

**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**DISTRICT PLANNING COMMITTEE
9 JULY 2020**

**CIRCULATED
BEFORE THE
MEETING**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	15/01327/OUT
Location	Land North And West Of Knowles Farm, Wycke Hill, Maldon, Essex
Proposal	C3 residential development (up to 320 new homes) of mixed form, size and tenure, small scale B1 employment development (up to 2,000sqm), C2 / D1 community uses, a new relief road to the north of A414, strategic landscaping, pedestrian and cycle linkages, estate roads, open space, drainage and sewerage (including SUDS) and other associated development. - All matters reserved except for access.
Applicant	Mr Nick Mann - Dartmouth Park Estates Ltd.
Agent	Nathaniel Lichfield and Partners
Target Decision Date	31.08.2020
Case Officer	Kathryn Mathews
Parish	MALDON WEST
Reason for Referral to the Committee / Council	Local Development Plan (LDP) site allocation Site S2(b)

7 PROPOSED CONDITIONS, INCLUDING HEADS OF TERMS OF ANY SECTION 106 AGREEMENT

Strategic Phasing Plan

There is a formatting error in Condition 8 recommended. Condition 8 should read as follows:

- 8 Prior to the submission of the first of the reserved matters application(s) for the site, a Strategic Phasing Plan, which accords with the triggers in the S106 accompanying this application dated [to be inserted] for the provision of infrastructure and which covers the entire site, shall be submitted to and approved in writing by the Local Planning Authority. The Strategic Phasing Plan shall include the proposed sequence of provision of the following elements:
- a) The South Maldon Relief Road (SMRR), roundabout to the west on the A414 and signalized junction to the north east on the A414 as identified on drawing number PS07015-014.2-Rev I 'Parameter Plan 2 - Access and Movement' to include trigger points in the development and phasing of delivery;

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- b) Internal roads/routes, footpath and cycleway provisions and crossing within and where linked to the site as identified on drawing number PS07015-014.2-Rev I 'Parameter Plan 2 - Access and Movement';
- c) All residential development;
- d) Employment land, where applicable for the relevant phase;
- e) Community Use Land, where applicable for the relevant phase;
- f) The green infrastructure, landscaping, informal open space and open space areas;
- g) Structural landscaping/planting provisions;
- h) Strategic foul and surface water features, including SuDS; and
- i) Environmental mitigation measures;

The approved Strategic Phasing Plan shall then inform the reserved matters application(s) and the development shall be implemented in accordance with the approved the Strategic Phasing Plan, unless a revised phasing plan is otherwise agreed in writing by the Local Planning Authority.

REASON: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that major infrastructure provision and environmental mitigation is provided in time to cater for the needs and impacts arising out of the development. In accordance with policies I1, S2, S3, S4, D1, D2, D5, E1, E2, E3, E6, H1, H2, N1, N3, T1, T2 and I1 of the Maldon District Approved Local Development Plan, the adopted South Maldon Garden Suburb Strategic Masterplan Framework SPD, and the NPPF and PPG.

Ecology:

To accord with the conclusions of the Habitat Regulation Assessment carried-out (which has been sent to Natural England for approval), the wording of condition 42 requires amendment to include the following, additional requirement for the Ecological Conservation Management Plan required:

- j) Circular dog walking routes of 2.7 km within the site and/or with links to surrounding public rights of way (PRoW), dedicated 'dogs-off-lead' areas, signage/information leaflets to householders to promote these areas for recreation, and dog waste bins.

INFORMATIVES

One of the informatives recommended requires amendment as only a spur off the 'Linden Homes' roundabout towards the application site has been constructed and not the full length included in one of the submitted highways drawings. Informative 6 should read as follows:

- 6 In respect of Planning Conditions 5 & 9, the Roundabout shown on 'Drawing No CIV-13756-SA-95-0036' and the Infrastructure Provision Drawing No. CIV-13756-SA-95-0061' have been constructed by others, subsequent to Maldon Council's resolution to approve this application on 23 March 2017 and prior to issuing this Outline Planning Permission (except for the extent of the length of the

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Site Access road to the north-west of the roundabout shown on the Drawing No CIV-13756-SA-95-0036).