



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
8 NOVEMBER 2023**

Application Number	22/00324/PROW
Location	Land at Broad Street Green Road, Langford Road And Maypole Road, Great Totham, Essex.
Proposal	Permanent diversion of PROW 19 Great Totham and PROW 17 Heybridge.
Applicant	David Moseley - Countryside Properties
Agent	Ian Mitchell - Mayer Brown
Target Decision Date	N/A
Case Officer	Tim Marsh
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	Not Delegated to Officers

1. RECOMMENDATION

That a permanent Diversion Order of the sections notated (A-B, F-G routes to close), (A-C-D-E-B, F-H-G Diverted routes) of Public Footpath 19 Great Totham is **MADE** and, if no relevant objections are received, **CONFIRMED** by Maldon District Council, as 'competent authority' under Section 257 of the Town and Country Planning Act 1990

2. SITE MAP

Please see below.



3. SUMMARY

- 3.1 This application has been made under section 257 of the Town and Country Planning Act 1990 (which relates to footpaths affected by development) for a footpath diversion order. Section 257 provides a 'competent authority' (Maldon District Council (MDC) in this case) with the power to authorise the diversion of any footpath if they are satisfied that it is necessary to do so in order to enable development to be carried out in accordance with planning permission granted. Whilst MDC is the determining authority, Essex County Council (ECC), in their role as the highway authority, has been instructed to process the application.
- 3.2 The footpaths the subject of this application are located within the wider area identified as Strategic Site S2(d) in the Maldon District Approved Local Development Plan (LDP) which gained planning permission on appeal (reference OUT/MAL/15/00419) in October 2019, for 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).
 - (iv) A relief road between Broad Street Green Road and Langford Road (Detailed element).
 - (v) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline);
 - (vi) 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).
- 3.3 The following Reserved Matters have subsequently been approved:
- 21/00384/RES - Strategic infrastructure for phase 1 approved in October 2021
 - 21/00752/RES – Construction of 160 residential units on Phase 1, approved in November 2021
 - 21/00961/RES - Strategic infrastructure for phase 2, approved in March 2022
 - 22/00523/RES - Construction of 262 residential units on Phase 2, approved in December 2022
 - 22/00289/RESM - Strategic infrastructure for phases 3, 4 and 5, approved in February 2023
 - 23/00408/RESM - Construction of 246 residential units on Parcels 3, 6 and 7 only, approved in July 2023
- 3.3.1 Phases 1 and 2 of the spine road are substantially complete and works are ongoing on the Relief Road section from Langford Rd to the new Maypole Road junction with substantial formation of Relief Road from Broad Street Green to new central junction with the Spine Road.

PROW 17 Heybridge

- 3.4 After submission the applicant confirmed that Public Right Of Way (PROW) 17 Heybridge does not need to be moved to allow for any development. ECC Highways then confirmed that it is not required to be added to the diversion order. Therefore, no further assessment of PROW17 is required.

PROW 19 Great Totham

- 3.5 In line with the requirements of condition no. 11 of application 15/00419/OUT a Strategic Phasing Plan was approved by MDC prior to the first submission of Reserved Matters. This Phasing Plan, approved in May 2020, sets out five phases to the development. The outline elements include 1,138 homes, care home, neighbourhood centre, primary school, two early-years facilities and sport and recreation provision. The Planning Permission includes a number of Parameter Plans to which condition requires adherence. The approved Access and Movement Parameter Plan (PRM-03-P) details the 'potential new route of diverted PROW 19'.
- 3.6 The applicant provides the following reason for the proposed route: *"The approved Green Infrastructure Parameter Plan, ref: PRM-02-W, details the location and distribution of surface water detention basins. The on-site SuDS system is contained principally within the various elements of green infrastructure to be provided as part of the development, shown on the approved Green and Blue Infrastructure Parameter Plan. A key component is the retention and widening of existing ditches that run alongside existing field boundaries, for both the transfer and storage of surface water. There is an existing ditch running north-south, located to the west of Heybridge Wood and continuing towards the site's northern boundary. The widening of this ditch and the introduction of an attenuation basin to the north-west of Heybridge Wood form key components of the surface water strategy agreed with Maldon District Council as Local Planning Authority and Essex County Council in its capacity as Lead Local Flood Authority. The approved Access and Movement Parameter Plan (PRM-03-P) details that the measures to manage and convey surface water necessitate the diversion of a section of PROW19. The principles of diverting the PROW were agreed through the Master planning process and form part of the approved Parameters for the site. The new route was considered and ran through the extensive areas of publicly accessible open space created as part of the development. Furthermore, the crossing of the Relief Road was approved as part of the hybrid planning permission".*
- 3.7 It is evident that the diversion of PROW19 is required to allow completion of the surface water drainage infrastructure for the wider development. All works associated with the providing the diverted route would be carried-out by the applicant, Countryside Properties, at their expense.
- 3.8 ECC Highways has carried out an informal pre-order consultation with relevant statutory consultees and other interested parties.
- 3.9 Consultations were also sent by this council to statutory consultees and the following representations have been received:
- 3.9.1 Ramblers Association - will not oppose the proposed diversion providing:
- 1 Where a drain, ditch, or water retention area crosses the public footpath, a permanent footbridge is installed, maintained and repaired promptly if need be. Please confirm who is the party responsible for eventual repairs.
 - 2 Where a new road crosses the footpaths, a pedestrian crossing is installed.

3 Connectivity with the existing public footpath network is maintained.

3.9.2 Langford and Ulting Parish Council - no objection provided the routes of the paths are reinstated at the end of the temporary period.

3.9.3 Great Totham Parish Council - no objection provided the routes of the paths are reinstated at the end of the temporary period.

3.10 With regards to the Ramblers comments, the proposed diversion will not alter existing responsibilities for maintenance. With regards to the Parish Council's comments, the proposed diversion is permanent, and the nature of the development works that have necessitated the diversion are such that the routes could not be re-instated.

3.11 It is considered that the diversion proposal for PROW 19 Great Totham satisfies the requirements of the Town and Country Planning Act and, therefore, it is recommended that the footpath Diversion Order applied for is Made and, if no relevant objections are received, Confirmed.

3.12 Conclusion

3.12.1 MDC, as 'competent authority', is satisfied that the permanent footpath Diversion Order applied for under Section 257 of the Town and Country Planning Act 1990 is necessary in order to enable development to be carried out in accordance with the planning permission granted. Therefore, it is recommended that the proposed permanent public footpath Diversion Order is Made and, if no relevant objections are received, Confirmed.

4. ANY RELEVANT SITE HISTORY

4.1 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: (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	Refused - 08.03.2019 – Allowed on Appeal – 25.10.2019.

Application Number	Description	Decision
	<p>(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>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>	
19/00741/OUT	<p>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>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>	<p>Approved 14.10.2019</p>
20/05035/DET	<p>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</p>	<p>Approved 11.05.2020</p>

Application Number	Description	Decision
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
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	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, (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 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:	Approved - 08.10.2021

Application Number	Description	Decision
	<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, onsite drainage, and infrastructure works (Outline).) 	
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
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

Application Number	Description	Decision
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 northeastern 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 	Approved

Application Number	Description	Decision
	<p>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).). – pending consideration</p>	
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.

Application Number	Description	Decision
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.
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.	Approved 19.06.2023

Application Number	Description	Decision
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.

Application Number	Description	Decision
22/05067/DET	Phase 1 Compliance with conditions notification of application 15/0419/OUT - Condition 15 - Broadband. Condition 16 - Foul water drainage scheme. Condition 17 - Excavation trenches. Condition 19 - Accoustic barrier. Condition 35 - Lighting strategy.	Pending
22/05082/DET	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 (. Condition 6 - Hard and soft landscaping for communal gardens. Condition 7 - Provision and retention of soft landscaping.	Pending
22/05108/DET	Phases 1 & 2 Compliance with conditions notification 15/00419/OUT Condition 7 - Construction Method Statement	Approved 19.06.2023
23/00267/DLA	Application for the Discharge of Planning Obligation on permission 15/00419/OUT (Youth Facility Specification)	Approved 08.08.2023
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 Condition 24 - Travel Plan. Condition 25 - Residential Travel Information Pack.	Approved 10.08.2023
23/05029/DET	Phase 2 Compliance with conditions notification 15/00419/OUT Condition 31 Part (b) in respect of Phase 2 of the development - Landscaping scheme	Approved 09.05.2023
23/05036/DET	Phase 3, 4 and 5 Compliance with conditions notification 15/00419/OUT Condition 7 part a-f and h-k in respect of phase 3, 4 and 5 of the development - Construction Environmental Management Plan (CEMP)	Approved 26.09.2023
23/00226/RESM	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	Approved 28.07.2023

Application Number	Description	Decision
23/05080/DET	Phase 1 Compliance with conditions notification 15/00419/OUT Condition 9 - Surface Water Drainage Scheme (Part discharge - amended details for Phase 1 Basins 8 and 8A)	Approved 10.08.2023
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 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</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>	Approved 22.09.2023
23/05117/DET	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development Condition 22 - (a) Monitoring traffic conditions (b) Priority buses scheme.	Approved 26.09.2023
23/05131/DET	Compliance with conditions notification 22/00523/RESM (Reserved matters application for the approval of access, appearance, landscaping, layout & scale for the construction of 262 residential units with associated access, parking, servicing and landscaping (Phase 2 only) on approved application 15/00419/OUT Condition 4 - Samples of materials.	Approved 02.10.2023