

CIRCULATED PRIOR  
TO THE MEETING



**REPORT of  
DIRECTOR OF SERVICE DELIVERY**

to  
**DISTRICT PLANNING COMMITTEE**  
22 September 2022

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 6**

<b>Application Number</b>	<b>22/00454/FUL</b>
<b>Location</b>	Limebrook Park East, Land South Of Wycke Hill And Limebrook Way, Maldon, Essex
<b>Proposal</b>	Development of the site to provide 42 residential dwellings (Class C3) together with associated infrastructure
<b>Applicant</b>	Taylor Wimpey (London)
<b>Agent</b>	Mr Oliver Milne - Savills
<b>Target Decision Date</b>	31.10.2022
<b>Case Officer</b>	Kathryn Mathews
<b>Parish</b>	<b>MALDON WEST</b>
<b>Reason for Referral to the Committee / Council</b>	Strategic site within the strategic submitted Local Development Plan

**7. CONSULTATIONS AND REPRESENTATIONS RECEIVED**

**7.2 Statutory Consultees and Other Organisations**

<b>Name of Statutory Consultee / Other Organisation</b>	<b>Comment</b>	<b>Officer Response</b>
Environment Agency	Holding objection has been overcome – based on the information submitted, they conclude that the development will be no danger to people but recommends that the suitability of the submitted Flood Warning and Evacuation Plan is assessed.	Noted – the Flood Warning and Evacuation Plan submitted is basic and, therefore, it is recommended that an additional condition is imposed requiring the submission of a Flood Warning and Evacuation Plan is imposed if planning permission is granted.

**8. PROPOSED ADDITIONAL CONDITION**

22. Notwithstanding the details submitted, the dwellings hereby permitted shall not be occupied unless and until a Flood Warning and Evacuation Plan has been submitted to and approved in writing by the local planning authority. The occupiers of each of the dwellings shall be provided with a copy of the approved Plan prior to their first occupation of the dwellings.

**REASON** In order to minimise the potential adverse impacts of flooding, in accordance with Policies S4 and D5 of the approved Maldon District Local Development Plan and the NPPF.

**ADDITIONAL INFORMATIVE**

13. The applicant may need an environmental permit for flood risk activities if they want to do work in, under, over or within 8m from a fluvial main river and from any defence structure or culvert or 16m from a tidal main river and from any flood defence structure or culvert. The Limebrook South Arm is designated a 'main river'. Application forms and further information can be found at <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. Anyone carrying out these activities without a permit where one is required, is breaking the law.