



**REPORT of
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

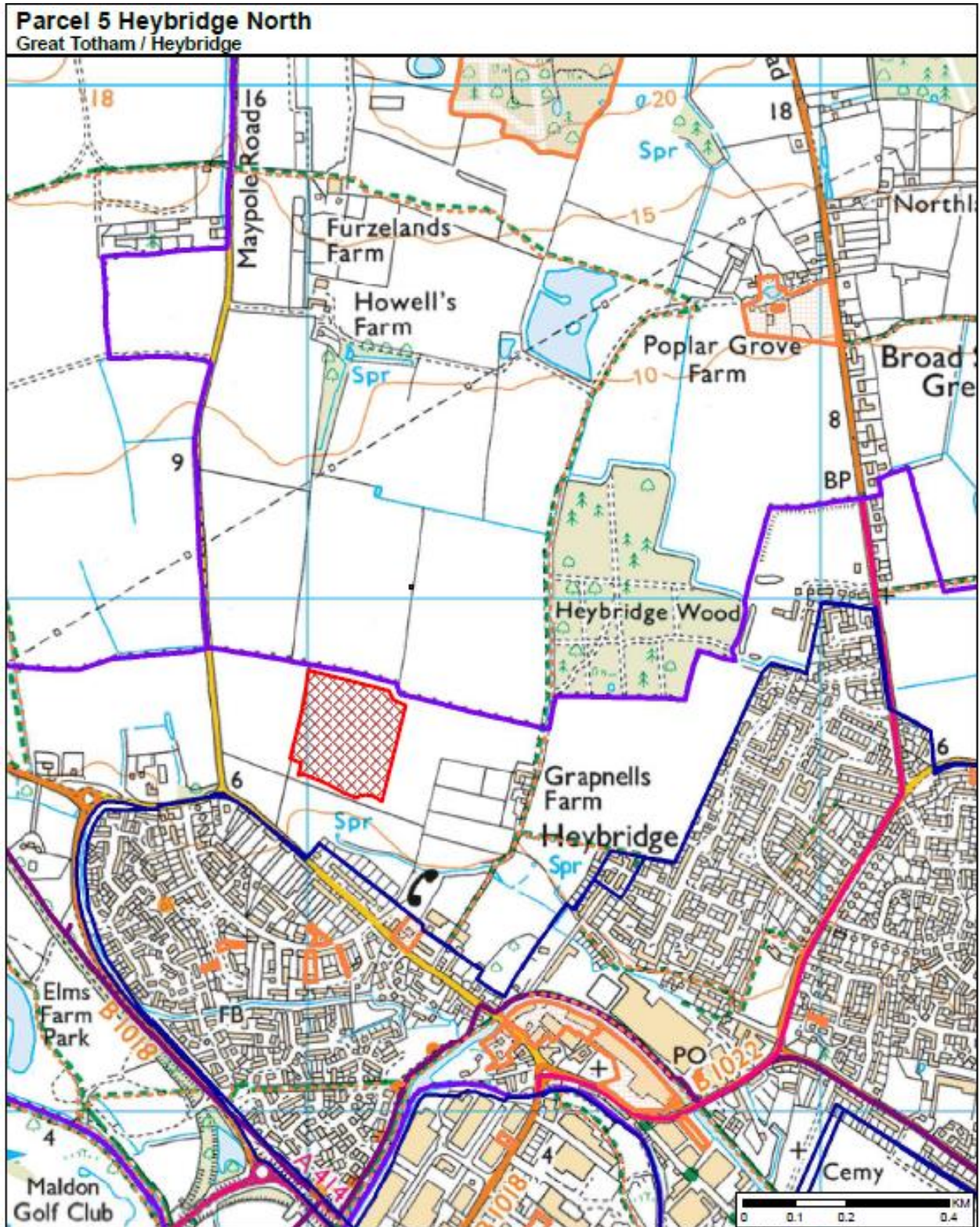
to
**DISTRICT PLANNING COMMITTEE
27 NOVEMBER 2024**


Application Number	24/00587/RESM
Location	Land At Broad Street Green Road And Langford Road And Maypole Road, Great Totham
Proposal	<p>Reserved matters application for the approval of access, appearance, landscaping, layout and scale for parcel 5 for creation of 104 no. one, two, three and four bedroom houses, bungalows and apartments plus associated roads, parking and landscaping, relating to planning application 15/00419/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 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	Countryside Partnerships Home Counties East
Agent	JCN Design & Planning
Target Decision Date	05.12.24 (EoT)
Case Officer	Lisa Page
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	Strategic site within the strategic submitted Local Development Plan Major Application

1. RECOMMENDATION

APPROVE planning permission subject to the conditions as detailed in Section 9 of this report.

2. SITE MAP



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	Organisation:	Maldon District Council
	Department:	Department
	Comments:	24/00587/RESM
	Date:	15/10/2024
	MSA Number:	100018588
www.maldon.gov.uk		

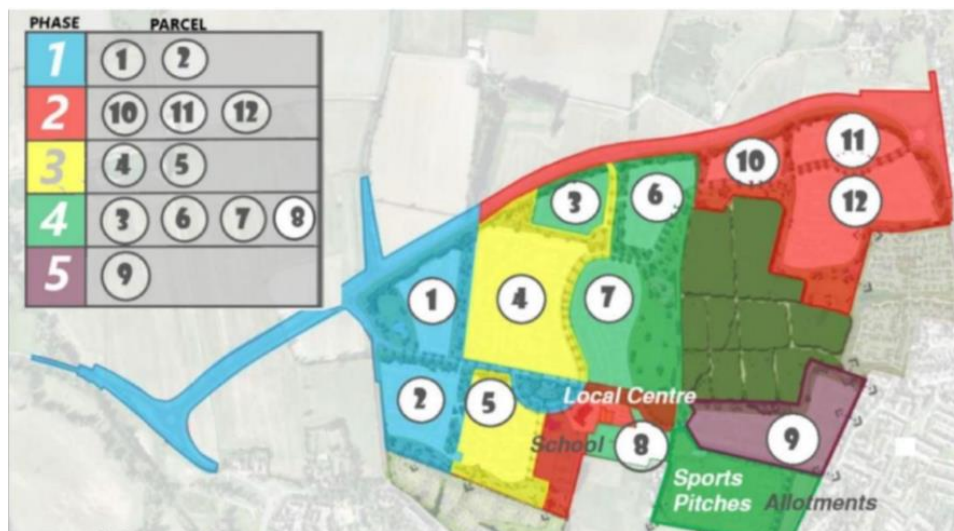
3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information.

Site description

3.1.1 The application site extends to 3.0 hectares, and is referred to as parcel 5, located to the southern edge of the overall North Heybridge Garden Suburb, now named 'Westcombe Park'. The northern boundary of the site is formed by the main spine road that runs through the site, beyond which residential development is being built out (parcel 4). To the east is the land allocated for the primary school, early years and neighbourhood centre within parcel 8. To the south lie the recently constructed dwellings at Barbrook Avenue set back behind a landscaped border that incorporates drainage infrastructure and landscaping. To the west are further dwellings under construction on parcel 2.

3.1.2 The images below set out the phases of development and different parcel numbers.



3.1.3 Reserved Matters has been approved for parcels 1 and 2 (Phase 1) comprising 160 units; parcels 10, 11 and 12 (Phase 2) comprising 262 units; parcel 4 comprising 234 units; and parcels 3, 6 and 7 (Phase 4) comprising 246 units. The layout of adjacent approved parcels is shown in the image below.



3.1.4 In addition to this application which seeks residential development on parcel 5, the only other residential parcel still to come forward is parcel 9. In terms of parcel 8, this will contain the school, early years, local centre and care provision. There is an application currently pending on this site for the erection of a 66 bed care home (24/00569/FUL). No application has come forward in relation to the other uses, but the Local Planning Authority (LPA) has been engaging with the developer in pre-application discussions for these elements.

Description of proposal

3.1.5 The application relates to 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 for 'Part outline/part detailed (hybrid) application for mixed use development including:

- i) Residential development (Use Class C3) for up to 1138 dwellings including (i)30% as affordable housing (Outline), Residential Care for up to 120 beds (Use Class C2) (Outline);
- ii) "Neighbourhood" uses which may include retail, commercial, and community (iii)uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline);
- iii) Primary school and early years childcare facility (Use Class D1c) (Outline);
- iv) A relief road between Broad Street Green Road and Langford Road (Detailed);
- 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;
- vii) All associated amenity space, landscaping, parking, servicing, utilities (other (viii)than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline)."

3.1.6 The current proposal relates to parcel 5, which together with parcel 4 already under construction forms part of Phase 3 of the development. This Reserved Matters application seeks approval for access, appearance, landscaping, layout, and scale for the erection of 104no. one, two, three and four bedroom houses, bungalows and apartments plus associated roads, parking and landscaping.

3.1.7 Planning permission has already been granted for the strategic landscaping and infrastructure for Phases 3, 4 and 5 under application 22/00289/RESM, and which 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 systems, and landscaping, ensuring that these parcels are well-contained and well-integrated within the wider site. This application should be seen within the context of the consented strategic landscape infrastructure.

3.1.8 The application seeks 104no. dwellings (72no. market dwellings and 32no. affordable), with the following mix: -

Market housing

39 x 2-bed

16 x 3-bed

17 x 4-bed

Affordable housing

22 x 1-bed

5 x 2-bed

5 x 3-bed

- 3.1.9 A singular vehicular access point would be taken at the northern boundary of the site onto the main road through the site. Internal to the site, would be a series of lower hierarchy shared surface roads and private drives. Across the site, allocated car parking spaces would be provided in garages, on driveways, and within parking courts, with an additional 22 visitor parking spaces. Electric Vehicle (EV) charging points are proposed to be provided to all units. Secure cycle storage for all dwellings is proposed within either garages or sheds.

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 parcel 5 are considered to accord with the North Heybridge Strategic Masterplan Framework, the North Heybridge Strategic Design Code (SDC), the approved parameter plans and the outline planning permission to which it relates.
- 3.2.2 The density, layout, design and detailed appearance of the development would be acceptable and would be a good representation of the 'Garden Suburb' that is aimed for this section of the North Heybridge Garden Suburb. The development would complement the pattern of existing and approved developments being built out, and the detailed design of dwellings would also follow the same approach with the use of projecting front gables, bay windows, stone cills, chimneys, and a complementary palette of materials. Overall, the layout and design of the proposal would create a high-quality development and would deliver the high quality, vibrant and distinctive neighbourhood that is the aim for garden suburbs.
- 3.2.3 The proposal would deliver a range of accommodation types and sizes, including two, three, four and five bedroom houses suitable for families, as well as smaller one apartments and bungalows suitable for first time buyers or couples. This mix would assist in providing a sustainable and balanced community within this phase of the development. This parcel is proposing 32no. affordable homes and would comprises 30% of the total number of units within the phase. The affordable housing mix and distribution across the site is supported.
- 3.2.4 The development would provide high quality amenity for future occupiers, and all the dwellings adhere to the Nationally Described Space Standards. Externally, private amenity space is provided in accordance with the Adopted Maldon District Design Guide. There would be no unacceptable harm to neighbouring amenity.
- 3.2.5 In terms of highways matters, the development would not have an adverse impact upon local highway safety and the Highway Authority has no objections from a highway and transportation perspective. Adequate vehicle parking would be provided for future occupiers of the development (with EVC provision), with well distributed visitor parking provision. Secure cycle storage would be provided for all units to encourage sustainable patterns of travel.

- 3.2.6 Matters in relation to landscape and ecology are satisfactory. In addition, the development would be acceptable in terms of flood risk and drainage.
- 3.2.7 On the basis of the above, this reserved matter application is acceptable and in accordance with the aims of the Development Plan, and thus, it is recommended that planning permission be granted subject to the imposition of conditions.

4. MAIN RELEVANT POLICIES

4.1 National Planning Policy Framework (2023) 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
- 54-58 Planning Conditions and Obligations
- 60-80 Delivering a sufficient supply of homes
- 85-89 Building a strong, competitive economy
- 108-117 Promoting sustainable transport
- 123-127 Making effective use of land
- 128-130 Achieving appropriate densities
- 131-141 Achieving well-designed places
- 157-175 Meeting the challenge of climate change, flooding, and coastal change
- 180-194 Conserving and enhancing the natural environment

4.2 Maldon District Local Development Plan (2017)

- S1 Sustainable Development
- S2 Strategic Growth
- S3 Place Shaping
- S4 Maldon and Heybridge Strategic Growth
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Built Environment
- D2 Climate Change and Environmental Impact of New Development
- D5 Flood Risk and Coastal Management
- H1 Affordable Housing
- H2 Housing Mix
- H4 Effective Use of Land
- N1 Green Infrastructure Network
- N2 Natural Environment, Geodiversity and Biodiversity

- N3 Open Space, Sport and Leisure
- T1 Sustainable Transport
- T2 Accessibility
- I1 Infrastructure and Services

4.3 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- Maldon District Vehicle Parking Standards Supplementary Planning Document (SPD) (2018)
- Maldon District Design Guide (MDDG) (2017)
- North Heybridge Garden Suburb Strategic Masterplan Framework (SMF)
- North Heybridge Garden Suburb Strategic Design Code (SDC)
- Approved 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 this Report. 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 parcel 5, 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.
- 5.1.2 The main considerations 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.

Section 106 (S106) Legal Agreement Update

- 5.1.3 As part of the S106 agreement attached to the hybrid application 15/00419/OUT, the development is required to provide the following:
- YOUTH FACILITIES – The Strategic Phasing plan details that the youth facilities will be delivered within Phase 4 of the development and by the 800th occupation. There has been engagement with Maldon District Council (MDC), Heybridge Parish Council and local residents regarding the nature of the youth facilities. This has informed the types of facilities proposed. It is understood that a reserved matters application is being prepared, and it is anticipated that the youth facilities will be delivered in 2025 in line with the Phasing Plan agreed pursuant to condition 11 of the hybrid permission.
 - HEYBRIDGE WOOD MANAGEMENT PLAN - This has been approved.
 - EDUCATION (Early Years, Primary, Secondary school provision) - The Outline Planning Permission S106 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 is responsible for delivering the new school and can request its transfer at any point.

- LOCAL CENTRE and COMMERCIAL EARLY YEARS – The location and marketing strategy is agreed and proposals are included within Local centre pre application proposals for Parcel 8. 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 – The medical facilities form part of the Local / Neighbourhood Centre. Countryside is working with Charterpoint Group to deliver this. Following pre-application discussions with MDC and dialogue with the NHS and the Blackwater and Longfield Medical Practices during 2023, Charterpoint Group has progressed a design for the new local centre. The local centre includes a mix of uses including new, purpose-built, GP accommodation for the Longfield and Blackwater practices; this reflects detailed discussions about procurement, specification and internal space organisation. The NHS is advancing their outline business case for the GP accommodation. We understand that NHS are expecting to get a decision on their outline business case in Feb. 2025. Once the NHS business case has been approved, this will firm up their commitment.
- BUS SERVICE AGREEMENT - The S106 also secured c£2.47m to fund enhanced bus services, which will be established post the 150th dwelling occupation as per the legal agreement. Countryside is in advanced discussions with First Group on the bus service agreement
- LOCAL MANAGEMENT ORGANISATION - Formal proposals submitted to MDC which will involve the services of the Land Trust Charity.
- LEAP / NEAP / OPEN SPACE - Details already agreed via previously approved Reserved Matters applications.

5.1.4 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. Discussions on all these elements are progressing to ensure timely delivery of these elements.

5.1.5 In summary on the principle of development, for the aforementioned reasons, no objection is raised to the principle of this residential development within this parcel 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 S106 of the approved hybrid application 15/00419/OUT. In particular condition no. 37 requires the housing mix of the development to include a minimum of 50% 1 and 2 bedroom dwellings, a minimum 30% of 3 bedroom properties and no more than 20% 4-bedroom+ dwellings. As part of previous reserved matters applications on the wider site, MDC has confirmed that this applies to the development as a whole and not individual reserved matters planning applications. Therefore, whilst the mix provided within this parcel does not comply (it would deliver 65no. 1 and 2-bedroom units equating to 63.5%, 21no. 3-bedroom units equating to 20.2% and 17no. 4-bed units equating to 16.35%), this is

acceptable as it was always anticipated that this parcel would deliver a higher density development with a higher proportion of smaller units (in accordance with the SMF and SDC) and considering that this the fourth phase of the approved development it would assist in adhering to the overall requirements set in the conditions of the original outline permission.

5.2.2 Furthermore, condition no. 38 on the outline consent requires not less than 4% of the dwellings be smaller 1 and 2 bedroom properties that are single-storey in height. This application includes 4.8% as bungalows, which exceeds the condition requirement. All the units would meet Nationally Designed Space Standards. Overall, the proposed development would deliver a range of accommodation types and sizes, including two, three, four and five bedroom houses suitable for families, as well as smaller one 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.

5.2.3 This parcel is proposing 32no. affordable homes and would comprises 30% of the total number of units within the phase and meets the overall affordable provision detailed in the Section 106 for all Phases. The provision of affordable housing on this parcel is set out below: -

Name	Type	Accommodation	Floor area (m ²)	Number		
				Affordable rent	Intermediate	Total
Apt I	Apartment	1 bed / 2 person	50.0	13	0	13
BI (GF)	Maisonette	1 bed / 2 person	50.0	0	3	3
BI (IF)	Maisonette	1 bed / 2 person	58.0	0	3	3
IBB	Bungalow	1 bed / 2 person	59.7	3	0	3
AFF B2	Bungalow	2 bed / 4 person	72.3	2	0	2
AFF B4	House	2 bed / 4 person	79.1	3	0	3
AFF B6	House	3 bed / 5 person	98.5	1	4	5
Total						32

5.2.4 The Councils Strategic Housing Services have reviewed the application and fully support this mix, and further support is attributed to the distribution of the affordable housing which would appear tenure blind. 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 Parcel 5 being prescribed for this Phase based on delivery to date, and that projected for the last outstanding residential parcel.

5.2.5 The proposed dwelling mix, and provision of affordable housing on this parcel would assist in the deliverability of the future phases and compliance with the wider requirements of the North Heybridge Garden Suburb, and policy H2 of the LDP.

5.3 Layout, design and impact on the character and appearance of the area

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 (SDC) 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 details included within the SDC 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 parcel 5 and its proximity to the central location in the site, the area falls within the defined character context area of ‘Garden Suburb’. This character area is located towards the centre of the site, where the opportunity exists to create a more formal, planned layout that reflects the character of the traditional pre-planned Garden Suburb. Buildings may be arranged in regular, formal street patterns with key buildings to mark the ends of vistas or junctions. This area could be characterised by tree lined avenues and formally laid out open spaces. The density of dwellings may be higher in the centre of the development near the community heart - the local centre and the primary school.
- 5.3.7 Within the ‘Garden Suburbs’, the following approaches to design layout, planting and materials, will apply:
- 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.

5.3.8 In terms of the urban form, the development would be of a density of 34.7 dwellings per hectare. This is in keeping with the approved Residential Density Parameter Plan that shows the majority of the parcel within the medium density band (30 to 36 dwellings per hectare) and the frontage to the northern boundary in the higher density band (34 to 40 dwellings per hectare). This tighter urban form is achieved whilst still providing well defined streets enclosed by consistent building lines with strong frontage to primary streets, with active frontages maintained along the highway and public open space to ensure natural surveillance is achieved and would be in accordance with SDC Policies PS01 (Primary Street Through Residential Area) and PS02 (Primary Street Through Green Corridor) providing enclosure and natural surveillance of the street.

5.3.9 In design terms, the development would vary between 2 and 3 storeys in accordance with the Design Code for this character area. Development would be of a scale that reflects that already approved and being built out on adjacent parcels. In addition, the approach to the detailed design reflects the locality (with the use of projecting front gables, bay windows, stone cills and chimneys), and the choice of materials (the palette includes 3 brick types including red, red multi and buff, with varying coloured boarding, whilst the roof materials include terracotta, brown and slate tiles) would result in a high-quality development and assist in unifying this parcel of development with the existing residential development across the wider site.

5.3.10 Overall, the development would accord with the approved parameter plans and the guidance contained within the NHGS Strategic Design Code regarding the Garden Suburb character area. 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 Garden Suburb character area that is aimed for this section of the NHGS.

5.4 Impact on Future Occupiers Amenity

5.4.1 In terms of private amenity provision for future occupiers, all dwellings would be provided with private gardens to meet with the standards set out in the adopted MDDG SPD (namely 100m² of private amenity space for dwellings with three or more bedrooms, 50m² for 1–2-bedroom dwellings and 25m² for flats). In addition, all properties would be served by windows which would provide adequate light and outlook to all habitable rooms, and internally all dwellings would meet the Nationally Described Space Standards.

5.4.2 In terms of public amenity space, as has already been set out in this report, planning permission has already been granted for the strategic landscaping and infrastructure (under application 22/00289/RESM), which provides a high-quality framework of open space which surrounds the residential parcels. This would deliver sufficient and usable public amenity space for future occupiers, providing informal areas for recreation and social interaction, together with pedestrian and cycle connectivity.

5.4.3 On this basis, it is considered that a good quality of life for the occupiers of the proposed residential units would be provided.

5.5 Impact on Neighbouring Residential Amenity

- 5.5.1 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). Policy H4 seeks to ensure development proposals have regard to the impacts upon the amenities of neighbouring properties.
- 5.5.2 The layout of the development is well related to the strategic landscaping and infrastructure which surrounds the residential parcel, such that there would be no adverse impacts to existing residential developments beyond the southern boundary in Barbrook Avenue. The layout would also respect the approved development currently being built out to the west and north and would have no adverse impacts to future occupiers of dwellings on those parcels. To the east is the parcel of land assigned for schooling and early years and the neighbourhood centre, and whilst there is no layout approved as yet for that parcel, the layout proposed for this residential parcel would have an acceptable impact in terms of distances between built form to prevent any adverse amenity impacts.
- 5.5.3 Overall, it is considered that the proposals would not result in harm to the amenities of neighbouring residential properties and thus aligns with Policies D1 and H4 of the LDP.

5.6 Access, Parking and Highway Safety

- 5.6.1 Access to parcel 5 would be taken from the spine road that runs along the northern boundary of the parcel. The Highway Authority has no comments to make from a highway and transportation perspective. On that basis, no objection is raised to the proposed access in terms of highway safety or highway capacity.
- 5.6.2 In terms of parking provision, Policy D1 of the LDP requires developments to provide safe and secure vehicle and cycle parking in accordance with the Council's adopted Vehicle Parking Standards SPD which contains the parking standards expressed as minimum standards. This takes into account Government guidance which encourages the reduction in the reliance on the car and promotes methods of sustainable transport. In terms of parking provision for vehicles and bicycles, the standards as set out in the SPD for dwellinghouses are as follows:
- On plot parking: Minimum 1 parking space per dwelling; 1 space per 1-bed; 2 spaces per 2 – 3-bed; and 3 spaces per 4+bed;
 - Visitor parking - 1 per 4 dwellings;
 - Off street parking: at least 1 home charging point per dwelling
 - Cycle parking: none if garages provided; otherwise, 1 per 1-bed unit, 2 per 2+beds unit; + 1 per 8 units (for visitors)
- 5.6.3 The proposed vehicle parking provision complies with the above standards, with on plot parking spaces provided in addition to garage spaces on many plots. All parking spaces and garages meet the size standards in the SPD for parking spaces and garages. The 22no. visitor parking are relatively well distributed across the site to serve demand.
- 5.6.4 The layout plan also indicates that Electric Vehicle Charging (EVC) points are proposed in compliance with the SPD with one charging point per residential dwelling to be provided either within garages or immediately adjacent to the parking spaces.

As EVC is now a requirement under Building Regulations, there is no need for this to be secured via condition.

- 5.6.5 In terms of cycle storage provision, where no garages are provided, cycle parking is to be provided within secure parking stores on plot, and this would be secured by way of a condition.
- 5.6.6 In terms of wider pedestrian and cycle access, 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.
- 5.6.7 Based on the above, the development would not cause harm in relation to highway capacity or highway safety, and parking and cycle provision is acceptable. The proposal is therefore considered to accord with Policies D1 and T2 of the LDP.

5.7 Flood Risk, Surface Water and Foul Drainage

- 5.7.1 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.
- 5.7.2 The overall drainage strategy was approved as part of the hybrid application 15/00419/OUT. The proposed drainage scheme for this parcel, is designed in accordance with the site-wide strategy and the Site-Specific Flood Risk Assessment for the whole of the North Heybridge Garden Suburb. Due to the shallow ground water, infiltration is not proposed across the garden suburb. Parcel 5 is designed to discharge surface water runoff into the wider drainage infrastructure network, connecting at Basin 9A. The basin and associated downstream SuDS train were designed with the capacity needed to accommodate Parcel 5 within the context of the wider scheme.
- 5.7.3 The Drainage Design Statement (Richard Jackson Engineering Consultants) confirms the proposed layout of the drainage system and includes a detailed set of drainage calculations. The drawings show a gravity piped network with large areas of permeable paving for the conveyance and storage of surface water flows. A series of attenuation crates are also included across the site to provide attenuation in combination with the permeable paving structures.
- 5.7.4 With regard to foul drainage, it is noted that this is secured through condition 16 of application 15/00419/OUT, which requires the submission of details of the foul water drainage. Foul water is drained by gravity to a pumping station in the south western corner of the site, to be adopted as part of the wider infrastructure network within the garden suburb.
- 5.7.5 The Lead Local Flood Authority (LLFA) have no objections and overall, the proposal is considered acceptable in relation to flooding and drainage.

5.8 Impact on Ecology, Biodiversity and Landscaping

- 5.8.1 Policy S1 includes a requirement to conserve and enhance the natural environment, by providing protection and increasing local biodiversity and geodiversity, and effective management of the District's green infrastructure network, whilst Policy S2 requires development proposals to be accompanied by a comprehensive and detailed ecological survey.

- 5.8.2 Policy D1 requires that, amongst other things, all development must respect and enhance the character and local context and make a positive contribution in terms of the natural environment particularly in relation to designated and non-designated sites of biodiversity / geodiversity value.
- 5.8.3 Policy N1 states that open spaces and areas of significant biodiversity or historic interest will be protected. There will be a presumption against any development which may lead to the loss, degradation, fragmentation and/or isolation of existing or proposed green infrastructure. Whilst Policy N2 seeks to deliver net biodiversity gain and sets out that 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.

Ecology and Biodiversity Net Gain (BNG)

- 5.8.4 The outline planning permission predates the introduction of the mandatory requirement for development to deliver a 10% net gain in the biodiversity value of the site. However, because the principle was already established by local policy N2, adding biodiversity value is already designed-in to the wider green infrastructure within the garden suburb and does not form part of the detailed design at Parcel 5.
- 5.8.5 An Ecological Conservation Management Plan (August 2022) has been approved pursuant to condition 13 on the outline planning permission and secures enhancement measures through the creation of new habitats, and would conserve protected and Priority species such as bats, Badger, reptiles, nesting birds, and Common Toad. Furthermore, the proposed biodiversity enhancements, which have been recommended by the Ecological Management Plan (August 2022) and secured via condition 13 on the outline permission, would secure net gains for biodiversity and is supported.
- 5.8.6 On the basis of the above documents, and the submitted soft landscape proposals and 'Landscape Masterplan' (all produced by Golby + Luck Landscape Architects, August 2023), Officers are satisfied that there is sufficient ecological information available for determination of the application, and which would provide certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, which confirm that, with appropriate mitigation measures secured, the development can be made acceptable.

Landscape

- 5.8.7 As noted above, the application has been submitted with a 'Landscape Masterplan' and soft landscape drawings, which provide details regarding the proposed landscaping. The development, as shown on the landscaping strategy plan would include a variety of trees, hedges (native hedges) and grassland to boundary edges. The approach to soft planting would tie the site into the wider development and is supported. In addition, the Landscape Management Plan would ensure that that the proposed planning would be managed appropriately.

6. CONCLUSION

- 6.1.1 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 parcel 5 are considered to accord with the North Heybridge Strategic Masterplan Framework, the North Heybridge Strategic Design Code (SDC), the approved parameter plans and the outline planning permission to which it relates.

- 6.1.2 The density, layout, design and detailed appearance of the development would be acceptable and would be a good representation of the 'Garden Suburb' that is aimed for this section of the North Heybridge Garden Suburb. The development would complement the pattern of existing and approved developments being built out, and the detailed design of dwellings would also follow the same approach with the use of projecting front gables, bay windows, stone cills, chimneys, and the palette of materials. Overall, the layout and design of the proposal would create a high-quality development and would deliver the high quality, vibrant and distinctive neighbourhood that is the aim for garden suburbs.
- 6.1.3 The development would deliver a range of accommodation types and sizes, including two, three, four and five bedroom houses suitable for families, as well as smaller one apartments and bungalows suitable for first time buyers or couples. This mix would assist in providing a sustainable and balanced community within this phase of the development. This parcel is proposing 32no. affordable homes and would comprises 30% of the total number of units within the phase. The affordable housing mix and distribution across the site is supported.
- 6.1.4 The development would provide high quality amenity for future occupiers, and all the dwellings adhere to the Nationally Described Space Standards. Externally, private amenity space is provided in accordance with the Adopted Maldon District Design Guide. There would be no unacceptable harm to neighbouring amenity.
- 6.1.5 In terms of highways matters, the development would not have an adverse impact upon local highway safety and the Highway Authority has no objections from a highway and transportation perspective. Adequate vehicle parking would be provided for future occupiers of the development (with EVC provision), with well distributed visitor parking provision. Secure cycle storage would be provided for all units to encourage sustainable patterns of travel.
- 6.1.6 Matters in relation to landscape and ecology are satisfactory. In addition, the development would be acceptable in terms of flood risk and drainage.
- 6.1.7 On the basis of the above, this reserved matter application is acceptable and in accordance with the aims of the Development Plan, and thus, it is recommended that planning permission be granted subject to the imposition of conditions.

7. **ANY RELEVANT SITE HISTORY**

- 7.1 The Relevant Planning History is set out 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);	Refused. Allowed on appeal 25.10.2019

Application Number	Description	Decision
	<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 substations (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 substations (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>	Approved 14.10.2019
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
21/00384/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;</p> <p>(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</p>	Approved 08.10.2021

Application Number	Description	Decision
	<p>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 (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). 	
21/00961/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 24.02.2022
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 	Approved 31.03.2022

Application Number	Description	Decision
	<p>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 substations (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>	
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> <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 substations (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)</p>	Approved 23.11.2022
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</p>	Approved 25.01.2023

Application Number	Description	Decision
	<p>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. 	
22/00324/PROW	Permanent diversion of PROW 19 and PROW 17.	Approved 31.10.2023
23/00226/RESM	<p>Reserved matters application for the approval of access, appearance, landscaping, layout and scale for Phase 3 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- 	Approved 04.07.2023

Application Number	Description	Decision
	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).	
23/00408/RESM	<p>Reserved matters application for Phase 4 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:</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 (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 04.07.2023
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> <ul style="list-style-type: none"> (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>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> <ul style="list-style-type: none"> (i) Residential development (Use Class C3) for up to 	Approved 22.09.2023

Application Number	Description	Decision
	<p>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 substations (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.)</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>	
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 connect to PROW 296_13 (positions B to D on the enclosed Plan).	Approved
24/00569/FUL	Erection of 3 storey, 66 bed care home for older people with associated landscaping, car parking and access.	Pending

8. **CONSULTATIONS AND REPRESENTATIONS RECEIVED**

8.1 **Representations received from Parish / Town Councils**

Name of Parish / Town Council	Comment	Officer Response
Great Totham Parish Council	Raise no objection but comment whether there is S106 monies available for providing open space and amenity space elsewhere in the Parish.	Noted. Addressed within Section 5.1 of the Report.
Heybridge Parish Council	Recommend the grant of approval and note that the application is within the terms of the original outline application.	Noted.

8.2 Statutory Consultees and Other Organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Essex County Council – Highway Authority	Advise that from a highway and transportation perspective the Highway Authority has no comments to make on this proposal.	Noted. Highway matters addressed within Section 5.6 of the report.
Lead Local Flood Authority	No objections.	Flood matters are addressed in Section 5.7 of the report.
Natural England	Have no comments to make on the application.	Noted.
Essex Police Designing Out Crime	Neither object nor support. Advise that to comment further they would require more detail such as the proposed lighting and physical security measures. Welcome the opportunity to advise further to assist the developer to achieve a Secured by Design Homes award.	Noted.
Anglian Water	<p>The foul drainage from the development is in the catchment of Maldon Water Recycling Centre that will have available capacity for these flows.</p> <p>Advise that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage.</p> <p>In relation to surface water disposal advise that the proposed method of surface water discharge does not relate to an Anglian Water owned asset, and thus provide no comments.</p>	Noted. Addressed within Section 5.7 of the report.
Essex Fire & Rescue	Make comments in relation to access, Building Regulations, water supplies and sprinklers.	Noted. Fire Service matters will be addressed further at Building Regulation stage.

8.3 Internal Consultees (summarised)

Name of Internal Consultee	Comment	Officer Response
Affordable Housing Officer	Support the proposal.	Addressed within Section 5.2 of the report.
Ecology Consultant	No objection subject to discharging Condition 13 for Parcel 5 to secure biodiversity mitigation and enhancement measures.	Addressed within Section 5.8 of the report.

Name of Internal Consultee	Comment	Officer Response
Environmental Health	No comments to make.	Noted.

8.4 Representations received from Interested Parties

8.4.1 There have been no third-party representations received.

9. 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:
BV061-OP2-PL-01 rev. B
BV061-OP2-PL-02 rev. B
BV061-OP2-PL-03 rev. B
BV061-OP2-PL-04 rev. B
BV061-OP2-PL-05 rev. B
BV061-OP2-PL-06 rev. B
BV061-OP2-PL-07 rev. B
BV061-OP2-PL-08 rev. B
BV061-OP2-PL-09 rev. C
BV061-OP2-PL-10 rev. B
GL2143 01 rev. D
GL2143 02 rev. D
GL2143 03 rev. B
62333-RJL-DR-C-0010 rev. P4
BV061-OP2-HA-1BBa-01 rev. C
BV061-OP2-HA-1BBb-02 rev. B
BV061-OP2-HA-B1a-01 rev. B
BV061-OP2-HA-B1a-02 rev. A
BV061-OP2-HA-B2a-01 rev. A
BV061-OP2-HA-B2a-02
BV061-OP2-HA-B4a-01 rev. A
BV061-OP2-HA-B4b-02 rev. A
BV061-OP2-HA-B6a-01 rev. A
BV061-OP2-HT-ASa-01 rev. B
BV061-OP2-HT-ASb-02 rev. B
BV061-OP2-HT-ASb-03
BV061-OP2-HT-BRa-01 rev. A
BV061-OP2-HT-BRa-02
BV061-OP2-HT-CEa-01 rev. A
BV061-OP2-HT-CHa-01 rev. A
BV061-OP2-HT-CHb-02 rev. A
BV061-OP2-HT-CHa-03
BV061-OP2-HT-CHb-04
BV061-OP2-HT-CYa-01 rev. A
BV061-OP2-HT-CYb-02 rev. A
BV061-OP2-HT-CYa-03
BV061-OP2-HT-CYb-04
BV061-OP2-HT-HLa-01 rev. A

BV061-OP2-HT-JUa-01 rev. A
BV061-OP2-HT-JUb-02 rev. B
BV061-OP2-HT-JUa-03
BV061-OP2-HT-SPa-01 rev. A
BV061-OP2-HT-SPb-02 rev. A
BV061-OP2-HT-SPa-03
BV061-OP2-HT-SPb-04
BV061-OP2-HA-AptA-01 rev. A
BV061-OP2-HA-AptA-02 rev. A
BV061-OP2-HA-AptB-01 rev. A
BV061-OP2-HA-AptB-02 rev. A
BV061-OP2-HA-AptC-01 rev. A
BV061-OP2-HA-AptC-02 rev. A
BV061-OP2-GR-01 rev. A
BV061-OP2-ST-01 rev. B
BV061-OP2-ST-02 rev. A
BV061-OP2-ST-03 rev. B
BV061-OP2-ST-04 rev. A

REASON: To ensure that the development is carried out in accordance with the details as approved.

3. No development shall commence until the following information has been submitted to and approved in writing by the Local Planning Authority:

A full topographical site survey showing existing levels including: the datum used to calibrate the site levels; levels along all site boundaries; levels across the site at regular intervals;

Full details of the proposed finished floor levels of all buildings, proposed garden levels, proposed levels along all site boundaries, and proposed levels for all hard and soft landscaped surfaces.

The development shall only be carried out in accordance with the approved details.

REASON: To avoid the excessive raising or lowering of ground levels and therefore any buildings within the site which may lead to unneighbourly development with problems of overlooking and loss of privacy, and to ensure that the development does not prejudice the appearance of the locality, in accordance with Policy D1 of the Maldon District Local Development Plan 2017. The levels information is required prior to the commencement of development to ensure that the correct site levels are achieved from the outset of the construction phase.

4. No above ground works shall commence until samples or product details of the materials to be used in the construction of the external surfaces of the buildings and the proposed brick walls, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
REASON: In the interest of the character and appearance of the site, in accordance with Policies S1, D1, and D4 of the Maldon District Local Development Plan 2017 and guidance contained within the National Planning Policy Framework.
5. Prior to the first occupation of each unit, the associated means of enclosure for that unit, as shown on plan BV061-OP2-PL-03 REV B, shall be fully erected. Prior to the erection of any railing, full details of the railing design shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interest of the character and appearance of the site, in accordance with Policies S1, D1, and D4 of the Maldon District Local Development Plan 2017 and guidance contained within the National Planning Policy Framework.

6. Prior to the first occupation of each residential unit, the vehicle parking to be provided for that unit, shall be hard surfaced, sealed and marked out in parking bays, and if served by a garage, the approved garage shall be erected in accordance with the plans and details hereby approved. Prior to the occupation of the last dwelling, all other roads, turning provision and vehicle parking areas shall be fully completed in accordance with the approved plans. 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.

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 Maldon District Local Development Plan 2017.

7. The dwellings hereby permitted that are not provided with a garage shall not be occupied until the storage for bicycles as shown on the approved plans has been provided for the occupiers of these dwellings.

REASON: To comply with the adopted Vehicle Parking Standards SPD (2018) in accordance with Policies D1 and T2 of the Maldon District Local Development Plan 2017.

8. The development shall be completed in accordance with the approved details under discharge of condition application 22/05081/DET (discharge condition 13 - Ecological Conservation Management Plan Parcel 3,4,5 of application 15/00419/OUT). 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 Local Development Plan 2017 and the National Planning Policy Framework.

9. Notwithstanding the provisions of Classes B 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 extensions or separate outbuildings 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 2017 and the provision and guidance as contained within the National Planning Policy Framework.

10. Prior to the first occupation of the development hereby approved, a timetable for the implementation and management of the landscape works as shown on the approved plans GL2143 01 C, GL2143 02 C and GL2143 03 A, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details. 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 its replacement, is removed, uprooted, destroyed, 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 in 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 Local Development Plan 2017.

11. No development above ground level shall take place until additional details have been submitted to and approved in writing by the Local Planning Authority, to demonstrate that the porch verges will be built as a wet verge. REASON: To ensure that the detail and appearance is high quality, and in accordance with Policy D1 of the Maldon District Local Development Plan 2017.