2 of the Local Development Plan and the guidance contained with the NPPF.

- 7 No development shall take place, including any groundworks or demolition, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. Within the construction management plan it must consider the following requirements:

The applicant should ensure the control of nuisances during construction works to preserve the amenity of the area and avoid nuisances to neighbours and to this effect:

- a) No waste materials should be burnt on the site, instead being removed by licensed waste contractors;
- b) No dust emissions should leave the boundary of the site;
- c) Consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site;
- d) Hours of works: works would only be undertaken between 0800 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays.

If it is known or there is the likelihood that there will be there requirement to work outside of these hours or there will be periods where there will be excessive noise that will significantly impact on sensitive receptors Environmental Health at Maldon District Council must be notified prior to the works as soon as is reasonably practicable. The developer is advised to consult nearby sensitive noise premises and mat be advised to apply for a Prior Consent under Section 61 of the Control of Pollution Act 1974.

REASON: In order to secure the satisfactory development of the site and in the interest of visual amenity and neighbouring residential amenity and in accordance with policy D1 of the LDP. This information is required prior to the comments of the development to ensure that from commencement the impacts of construction are mitigated.

- 8 Prior to first occupation of the development, the vehicular access shall be constructed as shown in principle on planning drawing no. BSG 25.03. The access shall be constructed at right angles to the highway boundary and to the existing carriageway and shall be provided with a dropped kerb vehicular crossing of the highway verge. Full layout details shall be submitted in writing and agreed with the local planning authority.
REASON: To ensure vehicles can enter and leave the highway in a controlled matter in the interest of highway safety in accordance with policies D1 and T2 of the LDP.
- 9 The applicant must submit in writing to the local planning authority any relocation of existing bollards prior to any relocation starts.
REASON: In the interest of highway safety in accordance with policies D1 and T2 of the LDP.
- 10 No unbound materials shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
REASON: To avoid displacement of loose material onto the highway in the interest of highway safety in accordance with policies D1 and T2 of the LDP.
- 11 Prior to first occupation of the development, cycle parking shall be provided in accordance with Maldon District Councils Parking Standards. The approved facility shall be secure, convenient, covered and retained at all times.
REASON: To ensure appropriate cycle parking is provided in the interest of highway safety in accordance with policies D1 and T2 of the LDP.
- 12 Prior to first occupation of the development, the developer shall be responsible for the provision, implementation and distribution of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. This pack (including tickets) is to be provided by the developer to the dwelling free of charge.
REASON: In the interest of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies T1 and T2 of the LDP.

INFORMATIVES

Highways

- 1) The applicant should be made aware of the potential relocation of utility apparatus in the highway; any relocation shall be fully at the applicants expense.
- 2) Detailed parking arrangements have not been considered as Maldon District Council are the parking authority and retain their own standards
- 3) There shall be no discharge of surface water from the development onto the highway.
- 4) All works within, or affecting, the highway shall be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the highway authority (Essex County Council), with all details being agreed before the commencement of any highway works. Failure to secure the necessary approvals and relevant permits for works within the highway may result in enforcement action by the highway authority against, but not limited to, the owner of the land or the person causing, or

responsible for, the damage to the highway. To start the process to obtain the relevant permissions the applicant should contact the Essex Highways Development Management Team by email at development.management@essexhighway.org

- 5) In making this recommendation the highway authority has treated all planning application drawings relating to the internal layout of the proposal site as illustrative only; the proposal should be in accordance with Maldon District Council Vehicle Parking Standards dated November 2018.

APPLICATION PLANS / DOCUMENTS:

Application plans:

- Location Plan
- BSG 25.02
- BSG 25.03
- BSG.25.01 revA

Application supporting documents:

- Access and Design Statement July 2025
- Preliminary Ecological Appraisal dated 18th November 2025