



**REPORT of  
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

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**to  
COUNCIL (EXTRAORDINARY)  
28 FEBRUARY 2019**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 5**

<b>Application Number</b>	<b>RES/MAL/18/01440</b>
<b>Location</b>	Land South Of Wycke Hill And Limebrook Way, Maldon, Essex
<b>Proposal</b>	Approval of reserved matters (layout, scale, appearance and landscaping) for Phase 2 of the Eastern Parcel of the wider Land South of Wycke Hill and Limebrook Way site (LPA Application Ref. FUL/MAL/18/00071), comprising the construction of 406 residential dwellings (Use Class C3) and associated work
<b>Applicant</b>	Taylor Wimpey (East London)
<b>Agent</b>	Ms Catherine Williams – Savills
<b>Target Decision Date</b>	12 March 2019
<b>Case Officer</b>	Kathryn Mathews
<b>Parish</b>	<b>MALDON WEST</b>
<b>Reason for Referral to the Committee / Council</b>	At the discretion of the Director of Strategy, Performance and Governance

**1. RECOMMENDATION (PAGE 105)**

Since the publication of the Agenda, the description of the proposal has been amended to refer to the correct number of dwellings proposed. Neighbours and external consultees have been advised of this correction and provided with a further 21 days to comment on the proposal. Site notices have also been displayed at the site and there will be a notice in the press. Officers seek delegated authority to approve the application subject to conditions following the expiration of the re-consultation period in the event that no new material planning considerations are raised as part of any representations or consultation responses received.

**Revised Recommendation:**

Approval of the application subject to conditions be delegated to the Director of Strategy, Performance and Governance subject to the expiry of the publicity period and no new relevant planning considerations being raised.

### 3. SUMMARY (PAGES 107 – 112)

- 3.1.10 The applicant's agent has advised that the proposed market residential mix is actually as follows:

Dwelling Size	Phase 2
1 Bed Flat	15 (4.9%)
2 Bed Flat	31 (10.1%)
2 Bed House	55 (17.9%)
3 Bed House	106 (34.5%)
4 Bed House	89 (29.0%)
5 Bed House	11 (3.6%)
<b>Total</b>	<b>307 (100%)</b>

### 6. PRINCIPLE OF DEVELOPMENT AND HOUSING MIX (PAGES 113 – 115)

- 6.3 The applicant's agent has advised that the overall market housing mix for Phases 1 and 2 is actually as follows:

Dwelling Size	Phase 1	Phase 2
1 Bed Flat	0 (0%)	15 (4.9%)
2 Bed Flat	0 (0%)	31 (10.1%)
2 Bed House	24 (20.5%)	55 (17.9%)
3 Bed House	55 (47.0%)	106 (34.5%)
4 Bed House	31 (26.5%)	89 (29.0%)
5 Bed House	7 (6.0%)	11 (3.6%)
<b>Total</b>	<b>117 (100%)</b>	<b>307 (100%)</b>

- 6.5 The proportion of smaller units proposed for Phase 2 would, therefore, be 32.9% for Phase 2 and 29.5% when Phases 1 and 2 are combined.

### 7. DESIGN AND IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA (PAGES 115 – 119)

- 7.9 The proposed densities have been confirmed as 37.35dph for the high-density area, 25.26dph for the medium density area and 24.38dph for the low density area. The medium density area is below that set out in the 'Parameter Plan' (30-35dph) but is acceptable taking into account the location of the site within a Garden Suburb.

## 16. CONSULTATIONS AND REPRESENTATIONS RECEIVED (PAGES 132 – 135)

### 16.3 Internal Consultees (*summarised*) (Pages 134 – 135)

Name of Internal Consultee	Comment	Officer Response
Countryside and Coast Officer	The proposal is acceptable from an ecology perspective subject to the implementation of the recommendations in the Ecological Assessment.	Noted – refer to section 12 of report. Recommended condition 2 relates to the implementation of the recommendations of the ecological reports

## 17. PROPOSED CONDITIONS (PAGES 135 – 144)

Please note the following updates in relation to conditions 1, 4 and 9.

- 1 Proposed Density Plan should be rev C, not rev A. The Construction Environmental Management Plan was submitted for information only and should be deleted as this is required through Condition 81 of the outline planning permission and therefore there is no need to include this at Reserved Matters stage. Whilst the Proposed Drainage Strategy has already been secured through planning permission FUL/MAL/18/00494 and therefore is not required at Reserved Matters stage.
- 4 The applicant considers that condition 4 is unnecessary. Confirmation as to the requirements for this condition has been sought from Sport England who have advised that the condition is not necessary as the matters are already covered by condition 50 of the outline planning permission. Therefore it is recommended that this condition be removed from the recommendation.
- 9 Schedule 11 of the S106 for the outline planning permission requires details of the children's play areas (including benches and cycle parking) to be submitted to the Council for approval prior to implementation of a given phase. Condition 9 is therefore unnecessary. Therefore it is recommended that this condition be removed from the recommendation.

### **AMENDED CONDITION**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

#### **Parameter Plans**

1301.P0 411 PROPOSED PARKING LAYOUT rev. A  
1301.P0 412 PROPOSED DENSITY PLAN rev. C  
1301.P0 413 PROPOSED MATERIALS LAYOUT rev. B  
1301.P0 414 PROPOSED GARDEN LAYOUT rev. A  
1301.P0 415 PROPOSED REFUSE STRATEGY rev. B  
1301.P0 416 PROPOSED STOREY HEIGHTS rev. A

**House Types**

1301-HT PA25 V1 500 House Type PA25 - Plans & Elevations  
1301-HT PA25 V3 502 House Type PA25 - Plans & Elevations  
1301-HT PA25 V4 503 House Type PA25 - Plans & Elevations (Special)  
1301-HT PA25 V5 504 House Type PA25 - Plans & Elevations (Special)  
1301-HT PA25 V6 505 House Type PA25 - Plans & Elevations (Special)  
1301-HT PA25 V7 506 House Type PA25 - Plans & Elevations  
1301-HT B3 V1 510 House Type B3 - Plans & Elevations  
1301-HT B3 V2 511 House Type B3 - Plans & Elevations  
1301-HT B3 V3 512 House Type B3 - Plans & Elevations  
1301-HT B3 V4 513 House Type B3 - Plans & Elevations  
1301-HT B3 V5 514 House Type B3 - Plans & Elevations  
1301-HT NA32 V1 520 House Type NA32 - Plans & Elevations (Special)  
1301-HT NA32 V2 521 House Type NA32 - Plans & Elevations  
1301-HT NA32 V3 522 House Type NA32 - Plans & Elevations  
1301-HT NA32 V4 523 House Type NA32 - Plans & Elevations  
1301-HT NA32 V5 524 House Type NA32 - Plans & Elevations (Special)  
1301-HT NA32 V6 525 House Type NA32 - Plans & Elevations (Special)  
1301-HT NA32 V7 526 House Type NA32 - Plans & Elevations  
1301-HT NT30 V1 530 House Type NT30 - Plans & Elevations  
1301-HT NT30 V2 531 House Type NT30 - Plans & Elevations (Special)  
1301-HT NT30 V3 532 House Type NT30 - Plans & Elevations (Special)  
1301-HT NT30 V4 533 House Type NT30 - Plans & Elevations  
1301-HT NT32 V1 540 House Type NT32 - Plans & Elevations  
1301-HT NT32 V3 542 House Type NT32 - Plans & Elevations (Special)  
1301-HT NT32 V4 543 House Type NT32 - Plans & Elevations (Special)  
1301-HT WDMN V1 550 House Type WOODMAN - Plans & Elevations  
1301-HT WDMN V2 551 House Type WOODMAN - Plans & Elevations  
1301-HT WDMN V4 553 House Type WOODMAN - Plans & Elevations  
1301-HT WDMN V5 554 House Type WOODMAN - Plans & Elevations  
1301-HT WDMN V6 555 House Type WOODMAN - Plans & Elevations  
1301-HT WDMN V7 556 House Type WOODMAN - Plans & Elevations  
1301-HT WDMN V8 557 House Type WOODMAN - Plans & Elevations  
1301-HT WDMN V9 558 House Type WOODMAN - Plans & Elevations  
1301-HT WDMN V10 559 House Type WOODMAN - Plans & Elevations  
1301-HT NB32 V1 560 House Type NB32 - Plans & Elevations  
1301-HT B4 V1 570 House Type B4 - Plans & Elevations  
1301-HT B4 V2 571 House Type B4 - Plans & Elevations  
1301-HT B4 V3 572 House Type B4 - Plans & Elevations  
1301-HT PA44 V1 580 House Type PA44 - Plans & Elevations  
1301-HT PA44 V2 581 House Type PA44 - Plans & Elevations  
1301-HT NT41 V1 590 House Type NT41 - Plans & Elevations  
1301-HT NT41 V2 591 House Type NT41 - Plans & Elevations  
1301-HT NA43 V1 600 House Type NA43 - Plans & Elevations  
1301-HT NA43 V2 601 House Type NA43 - Plans & Elevations  
1301-HT NA43 V3 602 House Type NA43 - Plans & Elevations  
1301-HT NA43 V4 603 House Type NA43 - Plans & Elevations  
1301-HT NT42 V1 610 House Type NT42 - Plans & Elevations  
1301-HT NT42 V2 611 House Type NT42 - Plans & Elevations

1301-HT NT42 V3 612 House Type NT42 - Plans & Elevations  
1301-HT NT42 V4 613 House Type NT42 - Plans & Elevations  
1301-HT NT42 V5 614 House Type NT42 - Plans & Elevations  
1301-HT NT42 V6 615 House Type NT42 - Plans & Elevations  
1301-HT NT42 V7 616 House Type NT42 - Plans & Elevations  
1301-HT PT45 V1 620 House Type PT45 - Plans & Elevations  
1301-HT PT45 V2 621 House Type PT45 - Plans & Elevations  
1301-HT PT45 V3 622 House Type PT45 - Plans & Elevations  
1301-HT PT45 V4 623 House Type PT45 - Plans & Elevations  
1301-HT PT45 V5 624 House Type PT45 - Plans & Elevations  
1301-HT PA49 V1 630 House Type PA49 - Plans & Elevations  
1301-HT PA49 V2 631 House Type PA49 - Plans & Elevations  
1301-HT PA49 V3 632 House Type PA49 - Plans & Elevations  
1301-HT PA49 V4 633 House Type PA49 - Plans & Elevations  
1301-HT PA49 V5 634 House Type PA49 - Plans & Elevations (Special)  
1301-HT PA49 V6 635 House Type PA49 - Plans & Elevations (Special)  
1301-HT PA49 V7 636 House Type PA49 - Plans & Elevations  
1301-HT PA49 V8 637 House Type PA49 - Plans & Elevations  
1301-HT PA49 V9 638 House Type PA49 - Plans & Elevations  
1301-HT PA49 V10 639 House Type PA49 - Plans & Elevations  
1301-HT NA51 V1 640 House Type NA51 - Plans & Elevations (Special)  
1301-HT NA51 V2 641 House Type NA51 - Plans & Elevations  
1301-HT NA51 V3 642 House Type NA51 - Plans & Elevations  
1301-HT NA51 V4 643 House Type NA51 - Plans & Elevations  
1301-HT NA51 V6 644 House Type NA51 - Plans & Elevations  
1301-HT NA51 V7 645 House Type NA51 - Plans & Elevations  
1301-HT NA50 V1 650 House Type NA50 - GA Plans  
1301-HT NA50 V1 651 House Type NA50 - ELEVATIONS  
1301-HT NA50 V2 652 House Type NA50 - GA Plans  
1301-HT NA50 V2 653 House Type NA50 - ELEVATIONS  
1301-HT NA50 V3 654 House Type NA50 - GA Plans  
1301-HT NA50 V3 655 House Type NA50 - ELEVATIONS  
1301-HT B1 V1 660 House Type B1 - Plans & Elevations  
1301-HT B1 V2 661 House Type B1 - Plans & Elevations  
1301-HT B1 V3 662 House Type B1 - Plans & Elevations  
1301-HT B2 V1 670 House Type B2 - Plans & Elevations  
1301-HT B2 V2 671 House Type B2 - Plans & Elevations  
1301-HT PT22 V1 680 House Type PT22 - Plans & Elevations  
1301-HT AA23 V1 690 House Type AA23 - Plans & Elevations  
1301-HT AA23 V2 691 House Type AA23 - Plans & Elevations  
1301-HT AA31 V2 701 House Type AA31 - Plans & Elevations  
1301-HT F4 720 PRIVATE APARTMENTS F4 - GA PLANS  
1301-HT F4 721 PRIVATE APARTMENTS F4 - GA PLANS  
1301-HT F4 722 PRIVATE APARTMENTS F4 – ELEVATIONS  
1301-HT F5 725 PRIVATE APARTMENTS F5 - GA PLANS  
1301-HT F5 726 PRIVATE APARTMENTS F5 - GA PLANS  
1301-HT F5 727 PRIVATE APARTMENTS F5 - ELEVATIONS  
1301-HT F1 740 RETIREMENT APARTMENTS F1 - GA PLANS  
1301-HT F1 741 RETIREMENT APARTMENTS F1 - GA PLANS  
1301-HT F1 742 RETIREMENT APARTMENTS F1 - ELEVATIONS  
1301-HT F2 750 AFFORDABLE APARTMENTS F2 - GA PLANS

1301-HT F2 751 AFFORDABLE APPARTMENTS F2 - ELEVATIONS  
1301-HT F3 752 AFFORDABLE APPARTMENTS F3 - GA PLANS  
1301-HT F3 753 AFFORDABLE APPARTMENTS F3 - GA PLANS rev. A  
1301-HT F3 754 AFFORDABLE APPARTMENTS F3 – ELEVATIONS  
rev.A

### **Garages and Car Ports**

1301-GAR V1 750 Garage - Single V1  
1301-GAR V2 751 Garage - Single V2  
1301-GAR V3 752 Garage - Single V3  
1301-GAR V4 753 Garage - Single V4  
1301-GAR V5 754 Garage - Single V5  
1301-GAR V6 755 Garage - Single V6  
1301-GAR V7 756 Garage - Single V7  
1301-GAR V8 757 Garage - Single V8  
1301-GAR V9 758 Garage - Single V9  
1301-GAR V1 759 Garage - Double V1  
1301-GAR V2 760 Garage - Double V2  
1301-GAR V3 761 Garage - Double V3  
1301-GAR V1 762 Garage - Twin V1  
1301-GAR V2 763 Garage - Twin V2  
1301-GAR V3 764 Garage - Twin V3  
1301-GAR V4 765 Garage - Twin V4  
1301-GAR V5 766 Garage - Twin V5  
1301-GAR V6 767 Garage - Twin V6  
1301-GAR V7 768 Garage - Twin V7  
1301-GAR 769 Single Car Port  
1301-GAR 770 Double Car Port

### **Sports Pavilion**

1301.P1 800 rev.F Proposed Sports Pavilion (Plans and Elevations)

Boundary Design Details CSA/3000/125

POS Design Details CSA/3000/126 rev.A

Phase 2 POS Landscape Proposals 1 of 6 CSA/3000/170

Phase 2 POS Landscape Proposals 2 of 6 CSA/3000/171

Phase 2 POS Landscape Proposals 3 of 6 CSA/3000/172

Phase 2 POS Landscape Proposals 4 of 6 CSA/3000/173

Phase 2 POS Landscape Proposals 5 of 6 CSA/3000/174

Phase 2 POS Landscape Proposals 6 of 6 CSA/3000/175 rev.A

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Phase 2 - Soft Landscape Proposals - Sheet 5 of 13 CSA/3000/140

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 Sports Field Layout CSA/3000/163 rev.A  
 LEAP 1 Detailed Proposals (Phase 2) CSA/3000/168  
 NEAP Detailed Proposals (Phase 2) CSA/3000/169  
 Sports Pavilion Car-Park Landscape Proposals CSA/3000/162  
 Sports Pitch Performance Specification CSA/3000/06 rev.A  
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Highways Note Z517-03

Planning Statement Nov-18

Air Quality Assessment 10523/AQ/01

Noise Assessment 10523/NA/01

Energy Statement Dec-18

Arboricultural Method Statement Dec-18

Balcony Design Intent for Houses/Flats F1- F5

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