



**REPORT of  
DIRECTOR OF SERVICE DELIVERY**

to  
**DISTRICT PLANNING COMMITTEE  
1 DECEMBER 2022**

<b>Application Number</b>	<b>22/00523/RESM</b>
<b>Location</b>	Land At Broad Street Green Road, Maypole Road And Langford Road, Heybridge, Essex
<b>Proposal</b>	Reserved matters application for the approval of access, appearance, landscaping, layout & scale for the construction of 262 residential units with associated access, parking, servicing and landscaping (Phase 2 only) on approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including: (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity sub-stations (Detailed); and (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline).
<b>Applicant</b>	Bellway Homes (Thames Gateway)
<b>Agent</b>	Catherine Williams - Savills
<b>Target Decision Date</b>	27.10.2022 (EoT agreed: 05.12.2022)
<b>Case Officer</b>	Anna Tastsoglou
<b>Parish</b>	<b>GREAT TOTHAM</b>
<b>Reason for Referral to the Committee / Council</b>	Strategic site within the strategic submitted Local Development Plan

**1. RECOMMENDATION**

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

**2. BACKGROUND**

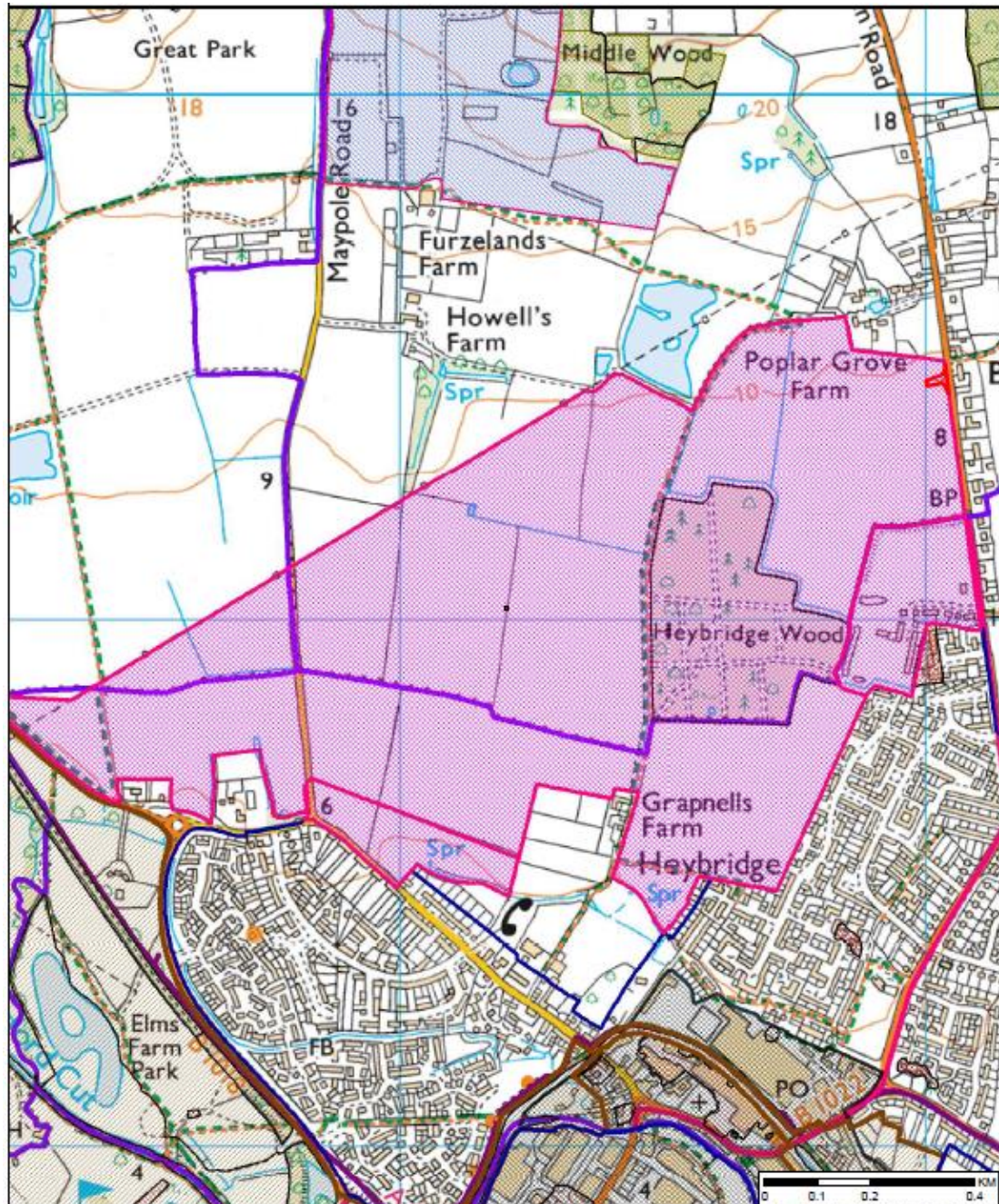
- 2.1 The planning application was originally presented to the District Planning Committee meeting on 27 October 2022. The application was deferred by the Committee in order for the applicant to consider revising the scale, height and design of the north-eastern block of flats proposed within parcel 12.


2.2 Following discussions with the Applicant amendments have been incorporated to the development as previously proposed and these are detailed in the Updated Report below.

2.3 The report previously presented at the District Planning Committee is attached in **APPENDIX A.**

**3. SITE MAP**

Please see below.



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	Organisation:	Maldon District Council
	Department:	Department
	Comments:	Not Set
	Date:	23/11/2021
	MSA Number:	100018588
<a href="http://www.maldon.gov.uk">www.maldon.gov.uk</a>		

#### **4. UPDATE FOLLOWING DEFERRAL OF THE APPLICATION**

- 4.1 As noted above amendments have been incorporated to the previously proposed development following deferral of the application by the District Planning Committee on 27 October 2022. The revised elements of the development, as well as the main material planning considerations that need re-assessment are discussed below.

#### **5. SUMMARY**

##### **5.1 Proposal / brief overview, including any relevant background information**

- 5.1.1 Planning permission is sought for the construction of 262 residential units with associated access, parking, servicing and landscaping. It is noted that the number of units proposed on site has not been amended under the revisions. Furthermore, no changes are proposed in relation to the number or tenure of the proposed affordable or market housing. The changes incorporated to the development relate to the layout, scale, appearance and landscaping of the north-eastmost block within parcel 12. The main changes incorporated to the scheme previously presented at the District Planning Committee meeting are addressed below:

- The previously proposed part two-storey, part three storey block of flats has been replaced with two smaller two-storey blocks of flats.
- The layout of the north-easternmost part of parcel 12 has been revised to accommodate two blocks of flats primarily along the spine road and two-storey dwellings on the southern part of this block.
- The types of the dwellings proposed within this section of parcel 12 is the same; however, some of them have been repositioned within the block. The pair of semi-detached dwellings on plots 146-147 and 143 -144 are now proposed on plots 161-162 and 163-164. The detached unit on plot 145 is not proposed on plot 165 and the pair of semi-detached properties on plots 161 and 162 are now proposed on plots 143-144.
- The parking area for the flats is proposed centrally and to the rear of the proposed apartment blocks, together with two parking spaces for the dwellings on plots 143 and 144, unlike the previously proposed parking arrangement which was proposed to the southwest of the apartment block and was split into two areas. A total of 13 parking spaces are proposed and one visitor space for the proposed 13 flats; one per flat. Three instead of two visitor parking spaces are proposed to the northeast of apartment block 3. An additional visitor parking space is proposed south of plot 165 and the two visitor spaces of the previously proposed apartment block have been removed. Overall, the parking spaces have been reduced by four.
- Apartment block 3 would be located on the northwest corner of the north-easternmost block of parcel 12 block and it would measure a maximum of 27.3 metres wide, 23 metres deep, 5.4 metres high to the eaves, with a maximum height of 10.3 metres. The building would be two-storeys in height, it would have gabled roofs and it would incorporate balconies. In terms of detailing, soldier course brick lintels are proposed over the windows, as well as different finishing materials, including brick and weatherboarding. The block would accommodate two one-bedroom and a two-bedroom flat at ground floor, as well as refuse and cycle parking facilities, and three one-bedroom and one, two-bedroom flats at first floor. A 219.4sqm area of outdoor amenity area is proposed to the rear of the building to serve future occupiers.

- Apartment block 4 would be located on the northeast corner of the north-easternmost block of parcel 12 block and it would measure a maximum of 24.3 metres wide, 14 metres deep, 5.2 meters high to the eaves, with a maximum height of 11.7 metres. The building would be two-storeys in height, it would have two main gabled projecting features and a lower roof link in between them and a single storey projection to the side of the main building. Balconies are also included on the north and east elevations and similar window detailing to the neighbouring block of flats. Internally the apartment block would accommodate two one-bedroom flats and a two-bedroom flat at ground floor, as well as refuse and cycle parking facilities and two one-bedroom and one, two-bedroom flats at first floor. A 144.2sqm of outdoor amenity area is proposed to the rear of the building to serve future occupiers.

## 5.2 Conclusion

- 5.2.1 The principle of the development of this site has been accepted as the site forms part of the North Heybridge Garden Suburb, strategic site reference S2(d). The details of the residential element of phase 2 of the development are considered to accord with the North Heybridge Strategic Masterplan Framework, the North Heybridge Strategic Design Code, the approved parameter plans and the outline planning permission to which it relates (15/00419/OUT). Overall, it is considered that the revised layout, mass, height, form, design, appearance and landscaping of the development would be acceptable and would be a good representation of the character areas that are aimed for this section of the North Heybridge Garden Suburb and will deliver the high quality, vibrant and distinctive neighbourhoods that is the aim for garden suburbs. It is also considered that the scheme, as revised, would overcome the concerns raised by Members, in relation to the scale, mass and height of the previously proposed apartment block. On the basis of the above, this reserved matter application is considered acceptable and in accordance with the aims of the development plan.

## 6. MAIN CONSIDERATIONS

### 6.1 Design and Impact on the Character of the Area

- 6.1.1 As noted above, the scheme has been revised following deferral at the last District Planning Committee meeting to overcome the concerns raised by Members in relation to scale, mass and height of the block of flats on the northeast corner of parcel 12, that was the apartment block closer to Broad Street Road. The development has been amended to replace the part three-storey, part-two-storey apartment block with two smaller, two-storey blocks of flats. This has also resulted in rearranging adjacent dwellings in the north-easternmost block of parcel 12; however, it is noted that the same number and type of units are proposed although parking has been reduced by four spaces. Further details in relation to the changes incorporated into the scheme are discussed in section 5.1 above.
- 6.1.2 The revised development would still comply with the residential density and building heights parameter plans. The layout of the development on this part of parcel 12 has been amended to incorporate two blocks of flats following concerns raised by Members, with parking provided centrally to the rear of the blocks, and the build form has been pushed forward closer to the spine road, as compared to the previously proposed single block. However, it is noted that the front building line of the buildings follows the built pattern of the adjacent units maintaining a formal linear arrangement, in accordance with the guidance contained in the North Heybridge Garden Suburb (NHGS) Strategic Design Code.

- 6.1.3 As noted above, the proposed apartment blocks would be two-storey in height, albeit higher than the neighbouring two-storey dwellings. This is because of the overall bulk and depth of the buildings, which effectively results in the need for higher ridge heights. However, consideration has also been given in maintaining the building height hierarchy. Although the proposed blocks of flats would be taller than the neighbouring dwellings, the eaves height would stay almost consistent, maintaining a level or uniformity in the built form. Furthermore, it is noted that by splitting the previously proposed single apartment block to two smaller blocks, accommodating the same amount and size of units, the overall scale and mass of the buildings has been reduced, creating a more consistent relationship to the adjacent residential units. As a result, it is considered that the revised scheme has responded to and overcome the concerns raised by Members, in all respects, including the height, mass and scale of the apartment block adjacent to the existing development along Broad Street Green Road.
- 6.1.4 In relation to the detailed design of the buildings, it is considered that an appropriate level of articulation has been achieved through fenestration details such as recessed areas, solid to void ratios (windows to brickwork / cladding) and the inclusion of a variety of finishing materials. Overall, it is considered that although of fairly simple design, the proposed apartment blocks would maintain the architectural and design ethos of the garden suburb and as such would integrate well with the rest of the development and the adjacent previously developed areas.
- 6.1.5 The revised development would involve courtyard parking centrally and to the rear of the proposed apartment blocks. The guidance contained in the NHGS Strategic Design Code suggests that courtyard parking should only be used occasionally, where there are flats and should be kept small in size, not exceeding six to eight spaces. It should be noted that following amendments to the parking proposals, the amount of parking spaces provided within the courtyard has been reduced by four parking spaces and this has enabled the development to provide larger areas of private amenity space. Furthermore, although a high number of parking spaces are proposed to serve the two blocks, this element of the development would not be highly visible from the streetscene and also the layout of the parking court is such that, no more than eight parking spaces would be located in a row. Furthermore, landscaping is to be introduced within the parking court to soften the appearance of the development.
- 6.1.6 The revised development would also provide a good level of soft landscaping to soften the appearance of the development.
- 6.1.7 In light of the above assessment, it is considered that the development, as revised, would maintain accordance with the approved parameter plans and the guidance contained within the NHGS Strategic Design Code regarding character areas, and it addresses the concerns raised by the Members at the District Planning Committee meeting on 27 October 2022. The development would also follow the design principles set out in the Maldon District design Supplementary Planning Document (SPD). Overall, it is considered that the layout, mass, height, form, design and appearance of the revised development would be acceptable and would be a good representation of the Village Edge character that is aimed for this section of the NHGS.

## 6.2 Access, Parking and Highway Safety

### 6.2.1 Parking

6.2.1.1 The revised development would provide one parking space per residential unit for the two blocks of flats. The blocks would provide accommodation to 9 one-bedroom flats and 4 two-bedroom flats. Whilst the proposed two-bedroom flats will be served by one rather than two parking spaces, it is noted that the Vehicle Parking Standards SPD states that “*lower parking provision may be acceptable within town centre locations or the Garden Suburbs depending on access to alternative means of transport, subject to a minimum provision of 1 car parking space per dwelling*”. This has also been accepted within residential development in other Phases of the NHGS. It is noted that bus stops are proposed to the south of parcel 10, an approximate 320metres distance away from the proposed apartment blocks. Furthermore, the development has immediate access to public open space, and it is in close proximity to Heybridge Wood. The proposed local centre within the Garden Suburb is located to the southwest of the woods and it would be easily accessible via the pedestrian / cyclist network proposed within the scheme. Services, such as schools and early years facilities are proposed within, and next to the local centre. Therefore, it is considered that the development, as proposed would comply with the Vehicle Parking Standards for Garden Suburbs, as one parking space is provided per unit, and also those units will be located within a short walking distance of local amenities and public transportation, as well as having access to other alternative modes of transport, including cycling and walking routes. It is therefore considered that the development would provide sufficient parking spaces for each individual residential unit, that meet the parking requirements set out in the Vehicle Parking Standards SPD.

6.2.1.2 In terms of cycle parking, sufficient cycle parking will be provided for the apartment blocks, in safe, easily accessible and weatherproof locations at ground floor within the blocks. For the dwellings, cycle parking would be provided within sheds. It is considered that the revised development would provide sufficient cycle parking and it would promote alternative and sustainable modes of transport alternative to private vehicles.

### 6.3 Private Amenity Space and Living Conditions

6.3.1 With regard to the size of amenity spaces, the Council has adopted the Maldon District Design Guide (MDDG) as supplementary guidance to support its policies in assessing applications for residential schemes. The guidance indicates that dwellings that have three or more bedrooms should be served with a minimum of 100sqm outdoor amenity area, whilst smaller one- and two-bedroom units could be served by 50sqm. For flats, the requirement would be a minimum of 25sqm. Policy D1 of the Local Development Plan (LDP) indicates the need for amenity space in new development and that the spaces provided must be useable.

6.3.2 The proposed revised scheme will provide 144.2sqm and 219.4sqm of amenity space for the proposed nine flats. Each flat would also be served by a minimum of 5sqm metres of amenity space in form of a balcony. Furthermore, all three-bedroom properties would have gardens larger than 100sqm and one- and two-bedroom dwellings would have gardens larger than 50sqm. The revised development would therefore comply with the requirements set out in the MDDG SPD.

6.3.3 The residential units will be served by windows which would provide adequate light, outlook and ventilation to all habitable rooms. Furthermore, a good level of accommodation would be provided for the future occupiers. For those occupiers of

the ground floor units within the blocks of flats adjacent to the communal amenity space, particular attention would need to be applied to ensure an acceptable level of protection against loss of amenity, in terms of loss of privacy and to ensure adequate security, is in place. It is considered that a proposed combination of hard and/or soft landscaping could be introduced around those ground floor units to separate them from the rest of the communal area. This can be secured by the imposition of an appropriately worded condition. Subject to the imposition of this condition, it is considered that the development would provide an acceptable quality of living environment for future occupiers.

## **7. CONSULTATIONS AND REPRESENTATIONS RECEIVED**

### **7.1 Representations received from Parish / Town Councils**

7.1.1 No consultation responses have been received at the time of writing the report.

### **7.2 Statutory Consultees and Other Organisations**

7.2.1 No consultation responses have been received at the time of writing the report.

### **7.3 Internal Consultees**

7.3.1 No consultation responses have been received at the time of writing the report.

### **7.4 Representations received from Interested Parties**

7.4.1 No representations have been received at the time of writing the report.

## **8. PROPOSED CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of two 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 and documents:  
BHHEYBRIDGENORTH.1/99 Rev P1  
9029/HT5b-01  
9029/HT4b-01  
BHHEYBRIDGENORTH.1/98 Rev P1  
9029/HT4-01 Rev B  
BHHEYBRIDGENORTH.1/97 Rev P1  
BHHEYBRIDGENORTH.1/103 Rev P1  
BHHEYBRIDGENORTH.1/102 Rev P1  
BHHEYBRIDGENORTH.1/101 Rev P1  
BHHEYBRIDGENORTH.1/100 Rev P1  
9029-HT5-01  
9029-HT23-02  
9029-HT23-01  
9029-HT22-01  
9029-HT15-16  
9029-HT11-01  
9029/HT9b-01  
9029/HT9-01 Rev A

9029/HT8-01  
9029/HT7-01 Rev C  
9029/HT6-01 Rev B  
9029/HT3b-01  
9029/HT3-01  
9029/HT2b-01  
9029/HT28-01 Rev A  
9029/HT25-01  
9029/HT24-01  
9029/HT21-01 Rev B  
9029/HT20-01 Rev B  
9029/HT2-01 Rev B  
9029/HT19-01 Rev A  
9029/HT18-01 Rev B  
9029/HT17-01 Rev B  
9029/HT14-01  
9029/HT13-01  
9029/HT12-01  
9029/HT10b-01  
9029/HT10-01 Rev A  
9029/HT-27S  
9029/HT-27B  
9029/HT-27 Rev B  
9029/HT-01 Rev B  
9029/APT-10 Rev A  
9029/APT-09 Rev A  
9029/APT-08 Rev A  
9033/APT-18  
9033/APT-17  
9033/APT-16  
9033/APT-15  
9033/APT-14 Rev C  
9032/APT-13 Rev B  
9031/APT-12 Rev C  
9030/APT-11 Rev B  
9029/55 Rev B  
9029/54 Rev B  
9029/53 Rev C  
9029/52 Rev B  
9029/51 Rev B  
9029/50 Rev C  
9029/34 Rev A  
9029/33 Rev D  
9029/32 Rev E  
9029/31 Rev D  
9029/30 Rev D  
9029/29 Rev D  
9029/28 Rev D  
9029/27 Rev D  
9029/26 Rev D  
9029/25 Rev D  
9029/24 Rev A  
9029/23 Rev D  
9029/22 Rev D  
9029/21 Rev G  
9029/04 Rev D



9029/03 Rev N  
9029/02 Rev D  
9029/01  
9029/HT5-01  
9029-SG  
9029 20 Rev I  
61596-C-011 Rev P1  
9029-DSG  
9029-DG  
61596-C-012 Rev P1  
61596-C-010 Rev P2  
61596-C-009 Rev P2  
61596-C-008 Rev P2  
61596-C-007 Rev P3  
61596-C-004 Rev P5  
61596-C-003 Rev P6  
61596-C-003 Rev P6  
61569-C-006 Rev P3  
3231.MA.4002 Rev B  
3231.MA.4001 Rev A  
3231.MA.4000 Rev A  
3231.MA.2007  
3231.MA.2006  
3231.MA.2005  
3231.MA.2004 Rev C  
3231.MA.2003 Rev C  
3231.MA.2002 Rev C  
3231.MA.2001 Rev C  
3231.MA.2000  
3231.MA.1006  
3231.MA.1005  
3231.MA.1004 Rev D  
3231.MA.1003 Rev D  
3231.MA.1002 Rev D  
3231.MA.1001 Rev D  
3231.MA.1000  
3231.MA.900  
104  
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REASON To ensure that the development is carried out in accordance with the details as approved.

3 The development shall be implemented in accordance with the dwelling mix hereby approved, which is as follows:

- Market housing
  - 61 no. two-bedroom units
  - 74 no. three-bedroom units
  - 48 no. four-bedroom units
- Affordable housing
  - 33 no. one-bedroom units

- 38 no. two-bedroom houses
- 8 no. three-bedroom houses

REASON In order to ensure that an appropriate housing mix is provided for the proposed development taking into account the objective of creating a sustainable, mixed community contained in Policy H1 of the approved Maldon District Development Local Plan and the guidance contained in the National Planning Policy Framework.

- 4 No development works above ground level shall take place until samples of the facing material to be used, including glazing, have been submitted to and approved in writing by the local planning authority. The works must then be carried out in accordance with the approved details.  
REASON In the interest of the character and appearance of the area in accordance with policy D1 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.
- 5 The boundary treatments for the development hereby permitted shall be carried out in accordance with the details and with materials as shown on plans 9029/23 Rev D, 9029/24 Rev A, 3231.MA.1000 and 3231.MA.4002 Rev B prior to the occupation of any of the dwellings.  
REASON In the interest of the character and appearance of the area and to protect the amenity of the neighbouring residential properties in accordance with Policy D1 of the approved Maldon District Approved Local Development Plan.
- 6 Notwithstanding condition 5 regarding the development being carried out in accordance with the submitted boundary treatments, details of the hard and/or soft landscaped boundary treatment within the communal gardens adjacent to the ground floor flats shall be submitted to and approved in writing by local planning authority, prior to the occupation of the development hereby approved. The development shall be implemented in accordance with the approved details and retained as such in perpetuity.  
REASON To protect residential amenity and quality of life of the future residential occupiers of the ground floor flats in accordance with Policy D1 of the approved Maldon District Approved Local Development Plan.
- 7 Within the first available planting season (October to March inclusive) following the occupation of each deliverable section of the development hereby approved the landscaping works as shown on plan no's 3231.MA.4002 Rev B, 3231.MA.4001 Rev A, 3231.MA.4000 Rev A, 3231.MA.2007, 3231.MA.2006, 3231.MA.2005, 3231.MA.2004 Rev C, 3231.MA.2003 Rev C, 3231.MA.2002 Rev C, 3231.MA.2001 Rev C, 3231.MA.2000, 3231.MA.1006, 3231.MA.1005, 3231.MA.1004 Rev D, 3231.MA.1003 Rev D, 3231.MA.1002 Rev D, 3231.MA.1001 Rev D, 3231.MA.1000, 3231.MA.900 and specifications included in the Landscape Design Access (3231.MA.RP001) and Landscape Maintenance Plan (3231.MA.RP002) forming part of this permission shall be fully implemented. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.  
REASON To protect the character of the area in accordance with policy D1 of the Maldon District Approved Local Development Plan.
- 8 Prior to the occupation of the development the vehicle parking shall be hard surfaced, sealed and marked out in parking bays and the approved garages shall be erected in accordance with the plans and details hereby approved. The vehicle parking area and associated turning area shall be retained in this

form in perpetuity. The vehicle parking and garages shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.  
REASON To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with policies D1 and T2 of the approved Local Development Plan.

- 9 Electric car charging points in accordance shall be implemented in accordance with the details included in plan no. 9029/31 Rev D prior to the commencement of the beneficial use of the parking space within which they would be located.  
REASON To comply with the adopted Vehicle Parking Standards SPD (2018) in accordance with Policies D1 and T2 of the approved Maldon District Local Development Plan.

- 10 The dwellings not provided with a garage hereby permitted shall not be occupied until secure and weather protected storage for bicycles as shown on plan no 9029/22 RevD has been provided for the occupiers of these dwellings. The bicycle storage shall be retained as approved in perpetuity.  
REASON To comply with the adopted Vehicle Parking Standards SPD (2018) in accordance with Policies D1 and T2 of the approved Maldon District Local Development Plan.

- 11 The development shall be completed in accordance with the approved Construction Ecological Management Plan in Respect of Condition 7(g): Phase 2, 15 January 2022, Ref No.: 20/01-6B, by Ecological Expertise Evolved, Ecological Conservation Management Plan in Respect of Condition 13 – Phase 1 (dated 14th January 2021, ref 20/01-3C), Technical Survey Note: Bat Tree Survey 2021, by Ecological Planning and Research Ltd, Bat Technical Note: Survey Results and Recommendations, by Ecological Planning submitted under the terms of application 22/05005/DET and Research Ltd and Landscape Design Access (3231.MA.RP001). The proposed ecological enhancements shall be retained as approved in perpetuity.

REASON To ensure that the approved measures are fully implemented in the interests of nature conservation in accordance with Policies S1, D1, N2 of the Maldon District Approved Local Development Plan and the NPPF.

- 12 The development shall be completed in accordance with the approved Noise Assessment, September 2021 for Phase 2 and part of Phase 4 submitted with the approved application 21/00961/RES. The proposed acoustic mitigation recommended on section 7 of the Noise Mitigation for Phase 1 shall be implemented prior to the relevant dwellings, which are to include these mitigation measures, are occupied. These acoustic mitigation measures shall be retained as approved in perpetuity.

REASON To protect residential amenity and quality of life of the future residential occupiers in accordance with Policy D1 of the approved Maldon District Approved Local Development Plan.

- 13 Notwithstanding the provisions of Class A, B, C, D, and E of Part 1 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no garages, extensions or separate buildings shall be erected within the site without planning permission having been obtained from the local planning authority.

REASON In the interest of the amenity of neighbouring properties and to safeguard the character of the area in accordance with the requirements of policies D1 and H4 of the Maldon District Local Development Plan and the provision and guidance as contained within the National Planning Policy Framework.

- 14 The first floor windows on the side elevations of those properties that have a flank to back wall relationship with the neighbouring sites shall only be glazed in obscure glass (the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing with the local planning authority) and fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal floor level unless otherwise agreed in writing by the local planning authority. In the case of multiple or double-glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4.  
REASON To protect the privacy and environment of people in neighbouring residential properties, in compliance with the National Planning Policy Framework (2018) and policies D1 and H4 of the approved Local Development Plan and the guidance contained in the Maldon District Design Guide SPD.
- 15 The trees and hedges identified for retention on the approved plan drawing number SJA TPP 22032-041 – Tree Protection Plan which is attached to and forms part of this permission shall be protected in accordance with the Arboricultural Implications Report, March 2022, Ref. SJA air 22032-01 during the course of the development. The trees and/or hedges shall be protected by measures which accord with British Standard 5837:2012 (Trees in Relation to Construction). The protective fencing and ground protection shall be erected before the commencement of any clearing, demolition and building operations and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced protection zone(s) no materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence, nor shall any change in ground level be made within the fenced area unless otherwise first agreed in writing by the local planning authority. If within five years from the completion of the development a tree or hedge shown to be retained is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement 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.  
REASON To secure the retention of appropriate landscaping of the site in the interests of visual amenity and the character of the area and for their biodiversity value in accordance with Policies D1 and N2 of the Maldon District Local Development Plan and the Maldon District Design Guide.
- 16 The site drainage shall be constructed in accordance with the Drainage Strategy Report by Richard Jackson Engineering consultants, dated March 2022, Project no: 61596 and shall be retained as such in perpetuity.  
REASON To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the site in accordance with policy D2 of the approved Maldon District Development Local Plan.
- 17 The sales suite as shown on plan no. 9029 - DSG hereby approved shall be constructed as approved. The use of the proposed sales suite shall permanently cease on or before the end of the sales period, which shall be agreed in writing by the local planning authority prior to the first use of the sales suite, and the building shall be converted into two single garages to serve units 70 and 71 within six months from the end of the sales period.  
REASON To ensure the removal of the temporary development, to ensure that the development is carried out as approved and to ensure there is sufficient off street car parking in the interests of the character and appearance of the area and highway safety in accordance with policies S1, D1 and T2 of the LDP.