



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
DISTRICT PLANNING COMMITTEE
11 JULY 2023

Application Number	23/00408/RESM
Location	Land at Broad Street Green Road and Langford Road and Maypole Road, Great Totham, Essex
Proposal	Reserved matters application for the approval of access, appearance, landscaping, layout and scale for the construction of 246 residential units with associated access, parking, servicing and landscaping (Parcels 3, 6 and 7 only) of outline 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).
Applicant	Crest Nicholson (Eastern)
Agent	Joseph Daniels - Savills
Target Decision Date	24.07.2023
Case Officer	David Green
Parish	MALDON WEST
Reason for Referral to the Committee / Council	Strategic site within the strategic submitted Local Development Plan Major Application

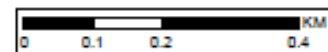
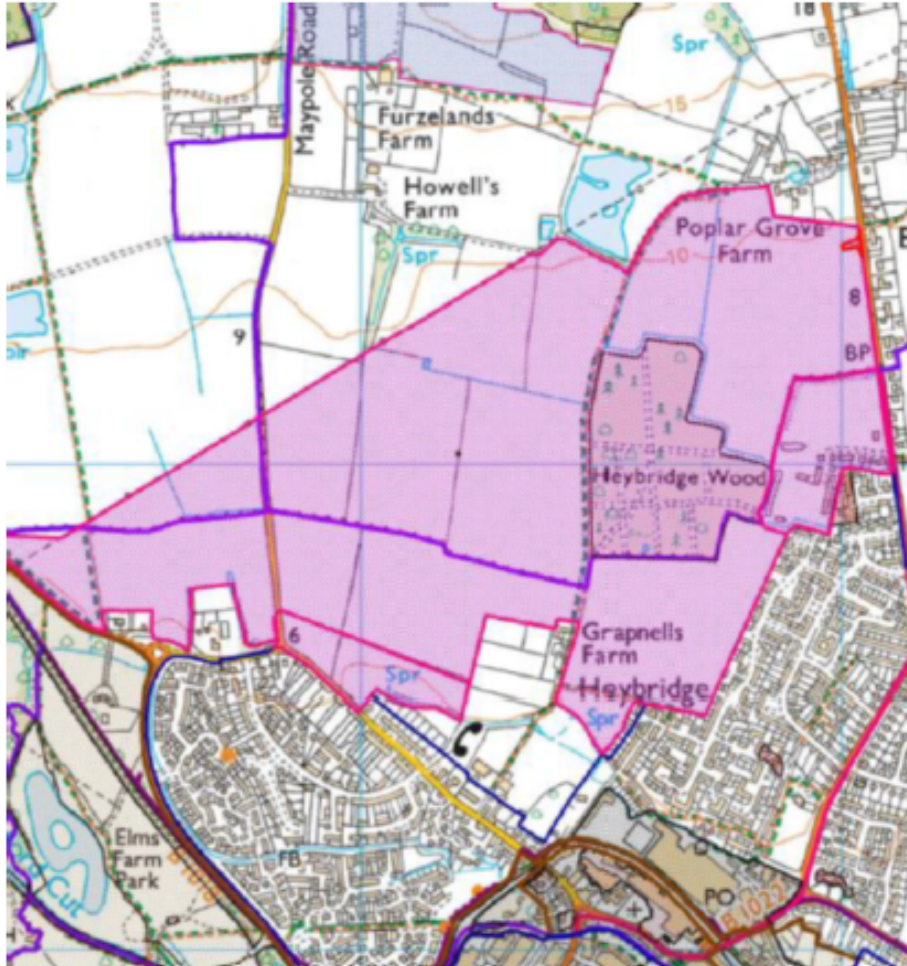
1. RECOMMENDATION

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

2. SITE MAP

Please see below.

Land At Broad Street Green Road And Langford Road And Maypole Road
 Great Totham - 23/00408/RESM



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Scale:	1:10,000
Organisation:	Maldon District Council
Department:	Department
Comments:	District Committee
Date:	29/06/2023
MSA Number:	100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

3.1.1 The application relates to the largest of the three sites allocated for development in the North Heybridge Garden Suburb referred to in Policy S2 as S2(d) North of Heybridge, which was granted planning consent for a hybrid mixed-use development on appeal on 25 October 2019 under reference 15/00419/OUT. The site is located to the north of the Heybridge settlement boundary, west of Broad Street Green Road, east of Langford Road.

3.1.2 The development granted on appeal under reference 15/00419/OUT was: "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)."

The current proposal relates to Phase 4 (Parcels 3, 6 and 7 only) of approved outline application 15/00419/OUT and seeks Reserved Matters approval for access, appearance, landscaping, layout and scale for the construction of 246 residential units with associated access, parking, servicing and landscaping.

3.1.3 Condition 11 of the Outline Permission (15/00419/OUT) required the submission and approval of a Strategic Phasing Plan. This condition was originally discharged on 15th May 2020 under Local Planning Authority (LPA) Ref: 20/05039/DET.

3.1.4 However, on 19th November 2021 an application was submitted by Countryside to re-discharge the condition (21/05187/DET). This application was approved on 14th January 2022 and saw the inclusion of Parcel 10 in Phase 2 instead of Phase 4.

3.1.5 This application seeks approval of reserved matters including access, appearance, landscaping, layout and scale for the construction of 246 residential units with associated parking, servicing and landscaping for parcels 3, 6 and 7 Phase 4) of the land allocated under Policy S2(d) 'North of Heybridge' for 1,138 homes.

3.1.6 The proposed development will deliver 246 new dwellings on the site (Use Class C3), including 209 houses (85%), 11 bungalows (4.5%) and 26 apartments (10.5%).

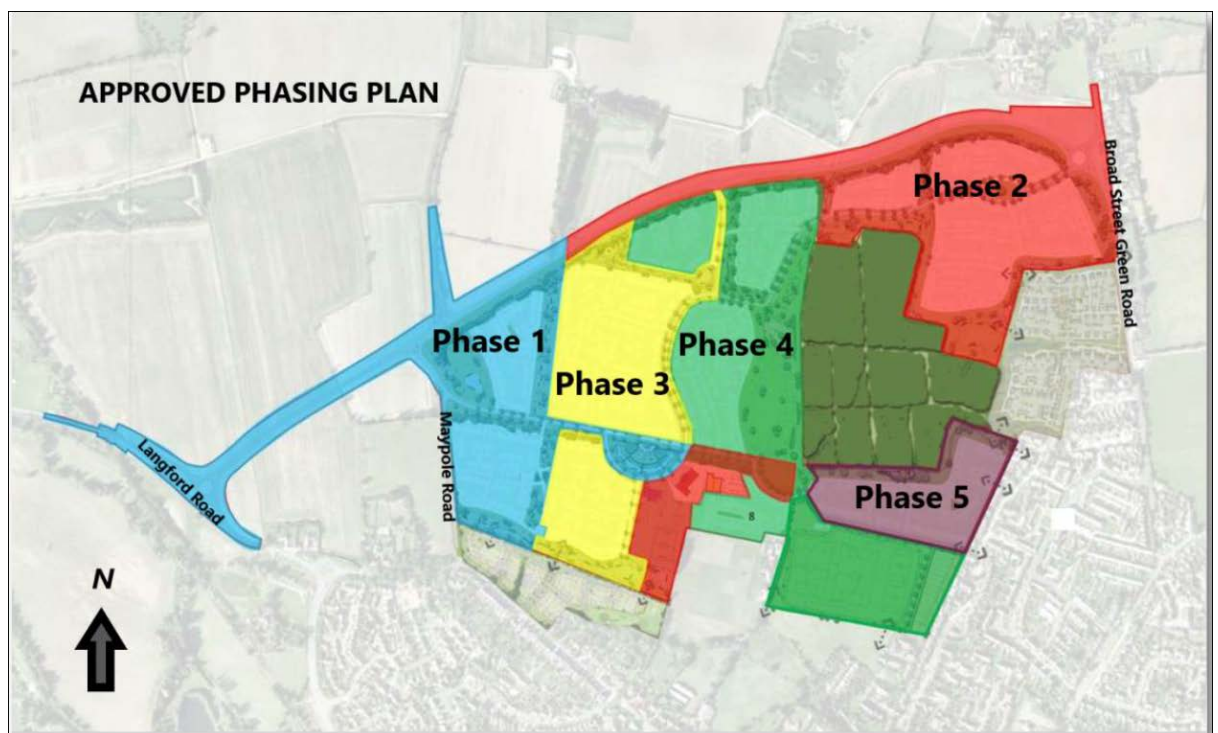
3.1.7 Across the three parcels, 74 of the units will be affordable (30.08%), ensuring that the 30% requirement continues to be met across the whole development. The affordable

housing provision on these parcels, as well as in the context of the wider development, is discussed in more detail below.

3.1.8 The proposed development provides a range of accommodation types and sizes, including two, three, four and five bedroom houses suitable for families, as well as smaller one and two bedroom apartments and bungalows suitable for first time buyers or couples. This mix will assist in providing a sustainable and balanced community within this phase of the development and complies with the outline planning permission.

3.1.9 Specifically, the mix, when combined with that already approved across the Outline Planning Permission (OPP) area, ensures ongoing compliance with Condition 37 of the OPP which requires 50% of units to be one and two bedroom, 30% to be three bedroom and a maximum of 20% to be four bedrooms or more.

3.1.10 The map below shows the agreed Phase 4 area.



3.1.11 The key areas covered in this submission are as follows:

3.1.12 The application site must be seen within the context of phase 3, 4 and 5 Strategic Landscape Reserved Matters application ref: 22/00289/RESM which has recently been approved and provides a high-quality framework of open space which surrounds the residential parcels, including tree-lined streets providing vehicular, pedestrian and cycle connectivity, sustainable drainage, and landscaping, ensuring that these parcels are well-contained and well-integrated within the wider site.

3.1.13 The overall layout has been designed in the context of the Land Use Parameter Plan approved through the OPP. This saw the majority of each of the three parcels shown as suitable for residential development. A primary vehicular route corridor was shown to divide the three parcels, and the absolute northern extent of residential development defined by the proposed relief road corridor. A noise attenuation buffer was then shown between the relief road and the proposed residential development areas along this northern limit of the OPP area.

- 3.1.14 Areas for green infrastructure were also demarcated at key road interchanges, and to provide a substantial buffer between the proposed residential development and existing ancient woodlands outside of the OPP area, but immediately adjacent to the south east.
- 3.1.15 The extent of the three parcel red line areas making up this Reserved Matters application therefore simply define the limits of residential development as per the approved Land Use Parameter Plan, with the intervening land uses relating to strategic infrastructure having been dealt with under separate Reserved Matters applications.
- 3.1.16 Within the parcels, the proposed layouts have been driven by a need to connect to the parcel access points already approved, and then beyond this, by seeking to meet the required mix of residential units for this phase of the wider development alongside the character area principles and associated density targets established through the OPP, alongside other development management policies and guidance relating to car parking and back to back distances for example.
- 3.1.17 The arrangement of buildings has taken into account the site's specific context with regards to the existing nearby residential development and development which will be delivered in the later phases of the Garden Suburb. Throughout the site, the relationship between public and private space is clear and well defined. The streets are tree lined and are designed in such a way as to maximise connectivity for all of those moving throughout the site and to nearby areas in the Garden Suburb.
- 3.1.18 The proposed layout has been subject to multiple design amendments as a result of extensive discussions held with the Council and their officers. This design evolution process is detailed in the accompanying Design and Access Statement.
- 3.1.19 The Design Code identifies three distinct Character Areas; The Village Edge, The Traditional Garden Suburb and The Woodland Edge. Parts of the application site fall within all three of these character areas. In addition, all three parcels have one edge which runs along the primary vehicular route.
- 3.1.20 The 'Village edge', towards the north of the site, allows a gentle transition from the existing town to the south, to the countryside beyond to the north, beyond the relief road. The built form has a less consistent building line to mirror that of smaller villages, and overlooks open space to strengthen the visual relationship between the housing and open space. Additional planting and drainage features have been utilised to enhance the adjacent open space. A natural material palette comprising mainly brick and tile has been utilised.
- 3.1.21 The 'Woodland edge', which adjoins Heybridge Wood to the south-east of Parcel 6 and east of Parcel 7 will provide a soft edge and gradual transition to the wood. Within this character area the built form will have a natural and permeable arrangement of less formal streets with a rural influence, which has overlooking views to the ancient Heybridge Woods. Natural planting and green space that reflects the woodland is incorporated, with features including Sustainable Drainage Systems (SuDS) basins, informal footpaths, timber furniture, and tree lined streets. The material palette will be varied and natural, whilst still remaining respectful to the influence of the local vernacular. The buildings will feature materials including brick, slate and timber.
- 3.1.22 The 'Garden Suburb' character area, within which the central portion of each parcel is located, reflects the formal planned layout of a traditional garden suburb. It will have formal wide tree lined avenues, greenways leading to the most significant

destinations and also giving designed views to focal points, landmarks and Heybridge Wood. Housing layouts respond to a formal linear structure with generally straight streets with a tighter urban form to achieve higher densities. Use of varied building materials - influence of local vernacular. Predominantly render, brick and timber.

- 3.1.23 Along the relief road, each parcel has been designed to present a defined edge to the residential parcels with a more urban feel reflective of the roadside environment in these locations. This is reflected through increased densities, and in being the location for the only three storey elements of the proposals, where such buildings can provide focal points and aid in way-finding through the garden suburb as a whole.
- 3.1.24 The scale of the buildings within this phase has been established in the Building Heights Parameter Plan approved through the outline planning permission (Ref. PRM-04 Rev P 'Building Height Parameter Plan'). The buildings are therefore mostly two storeys in height, with variation provided by some 2.5 storey properties. Two small three storey apartment blocks are proposed along the primary road edge in Parcel 7. Parcels 3 and 6 also include some single storey bungalows.
- 3.1.25 This approach not only allows for the provision of a range of unit types and sizes, but from a design perspective, variation and visual interest is created in the street scene. The different types of properties also help to define the different character areas above.
- 3.1.26 The height of the development, being a maximum of 3-storeys, fully accords with the Building Heights Parameter Plan and reflects the distinctly suburban character established by the parameter plans.
- 3.1.27 The Strategic Design Codes which relate to the site seek to facilitate the creation of a high quality, vibrant and distinctive neighbourhood based on garden suburb principles. The layout and identity of the scheme has adhered to the relevant frameworks and codes to set it apart as a contemporary sustainable garden suburb.
- 3.1.28 The proposed development seeks to create a consistent form and appearance across the whole of the garden suburb, broadly reflecting the existing surrounding suburban areas to the south. The new development draws upon the more traditional characteristics of the local vernacular to reinforce the sense of place established by the layout of the development.
- 3.1.29 The site will be part of the new edge to the built-up area of Heybridge and will create its own character taking influences from the local vernacular. The new homes will predominantly be brickwork with elements of boarding, render and tile-hanging to provide variation, definition between character areas and key focal point properties. It is proposed that the windows and doors will comprise contemporary finish with white uPVC framing.
- 3.1.30 The development will feature a selection of three different bricks (two red and one buff), two different weatherboarding variants (black and sage), some tile-hanging, and three different roof tiles (slate effect, red tile and dark brown tile).
- 3.1.31 The vision for the landscape responds to, and develops further, the principles set out and approved in the Strategic Design Code.
- 3.1.32 With regards to proposed boundary treatments, a mixture has been selected based on the principals of the design code; these include: A close-board timber fence is proposed to define boundaries between plots. Brick boundary walls to front areas of

public realm and roads. Front gardens featuring amenity grass, planted beds and defined by hedges. Tree planting in areas of public realm, where they can be maintained long term, particularly along internal roads and along parcel edges fronting public open space and primary vehicular routes.

- 3.1.33 With regards to hard landscaping, a coherent and contemporary palette of materials has been selected to complement the architectural finish, reinforce the concept of the design, define sub-spaces within the landscape and tie in with the Strategic Design Codes.
- 3.1.34 Surface finishes consist of permeable block paving to private driveways to provide a consistent and high-quality finish, and clear definition of shared surfaces.
- 3.1.35 The materials palette for the carriageways will reflect the Design Code to provide a hierarchy of streets to guide residents and create more private zones.
- 3.1.36 Access to the wider site was approved in detail at the outline stage, along with the details of the main northern relief road accordingly. Access to Parcels 3, 6 and 7 specifically will be taken from the central primary vehicular route which encapsulates each of the parcels, in the locations agreed as part of 22/00289/REM. The parcel entry points will also ensure between and through parcel linkage for pedestrians and cyclists using the segregated pedestrian and cycle way along the primary vehicular route. The proposed streets have been subject to tracking and swept path analysis to ensure that they can accommodate emergency vehicles and refuse vehicles.
- 3.1.37 A total of 513 car parking spaces are proposed, as well as 62 on street visitor parking spaces. The amount of car parking provided for the new homes exceeds the relevant Maldon standards. In accordance with the Maldon guidance, dwellings with on-plot parking will be provided with at least one electric vehicle fast charging point per unit.
- 3.1.38 All dwellings will be provided with either a garage, dedicated cycle stores provided for the apartments, or a shed suitable for cycle storage in the rear garden for houses without a garage.
- 3.1.39 The scheme has been designed to maximise connectivity within the development and to the wider surrounding areas including the provision of high quality and safe pedestrian, cycle routes.
- 3.1.40 The proposals will facilitate connectivity for all modes of transport and especially walking and cycling, where on-street and off-road paths link to the main connective greenways and the east-west link to facilities and services within the garden suburb and to the wider area. The permeability of parcels, and connection opportunities between them are shown are reviewed in the Design and Access Statement and the accompanying Permeability Plan.

3.2 Conclusion

- 3.2.1 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 4 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 layout, mass, height, form, design and appearance of the development would be acceptable and would be a good representation of the Village Edge character that is 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 proposal would provide a level of affordable housing that is policy compliant that would encourage the provision of mixed communities. The housing mix proposed would be, on balance, acceptable, without prejudicing the deliverability of the approved development. The proposal would provide a good level of quality of life for existing and future residents and a parking provision that accords with the guidance contained within the Vehicle Parking Standards Supplementary Planning Document (SPD). No objection is raised in terms of the impact of the development on highway safety or the highway network (to be confirmed). The impact on existing vegetation would be acceptable and the proposal would be able to deliver net biodiversity. On the basis of the above, this reserved matter application is considered acceptable and in accordance with the aims of the development plan.

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework 2019 including paragraphs:

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 10-12 Presumption in favour of sustainable development
- 38 Decision-making
- 47-50 Determining applications
- 54-57 Planning conditions and obligations
- 60-67 Delivering a sufficient supply of homes
- 92-103 Promoting healthy and safe communities
- 104-113 Promoting sustainable transport
- 119-125 Making effective use of land
- 126-136 Achieving well-designed places
- 152-169 Meeting the challenge of climate change, flooding and coastal change
- 174-182 Conserving and enhancing the natural environment
- 189-193 Conserving and enhancing the historic environment

4.2 Maldon District Local Development Plan 2014 – 2029 approved by the Secretary of State:

- D1 Design Quality and Built Environment
- D2 Climate Change & Environmental Impact of New Development
- D3 Conservation and Heritage Assets
- D5 Flood Risk and Coastal Management
- H1 Affordable Housing
- H2 Housing Mix
- H4 Effective Use of Land
- I1 Infrastructure and Services
- N1 Green Infrastructure Network
- N2 Natural Environment and Biodiversity
- N3 Open Space, Sport and Leisure
- S1 Sustainable Development

- S2 Strategic Growth
- S3 Place Shaping
- S4 Maldon and Heybridge Strategic Growth
- S8 Settlement Boundaries and the Countryside
- T1 Sustainable Transport
- T2 Accessibility

4.3 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- Maldon District Design Guide (MDDG) SPD
- Maldon District Vehicle Parking Standards SPD
- North Heybridge Garden Suburb Strategic Masterplan Framework (endorsed by Maldon District Council as a material consideration for Development Management purposes in October 2014)
- North Heybridge Garden Suburb Strategic Design Code (endorsed by Maldon District Council as a material consideration for Development Management purposes in March 2017)
- Green Infrastructure Strategy
- Approved Design Parameter plans

5. MAIN CONSIDERATIONS

5.1 Principle of Development

5.1.1 Hybrid planning permission (reference 15/00419/OUT) was granted on appeal on 25 October 2019 for the development as described above in section 3.1 of the report.

5.1.2 The granting of 15/00419/OUT therefore establishes that the principle of the development of the site is acceptable. The reserved matters application relates to the delivery of the residential element of Phase 4 in the middle of the site but does not relate with the delivery of the strategic landscaping and infrastructure for this phase, which was previously approved under the terms of application 22/00289/RESM.

5.1.3 Therefore, the material consideration for this development would be whether the details submitted accord with the details set out in the approved parameter plans, the North Heybridge Garden Suburb Strategic Masterplan Framework, the North Heybridge Garden Suburb Strategic Design Code, and relevant Local Development Plan (LDP) policies.

5.1.4 Section 106 (S106) update

5.1.4.1 As part of the S106 agreement attached to the hybrid application 15/00419/OUT, the development is required to provide the following:

- **YOUTH FACILITIES**
Details have been submitted to Maldon District Council (MDC) following lengthy discussions and are awaiting approval from MDC.
- **HEYBRIDGE WOOD MANAGEMENT PLAN**
This has been approved.
- **EDUCATION (Early Years, Primary, Secondary school provision)**
The Outline Planning Permission S106 Agreement secures a series of payments totalling c.£7.8m towards Early Years, Primary and Secondary

Education. In addition, the development will provide a serviced site for a Primary School and Early Years Facility. The School site will be located immediately adjacent to the Local Centre on Parcel 8 and the spine road and access to this site has been built. Essex County Council are responsible for delivering the new school and can request its transfer at any point from the 20th residential occupation onwards, which is anticipated towards the end of this year.

- **LOCAL CENTRE and COMMERCIAL EARLY YEARS**
Location and marketing strategy agreed on and proposals are included within Local centre pre application proposals for Parcel 8 which is centrally located within the whole site, that have been submitted to MDC. The Local Centre will provide a nursery, retail offer (including a local convenience store) and a medical practice. The proposals have been subject to pre-application discussions.
- **MEDICAL FACILITIES**
Countryside are working with the two local medical practices and NHS to bring forward the medical practice to serve the wider area. The current plans include 14 consulting rooms and 6 treatment rooms. The S106 contains provision for the delivery of the site, building and a financial contribution. The NHS are currently seeking the relevant approvals from NHS England for the investment, which will inform the procurement process. It is anticipated that the NHS will conclude their approvals process in the next six months.
- **BUS SERVICE AGREEMENT**
The S106 also secured c£2.47m to fund enhanced bus services, which will be established post 150th occupation as per the legal agreement.
- **LOCAL MANAGEMENT ORGANISATION**
Formal proposals submitted to MDC which will involve the services of the Land Trust Charity.
- **LOCAL EQUIPPED AREA FOR PLAY (LEAP) / NEIGHBOURHOOD EQUIPPED AREA FOR PLAY (NEAP) / OPEN SPACE**
Details already agreed via previously approved Reserved Matters applications.

5.1.5 It should also be noted that conditions attached to previous approvals and the agreed Phasing plan include triggers for the completion and opening of the Relief Road, completion of open space, play areas, sports pitches, youth facilities and allotments.

5.1.6 Discussions on all these elements are progressing in an agreed fashion to ensure timely delivery of these elements therefore it is not considered reasonable for an objection to be raised for them not being included under this submission, at this stage. Furthermore, it is not considered unusual or unreasonable, for viability reasons, for the phase of a mixed-use scheme to provide a residential element only.

5.1.7 Therefore, due to the aforementioned reasons, no objection is raised to the principle of a fully residential development within this phase 4 of the approved development within the North Heybridge Garden Suburb.

5.2 Housing Mix and Affordable Housing

- 5.2.1 The housing mix requirements were set through the imposition of planning conditions and obligations in the Section 106 (S106) agreement of the approved hybrid application 15/00419/OUT.
- 5.2.2 This Phase is proposing 246 residential properties of which 74 are Affordable Housing. This meets the 30% agreed Policy requirement for this Phase and the overall affordable provision detailed in the Section 106 for all Phases. All proposed Affordable properties meet Nationally Designed Space Standards.
- 5.2.3 The proposed Affordable properties are as follows:

Affordable Rented

- 1 Bed Flats – 16
- 1 Bed Bungalows – 6
- 2 Bed Bungalows – 5
- 2 Bed Houses – 22
- 3 Bed Houses – 3

Shared Ownership

- 1 Bed Flats – 9
- 2 Bed Flats – 3
- 2 Bed Houses – 6
- 3 Bed Houses – 4

The Applicant has advised that all the affordable units will be to NDSS sizes and the following Affordable Properties will be compliant with M4 (2) (Adaptable and Accessible) and M4 (3) (Wheelchair accessible) under Building Regulations. M4 (2) affordable properties will be located on Plots 1,2,3,8,9,10,23, 24,25,27,28,29,30,94,95,98,99,100,123,124,125,126,127,128,137,138,141,142,144, 166,167,168,169,226,227,229,230,231,232.

- 5.2.4 The Strategic Housing department requested that the applicants amend the scheme so that all 1 and 2 bed bungalows for rent (built to M4 (3)) are provided with wet rooms/level access showers rather than the proposed bathrooms. The applicants have agreed and have amended the floorplans to reflect this change.
- 5.2.5 It should be noted that the ongoing delivery of affordable housing across the phases as they have progressed has been carefully monitored by Countryside and MDC's Strategic Housing Officers to ensure a coordinated approach to compliance across the development as a whole. This has resulted in the affordable housing requirements for Parcels 3, 6 & 7 being prescribed to Crest based on delivery to date, and that projected for outstanding parcels and phases.
- 5.2.6 The table below details the composition of Affordable Housing within Phases 1, 2, 3 and 4 by unit size and tenure. It also then confirms the total provision of each unit type against the overall requirement for the wider development.

PHASE	PARCEL	APPROVED AFFORDABLE HOUSING DELIVERY PLAN (AHDP)			PHASE 1 (APPROVED)		PHASE 2 (APPROVED)		PHASE 3 (APPROVED)		PHASE 4 (PROPOSED)		Combined (Approved Phase 1, 2 & 3 and proposed)		
		Total by dwelling size	Max No.	Percentage of total affordable housing	Affordable housing in Phase 1 (BY NUMBER)	Affordable housing in Phase 1 (BY %)	Affordable housing in Phase 2 (BY NUMBER)	Affordable housing in Phase 2 (BY %)	Affordable housing in Phase 3 (BY NUMBER)	Affordable housing in Phase 3 (BY %)	Affordable housing in Phase 4 (BY NUMBER)	Affordable housing in Phase 4 (BY %)	Number	% against AHDP	
															TENURE
1 bedroom	1 bedroom (2p)	AFF Rent	76	22.29%	11	22.9	18	22.78	14	20.00%	16	21.62%	59	77.6%	
	1 bedroom bungalow	AFF Rent	136	23	6.74%	0	0.0	6	7.59	5	7.14%	6	8.11%	17	73.9%
	1 bedroom (2p)	AFF Inter	37	10.85%	4	8.3	9	11.39	3	4.29%	9	12.16%	25	67.6%	
2 bedroom	2 bedroom (4p)	AFF Rent	107	31.38%	19	39.6	24	30.38	23	32.86%	22	29.78%	88	82.2%	
	2 bedroom bungalow (3p)	AFF Rent	171	20	5.87%	0	0.0	5	6.35	5	7.14%	5	6.76%	15	75.0%
	2 bedroom (4p)	AFF Inter	44	12.90%	9	18.8	9	11.39	17	24.29%	9	12.16%	44	100.0%	
3 bedroom	3 bedroom (5p)	AFF Rent	54	13	3.81%	3	6.3	2	2.53	2	2.86%	3	4.05%	10	76.9%
	3 bedroom (5p)	AFF Inter	21	6.18%	2	4.2	6	7.59	1	1.43%	4	5.41%	13	61.9%	
		AFF TOTAL	341	100.00%	48	30.00%	79	30.15%	70	30%	74	30.06%	271	79.5%	
		AFF RENT	239	70.09%	33	68.8	55	69.62	49	70.0%	52	70%	189	79.1%	
		AFF INT	102	29.91%	15	31.3	24	30.38	21	30.00%	22	30%	82	80.4%	
		FD	797	70	112	70	183	69.85%	164	70%	172	70%	631	79.2%	
		TOTAL	1138		160		262		234		246		902	79.3%	

5.2.7 Based on the amended floorplans and the details submitted with this application Strategic Services fully supports the application as it will assist in meeting the housing needs of the District.

5.2.8 Condition 37 of 15/00419/OUT requires the development to accord with the following housing mix:

- Minimum of 50% of 1 or 2 bedrooms;
- Minimum of 30% of 3 bedrooms; and
- Minimum of 20% of 4 bedrooms.

5.2.9 Furthermore, a requirement for a minimum of 4% of the overall development to be smaller (1 or 2 bedrooms) dwellings that are single storey was set by the imposition of condition 38.

5.2.10 The proposed dwelling mix in this application is as follows:

- 122no (49.6%) 1- and two-bedroom units
- 72no (29.3%) three-bedroom units
- 52no (21.1%) 4&5 bedroom units

5.2.11 Whilst this mix alone does not precisely meet the requirements of Condition 37, this condition is of course for the full extent of development to be delivered under the Outline Planning Permission (OPP).

5.2.12 The table below confirms the combined delivery today along with expected delivery over final phases to demonstrate how the condition will be met across the scheme as a whole once complete.

	No. Market Units in Phase 1, 2 (approved) and 4 (proposed)	No. Affordable Units in Phase 1, 2 (approved) and 4 (proposed)	Required Proportion	No. Units to be delivered in remaining phases	Total Expected Delivery	Total %
1 & 2 bedroom	142	181	50% (min)	247	570	50
3-bedroom	191	20	30% (min)	130	341	29.97
4+ bedrooms	134	0	20% (max)	94	228	20.04
Total	467	201		470	1138	

- 5.2.13 Also, condition 38 states that not less than 4% of the dwellings approved under the OPP shall be 1 or 2 bedroom bungalows. To support this provision across the OPP areas as a whole, Parcels 3, 6 & 7 will be providing 11 (4.47%) as bungalows.
- 5.2.14 Although the proposed housing mix would not fully accord with the percentage requirement set in condition 37, it is noted that the condition applies to the entirety of the development and not to each phase independently. It is noted that weight should be had to the requirements set in condition 37 and although a level of flexibility is afforded to the housing mix provision within each phase, the mix should not materially deviate from those percentages. This is to ensure that the delivery of each phase would not prejudice the deliverability and quality of development in the following phases. Furthermore, this is to secure that the development as a whole would accord with the requirements set in the conditions of the original permission (15/00419/OUT).
- 5.2.15 The proposed development would provide a mix that does not materially depart from the percentages set in condition 37. Considering that this is the fourth phase of the approved development it is considered that balancing out the housing of the future phases to provide additional smaller units or less larger units for the small differences shown on this Phase would not prejudice the deliverability or quality of the future phases of the development as a whole and as such, no objection is raised in that respect.
- 5.2.16 It should be noted that the original Planning permission allows for up to 120 C2 residential care units, with care provision. The Land Use Parameter Plan approved at Outline stage allows flexibility as to the location of the residential care units within the residential parcels. It is proposed to locate the residential care element solely within Parcel 8. It is felt that this location which is close to the Local Centre facilities of the Garden Suburb, close to the amenities / services within the Local Centre and within close distance to the extensive areas of open space is the best location for the residential care units therefore there are no objections to the lack of residential care units within this application.
- 5.2.17 The submitted scheme accords with the approved housing mix therefore, no objection is raised to the mix of housing proposed or the level of affordable housing proposed within this phase 4 of the approved development within the North Heybridge Garden Suburb.

5.2.18 In light of the above assessment, it is considered that the dwelling mix, would be, on balance, acceptable and it would not prejudice the deliverability of the future phases of the approved development.

5.3 Design and Impact on the Character of the Area and the Existing Trees and Hedgerows.

5.3.1 The planning system promotes high quality development through good inclusive design and layout, and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high-quality built environment for all types of development.

5.3.2 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF. The NPPF states that: "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

5.3.3 The basis of policy D1 of the approved LDP seeks to ensure that all development will respect and enhance the character and local context. Similar support for high quality design and the appropriate layout, scale and detailing of development is found within the MDDG (2017).

5.3.4 The Council envisaged that the South Maldon and North Heybridge Garden Suburbs (NHGS) would be high quality, vibrant and distinctive neighbourhoods that would complement and enrich the character of the Maldon district and protect and enhance the environmental qualities of the area. The development is subject to a Strategic Masterplan Framework and Design Code. The NHGS Strategic Masterplan Framework (SMF) and the NHGS Strategic Design Code have both been endorsed by the Council as material considerations for Development Management purposes. A number of parameter plans were also approved as part of the hybrid planning application. Those relevant to the current application are Land Use Parameter Plan, the Density Parameter Plan and the Building Heights Parameter Plan.

5.3.5 The design codes included within the NHGS Strategic Design Code relate to the main structuring elements, whilst maintaining flexibility for each developer to decide how to bring forward individual plots. These design codes are therefore a material consideration for the assessment of the landscaping and infrastructure elements of the approved development more so than the individual parcels. Nevertheless, the NHGS Strategic Design Code includes guidance in relation to the character areas, car parking and bin storage, which are relevant to the assessment of the submitted development.

5.3.6 By reason of the location of parcels 3, 6 and 7, and their proximity to the central location in the site with northern boundaries abutting the countryside and eastern boundaries adjacent to Heybridge wood, the area falls within all three of the defined character context areas Village Edge, Garden Suburb and Woodland Edge. These areas require the following approaches to design layout Planting and materials.

- **Village Edge**

The village edge references its location adjacent to open countryside where it is appropriate to make a gentle transition from town to country. It will be formed from the development areas lying around the northern and western rural edge of the site and close to the Relief Road corridor.

- Urban Form - Built form should be planned to overlook open space positioned in peripheral areas of the site to strengthen the visual relationship between the housing and open space. Street layout should have a less consistent building line than other areas.
- Planting Strategy - Additional planting to enhance existing planting, with new tree and shrub planting contribute to green space, particularly along pedestrian routes and within parks. Street and open spaces to be characterised by informal and naturalistic design and planting, with visible linear SUDs features and wetland planting.
- Colour and Materials - Neutral to warm coloured and natural materials including stone, metal, slate, brick and timber can be combined to ensure building complement the surrounding areas of countryside. Open space and public realm within this area should build on the informal character incorporating gravel footpaths and timber furniture.
- Boundary and Treatments - Predominant use of hedge boundaries, with some post and rail fencing and timber gates, to reinforce the rural character common to surrounding villages of the area (Goldhanger and Purleigh) to define the edge of relatively large front gardens.
- **Garden Suburb**
The area closest to the urban edge of Heybridge most closely represents the formal planned layout of a traditional garden suburb. This area will be the core of the new community. It will be centred on the new school and local centre. It will have formal wide tree lined avenues, greenways leading to the most significant destinations and also giving designed views to focal points, landmarks and Heybridge Wood. Housing layouts respond to a formal linear structure with generally straight streets with a tighter urban form to achieve higher densities.
 - Urban form - Generally straight streets, with a tighter urban form to achieve higher densities, well defined streets enclosed by consistent building lines and strong frontage to primary streets. Greenways with vistas to community and civic destinations as well as to designed open spaces.
 - Planting Strategy - Formal wide tree lined avenues - single species of trees. (Acer Platinoids 'Emerald Queen', Tilia 'Brabant' or Tilia Cordata) are some recommendations, with landscape strips to establish the character of this area. Areas of formal ornamental planting to reflect the more urban character of this area. Respects and enhances existing natural features, hedgerows, wildlife areas and water features,
 - Colours and materials - Use of varied building materials - influence of local vernacular. Predominantly render, brick and timber.
 - Boundary treatments - Single species clipped hedges defining boundary between street and front garden. (Hornbeam or as required by Maldon District Council) Smaller garden sizes which reinforce a more urban character and enclose streets.
- **Woodland Edge**
Areas surrounding the edge of Heybridge Wood will draw on the physical characteristics of the garden suburb but with an emphasis on the strong physical presence of the wood and its protective buffer. It will have a looser, less formal arrangement of streets and will have a layout that works particularly well with development facing towards the woodland and attractive intervening treed spaces that provide a sense of the woodland permeating the layouts.

- Urban form - The layout will provide either front or side elevations facing the edge of the wood to create overlooking and to provide views to the woodland, soft edge and gradual transition to the wood itself.
- Planting strategy - Natural planting and green space to reflect woodland. Tree lined streets - single species of trees. (Acer Platinoids 'Emerald Queen', Tilia 'Brabant' or Tilia Cordata are some recommended).
- Colours and materials – These should be of a varied natural material palette - influence of local vernacular. Neutral to warm coloured and natural materials including stone, metal, slate, brick and timber can be combined to ensure building complement the surrounding areas of countryside. Open space and public realm within this area should build on the woodland character incorporating informal footpaths and timber furniture.
- Boundary treatments - should be single species clipped hedges defining boundary between street and front garden. (Hornbeam or as required by Maldon District Council)

5.3.7 Further guidance in relation to parking and refuse storage is provided within the NHGS Strategic Design Code. The key points that need to be considered are as follows:

- The development should provide sufficient parking in accordance with Maldon Vehicle Parking Standards.
- Natural surveillance of the parking areas is deemed necessary.
- Whilst on-plot parking is preferable there is flexibility in terms of parking solutions, where this is provided in a form of on-street parking and good natural surveillance can be achieved.
- Courtyard parking should only be used occasionally, where there are flats and should be kept small in size, not exceeding six to eight spaces.
- Refuse storage must be positioned in the most convenient location within the plot.
- The refuse storage facility should be capable of minimising the visual intrusion of bins on the street scene.
- Bins should be integrated to the front elevations or the front boundary when there is no alternative option.

5.3.8 It is considered that the development, as it has been revised through the pre app process, to ensure it accords with the approved parameter plans and the guidance contained within the NHGS Strategic Design Code regarding the Village Edge, Garden Suburb and Woodland Edge character areas. The development would also follow the good design principles set out in the Maldon District design SPD. Overall, it is considered that the layout, mass, height, form, design and appearance of the development would be acceptable and would be a good representation of the Village Edge, Garden Suburb and Woodland Edge character areas that is aimed for this section of the North Heybridge Garden Suburb.

5.4 Impact on Residential Amenity

5.4.1 The basis of policy D1 of the approved LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight. This is supported by section C07 of the MDDG (2017).

- 5.4.2 The proposed development, by its very nature understandably, would result in a significant increase in levels of activity. However, the site forms part of the largest of the three sites allocated for development in the North Heybridge Garden Suburb (S2(d) allocated site) and therefore, the resultant impact, in terms of noise, activity, position and built form, has, in principle been appraised and agreed subject to detailed design through the reserved matters applications.
- 5.4.3 The single letter of objection received for this application is referring to the common boundary between the Garden Suburb site and the properties in Heywoods Way. This is a long way from Parcels 3, 6, 7 and it should be noted that the Outline PP 'Access and Movement' Parameter Plan does not detail any access between the site and Heywoods Way. The Strategic Reserved Matters have been approved for this area. This details the common boundary and there is no access proposed from the site along this boundary. Indeed, the existing boundary is to be supplemented by additional landscaping / hedging.
- 5.4.4 It is not considered that the development would have a detrimental impact in terms of residential amenity and subject to conditions the interrelationship of the proposed residential dwellings would be acceptable.

5.5 Access, Parking and Highway Safety

- 5.5.1 Policy T2 aims to create and maintain an accessible environment, requiring development proposals, inter alia, to provide sufficient parking facilities having regard to the Council's adopted parking standards. Similarly, policy D1 of the approved LDP seeks to include safe and secure vehicle and cycle parking having regard to the Council's adopted parking standards and maximise connectivity within the development and to the surrounding areas including the provision of high quality and safe pedestrian, cycle and, where appropriate, horse riding routes.
- 5.5.2 Paragraph 111 of the NPPF states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

Parking

- 5.5.3 In terms of off-street parking provision for new dwellings, the Vehicle Parking Standards (VPS) SPD, requires the following:
- 1 parking space per one-bedroom dwelling
 - 2 parking spaces per two and three-bedroom dwellings
 - 3 parking spaces per four+ bedroom dwellings
 - For housing developments of more than 10 units 1 visitor parking should be provided per four dwellings
- 5.5.4 It is considered that the development would provide sufficient parking spaces for each individual residential unit, that meet the parking requirements set out in the VPS SPD.
- 5.5.5 As noted above housing developments of more than 10 units should be provided with 1 visitor parking per four dwellings. It is considered that the impact on on-street parking or obstruction of the free flow of traffic, would not be such to justify refusal of the application on visitor parking provision.

- 5.5.6 The internal dimensions of the proposed garages would exceed the minimum dimensions set within the VPS SPD (3m x 7m for single garages and 6m x 7m for double garages). Therefore, the garages would provide sufficient off-street parking to accommodate a vehicle and to allow room for storage, particularly for cycles.
- 5.5.7 In accordance with the VPS SPD, an external fast charging point shall be provided adjacent to at least one parking space for each new dwelling. For communal residential parking areas, one charging point is required for every 20 spaces (5%). Where the parking spaces are allocated to individual dwellings, the charging point(s) can be provided on unallocated visitor parking spaces within the development. These requirements will be secured by the imposition of an appropriately worded condition.
- 5.5.8 In terms of cycle parking, it is noted that 1 cycle parking space for one-bedroom and two cycle parking spaces for two-bedroom and over residential units are required to be provided. For those dwellings benefiting from garages, there is no requirement to provide separate cycle parking. For the dwellings that do not benefit from garages, it is considered reasonable for a condition, requiring the submission and agreement of the details of cycle parking prior to the occupation of the dwellings, to be imposed.
- 5.5.9 Subject to the development being implemented in accordance with the details contained with this application it is considered that the development would provide sufficient cycle parking and it would promote alternative and sustainable modes of transport alternative to private vehicles.

Access and Highway Safety

- 5.5.10 Access to the northern parcel 3(NW parcel) and 6 (NE parcel) would be taken from the road that runs in a northerly direction between these two parcels. This road provides a link from the relief road to the North to the spine road that runs along the southern boundary of these parcels. Parcel 6 (NE parcel) would also have a smaller access off the spine road at its NE corner as the spine road runs along its eastern boundary as well. Access to parcel 7 (southern parcel) will be taken off the spine road along the western boundary of the parcel which separates Phase 4 from Phase 3. It will also have a small access off the southern boundary of the site.
- 5.5.11 The Highways Authority has confirmed that from a highway and transportation perspective, the Highways Authority has no objections to make on this proposal. On that basis, no objection is raised to the proposed access in terms of highway safety or highway network.

Pedestrian and Cycle Access

- 5.5.12 It is noted that the main pedestrian and cycle network is provided in the periphery of the site, as required by the Access and Movement Parameter Plan. However, linkages are provided within the site to connect the pedestrian and cycle routes on the western part of the application site to the eastern part and the rest of the approved development. Therefore, no objection is raised in that respect.

5.6 Private Amenity Space and Living Conditions

- 5.6.1 With regard to the size of amenity spaces, the Council has adopted the MDDG (2017) as a 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 LDP indicates the need

for amenity space in new development and that the spaces provided must be useable.

- 5.6.2 All proposed dwellings, including market and affordable units, would be served by sufficient outdoor amenity area, which complies with the requirements set out in the MDDG SPD (2017).
- 5.6.3 Part of the proposed development would be located in close proximity to the relief road and therefore, close to a source of noise. Noise attenuation has been considered and found acceptable as part of the Reserved Matters applications dealing with the noise bund and noise attenuation fencing on top of that bund which have already been approved. As such the Environmental Health specialist has no adverse comments or objections to the application.
- 5.6.4 The Urban Design Officer expressed concerns that further clarification of private amenity space minimum standards for 9 x 3 bedroom properties and for minimum standards for balconies and community space for the apartment blocks was required. The applicants addressed this concern and satisfactory amended plans have been submitted showing all the amenity spaces for houses and flats in compliance with the required standards. As a result of this amendment the revised development would therefore comply with the requirements set out in the MDDG SPD (2017).
- 5.6.5 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.

5.7 Impact on ecology, existing vegetation, biodiversity and landscaping.

- 5.7.1 The application site does not fall within or in close proximity to nature conservation sites. However, policy N2 of the LDP states that "All development should seek to deliver net biodiversity and geodiversity gain where possible. Any development which could have an adverse effect on sites with designated features, priority habitats and / or protected or priority species, either individually or cumulatively, will require an assessment as required by the relevant legislation or national planning guidance." Conservation and enhancement of the natural environment is also a requirement of the NPPF.
- 5.7.2 The application is supported by a Landscape Strategy Layout which provides detail regarding the proposed landscaping. The development, as shown on the landscaping strategy plan would include a variety of trees, hedges (typical hedges and native hedges) and grassland to boundary edges.
- 5.7.3 It should be noted that ecological management in relation to phase 4 of the approved development, has already been considered and details have been agreed, as part of discharge of conditions applications 22/05081/DET (phases 3,4 & 5 only) for condition 13 - Ecological Conservation Management Plan of 15/00419/OUT. Therefore, these matters have been previously assessed and found acceptable. This

application is also supported by a Landscape Management & Maintenance Plan and an Ecological Conservation Maintenance Plan information which is in line with the previously approved details. A condition to ensure that the development is implemented in accordance with the details and associated documents submitted in relation to this application will be imposed.

- 5.7.4 With regard to the proposed landscaping, the Tree Consultant has advised that the species of trees and shrubs proposed to be used are acceptable. A formal response to this effect has yet to be submitted but will be once received and included in a Members' Update to this report.
- 5.7.5 In light of the above, it is considered that the proposed development would be acceptable in terms of its impact on existing trees, habitats and species and the Landscape Management Plan will ensure that existing and proposed planning will be managed appropriately.

5.8 Other Matters

Surface Water and Foul Drainage

- 5.8.1 Policy D5 of the LDP sets out the Council's approach to minimising flood risk. Policy S1 requires that new development is either located away from high-risk flood areas or is safe and flood resilient when it is not possible to avoid such areas.
- 5.8.2 It is noted that the overall drainage strategy was approved as part of the hybrid application 15/00419/OUT, which was allowed on appeal. The Inspector found that the surface water drainage was in full compliance with the development plan. The agreed drainage strategy was, that due to the relatively shallow ground water, infiltration drainage techniques will not be utilised on the site. However, other SuDS techniques will be used, which will follow the SuDS train submitted as part of the Flood Risk Assessment (FRA) to 15/00419/OUT, consisting of a mixture of rainwater butts, permeable paving to private driveways, swales, ponds and attenuation basins. Water will be collected, treated and attenuated in a SuDS train prior to outfalling into the existing water courses at the 1 in 1 year Greenfield runoff rates up to and including the 1 in 100 plus 40% climate change rainfall storm event.
- 5.8.3 The current application relates to the approval of the reserved matters relevant to the residential parcels of phase 4. The details of the strategic landscaping and infrastructure relating to size, location and gradients of the surface water attenuation basins and drainage network within this phase of the development were approved as part of application 22/00289/RESM. The technical details of the surface water drainage scheme are to be dealt with through condition 9 of the original hybrid consent.
- 5.8.4 It is confirmed that there is a series of attenuation basins in the periphery of parcels 3,6 and 7 that form part of the measures to manage surface water on the site. Swales are also incorporated to manage surface water. The Applicant has advised that the impact of surface water will be managed through these attenuation features. The Lead Local Flood Authority (LLFA) has been consulted and having reviewed the Drainage Strategy and SuDS design and Maintenance report which accompanied the planning application, it does not object to the granting of planning permission. (await their response as holding objection at the moment).
- 5.8.5 With regard to foul drainage, it is noted that this is secured through condition 16 of the approved hybrid application (15/00419/OUT), which requires the submission of details of the foul water drainage for all proposed buildings prior to their erection

above foundation level. Therefore, it is considered that this matter has been considered and details are to be submitted under a separate application.

Waste Management

- 5.8.6 The application is supported by a Refuse Collection Plan. Although the Council's Waste Management Team has not responded in relation to the proposed refuse collection, it is noted that consideration has been given to the provision of collection points not beyond the maximum 25 metres travel distance for carrying refuse sacks to access waste collection points. For the majority of the site refuse will be collected in front of the residential units or from the designated refuse points for the proposed blocks of flats. There are a limited number of dwellings that would need to carry their refuse to a collection point; however, that would be within the maximum distance from any dwelling and therefore, is considered to be acceptable.
- 5.8.7 Given the size of the plots and their interrelationship, any alterations / extensions to the dwellings as a result of exercising Permitted Development Rights (PDR) may result in unacceptable design changes (i.e. in case of installation of large sized dormers on elevations not facing the highway, but visible from public vantage points), impact on the living conditions of the future occupiers (i.e. in case the rear amenity space would be significantly reduced by a rear extension) or impact on the neighbouring occupiers (i.e. via the installation of dormer windows that result in overlooking or rear extensions that impact on light and outlook). For these reasons it is considered reasonable that PDR for the proposed dwellinghouses are removed for classes A, B, C, D and E and any proposed changes be subject of a planning application in order for the Council to consider any potential impacts.

6. ANY RELEVANT SITE HISTORY

6.1 The relevant planning history is set out in the table below:

Application Number	Description	Decision
15/00419/OUT	Part outline/part detailed (hybrid) application for mixed use development including: <ul style="list-style-type: none"> (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 All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii))	Refused - 08.03.2019 – Allowed on Appeal – 25.10.2019.

Application Number	Description	Decision
	above), footpath and cycle links, onsite drainage, and infrastructure works (Outline).	
19/00741/OUT	<p>Part outline/part detailed (hybrid) application for mixed use development including:</p> <ul style="list-style-type: none"> (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 substations (Detailed); and <p>All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, onsite drainage, and infrastructure works (Outline)</p>	Approved 14.10.2019
20/05035/DET	Compliance with conditions notification of approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 12 - Strategic management and maintenance plan	Approved 11.05.2020
20/05039/DET	Compliance with conditions notification 15/00419/OUT allowed on appeal APP/X1545/W/19/3230267 (Part outline/part detailed (hybrid) application for mixed use development - Condition 11 - Strategic Phasing Plan – Cleared - 15.05.2020 • 21/00321/NMA - Application for non-material amendment following grant of Planning Permission 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Amendment sought: Amendment to Condition 31.	Approved - 29.04.2021
21/00538/NMA	Application for non-material amendment following grant of planning permission 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Amendment sought: Condition 9	Approved - 09.06.2021
21/05031/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development Condition 13 - Ecological conservation management plan. Condition 7 - Construction & environmental management plan	Approved - 01.04.2021
21/05054/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 8 – Archaeology	Approved - 18.05.2021

Application Number	Description	Decision
21/05107/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 14 - Contaminated land.	Approved - 18.08.2021
21/00384/RES	<p>Reserved Matters application for the approval of access, appearance, landscaping, layout and scale covering details of strategic landscaping and infrastructure for Phase 1 comprising; (a) landscaping for the approved Relief Road,</p> <p>(b) phase 1 entrance green,</p> <p>(c) phase 1 spine road,</p> <p>(d) green corridors, strategic open space and levels for Phase 1 (including Local Equipped Area of Play)</p> <p>(e) acoustic bund for phase 1 Together with details of a network of pedestrian and cycle routes in relation to Phase 1 pursuant to condition 28 of approved planning application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including:</p> <p>(i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline)</p> <p>(ii) Residential Care for up to 120 beds (Use Class C2) (Outline)</p> <p>(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)</p> <p>(iv) Primary school and early years childcare facility (Use Class D1c) (Outline)</p> <p>(v) A relief road between Broad Street Green Road and Langford Road (Detailed element)</p> <p>(vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline);</p> <p>(vii) Construction of initial gas and electricity sub-stations (Detailed); and</p> <p>(viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, onsite drainage, and infrastructure works (Outline).</p>	Approved - 08.10.2021
21/05147/DET	- Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 8 - Archaeological assessment.	Approved - 09.11.2021
21/05162/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 13 - Ecological Conservation Management Plan ECMP in relation to Phase 2 of the development only.	Approved - 29.11.2021
21/05185/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 17 - Utilities and arboricultural implications	Approved - 13.01.2022

Application Number	Description	Decision
21/05187/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 11 - Strategic phasing plan	Approved - 14.01.2022
21/00961/RES	<p>Reserved Matters application for the approval of access, appearance, landscaping, layout, and scale covering the details of strategic landscaping and infrastructure for Phase 2 and part of Phase 4 of the approved planning application (15/00419/OUT) comprising:</p> <ul style="list-style-type: none"> (i) The landscaping surrounding the eastern section of the Relief Road, and Broad Street Green Roundabout; (ii) The internal spine road, from Broad Street Green Road to the north-eastern corner of Heybridge Wood (including bus stops); (iii) The green corridors that surround Parcels 10, 11 and 12; (iv) The second phase of the acoustic barrier; (v) The play area (LEAP) that lies south of Parcel 12; (vi) The internal road and associated attenuation basins to the north of Parcel 8 that serves the Local Centre; (vii) The proposed pumping station; (viii) Pedestrian and cycle links falling within this phase of the development. 	Approved
21/00752/RES	<p>Reserved Matters application for Phase 1 the approval of access, appearance, landscaping, layout & scale for the construction of 160 residential units with associated access, parking, servicing and landscaping on approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including:</p> <ul style="list-style-type: none"> (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 	Approved

Application Number	Description	Decision
	in item (vii) above), footpath and cycle links, onsite drainage, and infrastructure works (Outline).) – pending consideration	
22/05005/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 7 - Construction Environmental Management Plan (Part (g) in relation to Phase 2).	Approved
22/05109/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 17 - Details of position of excavation trenches and means of installation for all services in relation to retained trees.	Approved
22/05014/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 17 - Utilities and arboricultural implications.	Approved – 29.06.2022.
22/05021/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 31 - Landscaping scheme.	Approved – 01.08.2022.
22/05054/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 31 - Landscaping scheme.	Approved
22/05058/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 9 - Surface water drainage scheme (Revised 06/05/22).	Approved – 14.10.2022.
22/05061/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 8 - Archaeology (Addendum to the approved Written Scheme of Investigation).	Approved
22/05075/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 9 - Drainage details (Phases 3-5).	Approved
22/05076/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 16 - Foul drainage details (Phases 1,2,3 and 4 (Drainage phases 1 and 2)).	Approved .
22/05081/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 13 - in respect of Phases 3-5 of the approved phasing plan (and which therefore completes the discharge of Condition 13, following the previous approvals for Phases 1 and 2) - Ecological Conservation Management Plan dated 08/08/22, Heybridge North Badger Technical Survey Note (updated 05/08/22), Heybridge North Bat Technical Survey Note (updated 05/08/22).	Approved.

Application Number	Description	Decision
22/05082/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 6 - Hard and soft landscaping for communal gardens. Condition 7 - Provision and retention of soft landscaping.	Pending consideration.
22/05095/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 9 - Drainage Details.	Approved
22/05101/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - condition 4 – Materials.	Approved
22/05108/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - condition 7 - Construction Method Statement.	Pending consideration.
22/05110/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 19 - Acoustic barrier details.	Approved
22/05113/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 7 - Construction and Environmental Management Plan.	Approved
22/00523/RESM	<p>Reserved Matters application for Phase 2 the approval of access, appearance, landscaping, layout & scale for the construction of 262 residential units with associated access, parking, servicing and landscaping on approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including:</p> <ul style="list-style-type: none"> (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). 	Approved

Application Number	Description	Decision
21/00945/ADV	Advertisement consent for 3No. freestanding pole mounted non-illuminated signs located on the site's frontage to Broad Street Green Road, Maypole Road and Langford Road in connection with the development of the site.	Approved 17.11.2021.
22/00289/RESM	<p>Reserved Matters application for the approval of access, appearance, landscaping, layout, and scale covering the details of strategic landscaping and infrastructure for Phases 3, 4 and 5 of the approved planning application (15/00419/OUT) comprising:</p> <ul style="list-style-type: none"> (i) The green corridors, open space, and attenuation features within Phases 3, 4 and 5 including those surrounding Parcels 3, 4, 5, 6, 7 and 9; (ii) Formal play areas, including Local Equipped Areas of Play to the north of Parcel 4 and to the east of Parcel 8 and a Neighbourhood Equipped Area of Play to the east of Parcel 7; (iii) The section of the internal spine road which connects to both the spine road previously approved under the Reserved Matters applications of Phase 1 and 2 and to the approved Relief Road, including details of bus stops; (iv) The internal road to serve Parcel 9, allotments and playing field; (v) Pedestrian and cycle links falling within these phases of the development including Public Rights of Way; (vi) The location and layout of the playing fields south of Parcel 9; (vii) The location and layout of the allotments together with the associated parking, means of access and enclosure; (viii) Proposed pumping station south of parcel 9. Together with details pursuant to Condition 18 (tree protection), Condition 27 (bus stops), Condition 28 (footpaths and cycle routes), Condition 29 (Vehicular Parking) and Condition 31 (Landscaping) of the approved planning application 15/00419/OUT. 	Committee approval 02/02/2023.
22/00324/PROW	Permanent diversion of PROW 19 and PROW 17.	Pending
22/05067/DET	<p>Phase 1 Compliance with conditions notification of application 15/0419/OUT allowed on appeal APP/X1545/W/19/3230267. (Part outline/part detailed (hybrid) application for mixed use development including:</p> <ul style="list-style-type: none"> (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 	Pending

Application Number	Description	Decision
	<p>and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline)</p> <p>(iv) Primary school and early years childcare facility (Use Class D1c) (Outline)</p> <p>(v) A relief road between Broad Street Green Road and Langford Road (Detailed element)</p> <p>(vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline);</p> <p>(vii) Construction of initial gas and electricity sub-stations (Detailed); and</p> <p>(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). Condition 15 - Broadband. Condition 16 - Foul water drainage scheme. Condition 17 - Excavation trenches. Condition 19 - Acoustic barrier. Condition 35 - Lighting strategy.</p>	
<p>22/05082/DET</p>	<p>Phase 1 Compliance with conditions notification of approved application 21/00752/RES (Reserved matters application for the approval of access, appearance, landscaping, layout & scale for the construction of 160 residential units with associated access, parking, servicing and landscaping (Phase 1 only) on approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including:</p> <p>(i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline)</p> <p>(ii) Residential Care for up to 120 beds (Use Class C2) (Outline)</p> <p>(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)</p> <p>(iv) Primary school and early years childcare facility (Use Class D1c) (Outline)</p> <p>(v) A relief road between Broad Street Green Road and Langford Road (Detailed element)</p> <p>(vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline);</p> <p>(vii) Construction of initial gas and electricity sub-stations (Detailed); and</p> <p>(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.)). Condition 6 - Hard and soft landscaping for communal gardens. Condition 7 - Provision and retention of soft landscaping.</p>	<p>Pending</p>
<p>22/05108/DET</p>	<p>Phases 1 & 2 Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including:</p>	<p>Pending</p>

Application Number	Description	Decision
	(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).) Condition 7 - Construction Method Statement	
23/00267/DLA	Application for the Discharge of Planning Obligation on permission 15/00419/OUT (Youth Facility Specification)	Pending
23/00385/CLA	Submission of Local Management Organisation Scheme pursuant to Schedule 5 of s106 Agreement for 15/00419/OUT	Pending
23/05018/DET	All Phases Compliance with conditions notification 15/00419/OUT (APP/X1545/W/19/3230267) (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).) Condition 24 - Travel Plan. Condition 25 - Residential Travel Information Pack.	Pending
23/05029/DET	Phase 2 Compliance with conditions notification 15/00419/OUT allowed at appeal	Approved

Application Number	Description	Decision
	<p>(APP/X1545/W/19/3230267) (Part outline/part detailed (hybrid) application for mixed use development including:</p> <ul style="list-style-type: none"> (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)). Condition 31 Part (b) in respect of Phase 2 of the development - Landscaping scheme 	
<p>23/05036/DET</p>	<p>Phase 3, 4 and 5 Compliance with conditions notification 15/00419/OUT allowed at appeal (APP/X1545/W/19/3230267) (Part outline/part detailed (hybrid) application for mixed use development including:</p> <ul style="list-style-type: none"> (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)). Condition 7 part a-f 	<p>Pending</p>

Application Number	Description	Decision
	and h-k in respect of phase 3, 4 and 5 of the development - Construction Environmental Management Plan (CEMP)	
23/00226/RESM	<p>Reserved matters application for Phase 3 the approval of access, appearance, landscaping, layout and scale for Phase 3a for the construction of 234 residential units of planning permission 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including:</p> <ul style="list-style-type: none"> (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). 	Pending
23/05080/DET	<p>Phase 1 Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including:</p> <ul style="list-style-type: none"> (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 	Pending

Application Number	Description	Decision
	(vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline).) Condition 9 - Surface Water Drainage Scheme (Part discharge - amended details for Phase 1 Basins 8 and 8A)	
23/00528/NMA	<p>Application for non-material amendment following grant of reserved matters application 21/00384/RES (Reserved matters application for the approval of access, appearance, landscaping, layout and scale covering details of strategic landscaping and infrastructure for Phase 1 comprising;</p> <p>(a)landscaping for the approved Relief Road, (b)phase 1 entrance green, (c)phase 1 spine road, (d)green corridors, strategic open space and levels for Phase 1 (including Local Equipped Area of Play) (e)acoustic bund for phase 1</p> <p>Together with details of a network of pedestrian and cycle routes in relation to Phase 1 pursuant to condition 28 of approved planning application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including:</p> <p>(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).)</p> <p>Amendment sought: To re-align the point of access from the consented spine road into the Primary School site within Phase 1, Westcombe Park, Heybridge, Essex</p>	Pending
23/00519/PROW	Land At Broad Street Green Road and Langford Road And Maypole Road, Great Totham. Proposed stopping up of 299m of PROW 296_30 (from Langford Road at position F on the enclosed plan to where it terminates/joins the road at position G on the enclosed plan). Proposed extension to PROW 249_03 to	Pending

Application Number	Description	Decision
	connect to PROW 296_13 (positions B to D on the enclosed Plan).	

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Great Totham Parish Council	Has responded to say they have no comment	Noted
Heybridge Parish Council	<p>Recommend the refusal of planning permission, for the following reason listed below:</p> <p>The site layout and location site plan REVC is extremely misleading as it would seem to consist of several overlays. Particularly alarming is the inclusion of the relief road even though this has not yet been constructed. The map included shows none of the development to date, so it is impossible to assess the impact of the various applications to this point.</p> <p>We would request that any new information on this development is produced contemporaneously with the work as it progresses. The Parish Council has growing concern that the second part of the relief road linking Maypole Road junction with Langford to provide the full relief indeed to be provided with this substantial development.</p> <p>We would urgently request that we are provided with the timing and design details of the relief road listed.</p>	The applicant has clarified this matter in emails dated 29 and 30 th June 2023. The matter concerns only the labelling being 'misaligned' on the drawing. Drawings to address this minor error has been submitted
Langford and Ulting Parish Council	Has made no comment.	Noted

7.2 Internal Consultees

Internal Consultees	Comment	Officer Response
Environmental Health	No adverse comments or objections in relation to this application.	Noted.
Archaeology	Has no objections	Noted

Internal Consultees	Comment	Officer Response
Affordable Housing	Strategic Services fully supports this Application that will assist in meeting the housing needs of the District.	Noted
Waste Management	No comment received to date	The application is supported by a Refuse Collection Plan. The application, however, has been considered in context of the general approach towards all the parcels of development, and in this respect, standard push and carry distances for refuse bins and sacks have been adhered to.
Tree consultant	No comment received to date	Any comments received will be reported in a member's update.
Ecology Consultant	No comment received to date	Comments are expected and will be reported in a member's update
Urban design officer	Has no objections following the amendment to the scheme as advised; materials, building heights and garden sizes complying with approved parameter plans and design SPD	Noted

7.3 External Consultees

External Consultees	Comment	Officer Response
Essex Highways	From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the proposed conditions	
Essex County Council (ECC) Sustainable urban drainage	Holding objection pending further info	Further information to address objection received and awaiting formal response. To be reported in members update

External Consultees	Comment	Officer Response
Anglian water	No comment received to date	Any comments received will be reported in a member's update. However, these are matters covered under informative attached to the application, and no development with respect of water serves and impact on water infrastructure can take place without formal consent from the water authorities.
Essex and Suffolk water	No comment received to date	Any comments received will be reported in a member's update. However, these are matters covered under informative attached to the application, and no development with respect of water serves and impact on water infrastructure can take place without formal consent from the water authorities
Essex County Fire and rescue	No comment received to date	Any comments received will be reported in a member's update. However, these are matters covered under informative attached to the application, and adherence to fire safety regulations is a mandatory requirement of all new or developments under the building regulations
Environment Agency	We have reviewed the documents as submitted and we have no further comments at this time. Our comments on the associated application 19/00741/OUT from 8th August 2019 with reference number AE/2019/124309/01-L01 remain valid.	Noted
Natural England	Have no objection to these reserved matters application.	Noted

External Consultees	Comment	Officer Response
Essex Police Strategic Planning team	<p>Whilst there are no apparent concerns with the layout to comment further we would require the finer detail such as the proposed lighting, boundary treatments and physical security measures.</p> <p>We would welcome the opportunity to consult on this development to assist the developer demonstrate their compliance with this policy by achieving a Secured by Design Homes award. An SBD award is only achieved by compliance with the requirements of the relevant Design Guide ensuring the risk commensurate security is built into each property and the development.</p>	

7.4 Representations received from Interested Parties

- 7.4.1 1no. letter of representation has been received raising questions about pedestrian access past their house and the possible loss of a tree.

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:
- 22.1715.010C – Schedule of Accommodation
 - 22.1715.020B – Design and Access Statement
 - 22.1715.50A – Location Plan
 - 22.1715.51B – Block Plan
 - 22.1715.100I – Proposed Site Layout
 - 22.1715.120A – Proposed Site Layout (Coloured)
 - 22.1715.201B – Parking Plan
 - 22.1715.202C – Materials Plan
 - 22.1715.203B – Garden Area Plan
 - 22.1715.204B – Refuse Strategy Plan
 - 22.1715.205B – Height Plan
 - 22.1715.206B – House Type Distribution Plan
 - 22.1715.207B – Affordable Plan (await amended plan to show revised AH as per John Sword requirements)
 - 22.1715.208B – Density Plan
 - 22.1715.300 – Street Scenes - AA
 - 22.1715.301 – Street Scenes – BB1
 - 22.1715.302 – Street Scenes – BB2

- 22.1715.303 – Street Scenes CC1
- 22.1715.304 – Street Scenes CC2
- 22.1715.400 – Ashtead V1 – Plans and Elevations
- 22.1715.401B – Ashtead V2 – Plans and Elevations
- 22.1715.410 – Bacton V1 – Plans and Elevations
- 22.1715.411A – Bacton V2 – Plans and Elevations
- 22.1715.420B – Buckingham V1 – Plans and Elevations
- 22.1715.421A – Buckingham V2 – Plans and Elevations
- 22.1715.430A – Chesham M4(2) V1 – Plans and Elevations
- 22.1715.431B – Chesham M4(2) V2 – Plans and Elevations
- 22.1715.432B – Chesham M4(2) V3 – Plans and Elevations
- 22.1715.433B – Chesham M4(2) V4 – Plans and Elevations
- 22.1715.440B – Cromer M4(2) V1 – Plans and Elevations
- 22.1715.441A – Cromer M4(2) V2 – Plans and Elevations
- 22.1715.450 – Dartford V1 – Plans and Elevations
- 22.1715.451A – Dartford V2 – Plans and Elevations
- 22.1715.460B – Filey V1 – Plans and Elevations
- 22.1715.470A – Hatfield V1 – Plans and Elevations
- 22.1715.471A – Hatfield V2 – Plans and Elevations
- 22.1715.480 – Lavenham V1 – Plans
- 22.1715.481A – Lavenham V1 – Elevations
- 22.1715.482 – Lavenham V2 – Plans
- 22.1715.483B – Lavenham V2 - Elevations
- 22.1715.490A – Leigh V1 – Plans and Elevations
- 22.1715.491A – Leigh V2 – Plans and Elevations
- 22.1715.500B – Marlborough V1 – Plans and Elevations
- 22.1715.501B – Marlborough V2 – Plans and Elevations
- 22.1715.502B – Marlborough V3 – Plans and Elevations
- 22.1715.510A – Needham V1 – Plans and Elevations
- 22.1715.511A – Needham V2 – Plans and Elevations
- 22.1715.520B – Romsey M4(2) V1 – Plans and Elevations
- 22.1715.530A – Salcombe V1 – Plans
- 22.1715.531A – Salcombe V1 – Elevations
- 22.1715.532 – Salcombe V2 – Plans
- 22.1715.533 – Salcombe V2 – Elevations
- 22.1715.534B – Salcombe V3 – Plans
- 22.1715.535B – Salcombe V3 – Elevations
- 22.1715.540A – Seaton V1 – Plans and Elevations
- 22.1715.541A – Seaton V2 – Plans and Elevations
- 22.1715.542A – Seaton V3 – Plans and Elevations
- 22.1715.543A – Seaton V4 – Plans and Elevations
- 22.1715.550A – Walton V1 - Plans
- 22.1715.551 – Walton V1 - Elevations

- 22.1715.552A – Walton V2 – Plans
- 22.1715.553 – Walton V2 – Elevations
- 22.1715.560B – Winkfield M4(2) V1 – Plans and Elevations
- 22.1715.570A – 1BB Bungalow V3 – Plans and Elevations (update plan nos when amended floorplans received showing wet room included instead of bathroom for 1&2 bed affordable bungalows)
- 22.1715.575A – 1BB Bungalow V2 – Plans and Elevations
- 22.1715.580A – 1BB Bungalow V1 – Plans and Elevations
- 22.1715.585A – 2BB Bungalow V1 – Plans and Elevations
- 22.1715.586A – 2BB Bungalow V2 – Plans and Elevations
- 22.1715.587A – 2BB Bungalow V3 – Plans and Elevations
- 22.1715.610 – Flat Blocks A – Plans 1
- 22.1715.611 – Flat Blocks A – Plans 2
- 22.1715.612 – Flat Blocks A - Elevations
- 22.1715.620A – Flat Block B – Plans
- 22.1715.621A – Flat Block B – Elevations
- 22.1715.630A – Flat Blocks C – Plans and Elevations
- 22.1715.640 – Flat Blocks D – Plans 1
- 22.1715.641 – Flat Blocks D – Plans 2
- 22.1715.642 – Flat Blocks D – Elevations
- 22.1715.700 – Maisonette – Plans
- 22.1715.701 – Maisonette – Elevations
- 22.1715.800 – Garages and Cycle Store
- 2210-752-ST020B – Refuse Tracking Parcel 3
- 2210-752-ST021B – Refuse Tracking Parcel 6
- 2210-752-ST022B – Refuse Tracking Parcel 7
- 2210-752-ST023B – Fire Tender Tracking Parcel 3
- 2210-752-ST024B – Fire Tender Tracking Parcel 6
- 2210-752-ST025B – Fire Tender Tracking Parcel 7
- 2210-752-ST033B – Parking Strategy Plan Parcel 3
- 2210-752-ST034B – Parking Strategy Plan Parcel 6
- 2210-752-ST035B – Parking Strategy Plan Parcel 7
- 2210-752-ST036B – Junction Visibility Splays Parcel 3
- 2210-752-ST037B – Junction Visibility Splays Parcel 6
- 2210-752-ST038B – Junction Visibility Splays Parcel 7
- 2210-752-ST001B – Drainage Strategy Parcel 3
- 2210-752-ST002B – Drainage Strategy Parcel 6
- 2210-752-ST003B – Drainage Strategy Parcel 7
- 2210-752-ST004B – Exceedance Flow Parcel 3
- 2210-752-ST005B – Exceedance Flow Parcel 6
- 2210-752-ST006B – Exceedance Flow Parcel 7
- 2210-752-ST007 – SuDS Construction Details
- 2210-752-ST010B – Level Strategy Parcel 3
- 2210-752-ST011B – Level Strategy Parcel 6

- 2210-752-ST012B – Level Strategy Parcel 7
- 2210-752-ST030B – Cut Fill Analysis Sheet 1 of 3
- 2210-752-ST031B – Cut Fill Analysis Sheet 2 of 3
- 2210-752-ST032B – Cut Fill Analysis Sheet 3 of 3
- 2210-752-ST040B – Services 1 of 3
- 2210-752-ST041B – Services 2 of 3
- 2210-752-ST042B – Services 3 of 3
- 3120-5-2-DR0001-S4-P5 – Landscape Proposals
- 3120-5-2-DR0002-S4-P5 – Hard Surface and Boundaries 1 of 2
- 3120-5-2-DR0003-S4-P5 – Hard Surface and Boundaries 2 of 2
- 3120-5-2-DR0004-S4-P4 – Planting Proposals 1 of 7
- 3120-5-2-DR0005-S4-P4 – Planting Proposals 2 of 7
- 3120-5-2-DR0006-S4-P4 – Planting Proposals 3 of 7
- 3120-5-2-DR0007-S4-P4 – Planting Proposals 4 of 7
- 3120-5-2-DR0008-S4-P4 – Planting Proposals 5 of 7
- 3120-5-2-DR0009-S4-P4 – Planting Proposals 6 of 7
- 3120-5-2-DR0010-S4-P4 – Planting Proposals 7 of 7
- 3120-5-2-DR0011-S4-P1 – Typical Tree Planting Details
- 3120-5-2-DR0012-S4-P1 – Planting Palette 1 of 3
- 3120-5-2-DR0013-S4-P1 – Planting Palette 2 of 3
- 3120-5-2-DR0014-S4-P1 – Planting Palette 3 of 3
- 31250-5-4-LM-0001-S4-P1 – Landscape Management and Maintenance Plan
- Drainage Strategy and SuDS design and Maintenance report 2210-752 Westcombe Park Heybridge Maldon Rev A March 2023 prepared by Ingent Consulting Engineers.
- Arboricultural Impact Assessment and Method Statement 11633_AIA.001 Rev B prepared by Aspect
- Ecological Conservation Management Plan JBA 22/406 Rev A - Parcels 3, 6 & 7 Westcombe Park, dated March 2023 and prepared by James Blake Associates
- Westcombe Park, North Heybridge, Parcel 3, 6 & 7 Transport Technical Note 23025 dated March 2023 KMC prepared by Transport Planning
- Energy and Sustainability Statement Westcombe Park, North Heybridge, Parcel 3, 6 & 7 dated March 2023 and prepared by AES Sustainability Consultants Ltd.
- Updated Ecological Walkover JBA 22/406 ECO02 BFH, Parcels 3, 6 & 7 Westcombe Park, Heybridge dated 24th March 2023 prepared by James Blake Associates

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

- 122no. (49.6%) 1 and two-bedroom units
- 72no. (29.3%) three-bedroom units
- 52no. 4 & 5 bedroom units

Affordable housing

Affordable Rented

- 16no. 1 Bed Flats
- 6no. 1 Bed Bungalows
- 5no. 2 Bed Bungalows
- 22no. 2 Bed Houses
- 3no. 3 Bed Houses

Shared Ownership

- 9no. 1 Bed Flats
- 3no. 2 Bed Flats
- 6no. 2 Bed Houses
- 4no. 3 Bed 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 the approved plans 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 3120-5-2-DR0001-S4-P5 – Landscape Proposals, 3120-5-2-DR0002-S4-P5 – Hard Surface and Boundaries 1 of 2, 3120-5-2-DR0003-S4-P5 – Hard Surface and Boundaries 2 of 2, 3120-5-2-DR0004-S4-P4 – Planting Proposals 1 of 7, 3120-5-2-DR0005-S4-P4 – Planting Proposals 2 of 7, 3120-5-2-DR0006-S4-P4 – Planting Proposals 3 of 7, 3120-5-2-DR0007-S4-P4 – Planting Proposals 4 of 7, 3120-5-2-DR0008-S4-P4 – Planting Proposals 5 of 7, 3120-5-2-DR0009-S4-P4 – Planting Proposals 6 of 7, 3120-5-2-DR0010-S4-P4 – Planting Proposals 7 of 7, 3120-5-2-DR0011-S4-P1 – Typical Tree Planting Details, 3120-5-2-DR0012-S4-P1 – Planting Palette 1 of 3, 3120-5-2-DR0013-S4-P1 – Planting Palette 2 of 3, 3120-5-2-DR0014-S4-P1 – Planting Palette 3 of 3, 31250-5-4-LM-0001-S4-P1 – Landscape Management and Maintenance Plan 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. Details of individual and communal electric car charging points shall be submitted for approval to the Local Planning Authority the EV car charging points shall be implemented in accordance with the approved details 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 the approved plans 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 details submitted to discharge condition 13 - Ecological Conservation Management Plan Parcel 3,4,5) of 15/00419/out under application 22/05081/DET and the submitted Ecological Conservation Management Plan JBA 22/406 Rev A - Parcels 3, 6 & 7 Westcombe Park, dated March 2023 and prepared by James Blake Associates. 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. 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.

13. 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.

14. The trees and hedges identified for retention on the approved Arboricultural Impact Assessment and Method Statement 11633 - AIA.001 Rev B report which is attached to and forms part of this permission shall be protected in accordance with that report 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.

15. The site drainage shall be constructed in accordance with the Drainage Strategy and SuDS design and Maintenance report 2210-752 Westcombe Park Heybridge Maldon Rev A March 2023 prepared by Ingent Consulting Engineers, 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.

16. Prior to the first occupation of each Parcel a system of traffic calming shall be implemented for that Parcel, in accordance with current national guidance for Traffic Calming, to maintain an overall design speed of 20mph within each Parcel.

REASON: In the interests of highway safety and accessibility for all highway users to ensure that this proposal is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, Policies T1 & T2 of the Local Development Plan, and the NPPF 2021.

17. Prior to the first occupation of Parcels 3 & 7, the vehicular accesses that adjoin a cycleway shall be provided with an appropriate footway/cycleway connection into the site, to facilitate pedestrian and cycle access. All details to be agreed with the Highway Authority.

REASON: In the interests of promoting accessibility and good access to other modes of sustainable travel to ensure that this proposal is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, Policies T1 & T2 of the Local Development Plan, and the NPPF 2021.

INFORMATIVES

- 1 Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to suds@essex.gov.uk.
- 2 Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office.
- 3 Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in the attached standing advice note.
- 4 It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners.
- 5 The Ministerial Statement made on 18th December 2014 (ref. HCWS161) states that the final decision regarding the viability and reasonableness of maintenance requirements lies with the LPA. It is not within the scope of the LLFA to comment on the overall viability of a scheme as the decision is based on a range of issues which are outside of this authority's area of expertise. APPENDIX A APPENDIX A Page 75
- 6 We will advise on the acceptability of surface water and the information submitted on all planning applications submitted after the 15th of April 2015 based on the key documents listed within this letter. This includes applications which have been previously submitted as part of an earlier stage of the planning process and granted planning permission based on historic requirements. The Local Planning Authority should use the information submitted within this response in conjunction with any other relevant information submitted as part of this application or as part of preceding applications to make a balanced decision based on the available information.