

**CIRCULATED
BEFORE THE
MEETING**



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

to
**DISTRICT PLANNING COMMITTEE
THURSDAY 30 JANUARY**

MEMBERS' UPDATE 2

AGENDA ITEM NO. 5

Application Number	19/01093/FUL
Location	Land South Of Wycke Hill And Limebrook Way (Western) Maldon Essex
Proposal	Full planning application for infrastructure works, including: foul and surface water drainage; provision of highways; site levelling and associated works for the Western Parcel of planning permission 18/00071/FUL.
Applicant	Crest Nicholson (Eastern)
Agent	Ms Catherine Williams - Savills
Target Decision Date	05.02.2020
Case Officer	Kathryn Mathews
Parish	MALDON WEST
Reason for Referral to the Committee / Council	Strategic site in the Approved Local Development Plan

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.2 Statutory Consultees and Other Organisations (*summarised*)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Essex County Council Highways	The proposal is not acceptable due to: 1. Lack of cycleway provision from the site to the north i.e. through the Linden site or onto the A414 which was shown on the Parameter Plans which formed part of the outline planning permission 2. Plan does not include a	1. The provision of a cycleway beyond the northern boundary of the current application site where it adjoins the A414 and on land outside the applicant's control was not secured as part of the Section 106 Agreement associated with the development approved as part of the outline

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
	<p>connection to the west of the site, through the employment area, to the existing private access track which runs north/south to the west of the site which will be necessary when the entrance to this access from the A414 is closed as part of the proposed South Maldon Relief Road and which was shown on the Highway Alteration drawings approved as part of the outline planning permission</p>	<p>planning permission and that development can still be carried out. The development proposed has not materially changed so this requirement would not be reasonable. Notwithstanding this 'fall-back position', it is considered that adequate pedestrian/ cycle links would be made.</p> <p>2. A vehicular link to the western boundary was proposed as part of the outline planning permission but, as the applicant has suggested, this matter could be addressed through the imposition of a condition. An additional condition is recommended below.</p>

8. PROPOSED ADDITIONAL CONDITION

- 4 The road network hereby approved shall not be beneficially used unless and until a vehicular link to the western boundary of the site has been provided in accordance with details which shall have been submitted to and gained the prior written approval of the local planning authority.

REASON

In order to ensure that vehicular access to property to the west of the application site is maintained, in the interests of highway safety and convenience, in accord with Policy T2 of the Maldon District Approved Local Development Plan, and the NPPF.