



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

to
**DISTRICT PLANNING COMMITTEE
22 MAY 2025**

MEMBERS UPDATE

AGENDA ITEM NO.: 6

Application Number	24/00911/VARM
Location	Land at Broad Street Green Road and Langford Road Maypole Road Great Totham
Proposal	<p>Variation of condition 20 on planning permission 15/00419/OUT approved on appeal (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). <p>The proposed change to the condition would alter the trigger for the provision of that part of the Relief Road that lies between Langford Road and Maypole Road to be fully completed from 'prior to the occupation of the 100th dwelling' to 'prior to the 26 September 2025'.</p>
Applicant	Vistry Group
Agent	Kevin Coleman - Phase 2 Planning & Development Ltd
Target Decision Date	31.05.2025 (Time Extension agreed with applicant)
Case Officer	Chris Purvis
Parish	GREAT TOTHAM, HEYBRIDGE, AND LANGFORD AND ULTING
Reason for Referral to the Committee / Council	Strategic site within the strategic submitted Local Development Plan Major Application

3. **SUMMARY**

Since the agenda was published further information has been provided regarding the proposed roadworks and the timetable for these works. The applicant has provided a press release and a Langford Road residents letter that has been circulated to the community as set out below:

Temporary Closure of Langford Road Announced as Final Phase of Heybridge Northern Relief Road Begins

Residents, businesses and road users are being advised of planned upcoming major highway works in Heybridge, Essex, as part of the final construction phase of the Heybridge Northern Relief Road, ahead of its opening later this year.

- *Phase one: Temporary traffic lights from 30 June 2025 to 22 July 2025 - Temporary traffic signals will be operational along a section of Langford Road, Heybridge (red area on Map 1 overleaf). During this period Langford Road and Maldon Road will remain open to all traffic, although delays can be expected.*
- *Phase two: Full Road closure from 23 July 2025 to 31st August 2025 - A section of Langford Road (from 95 metres north-west of its junction with Langford Roundabout for approximately 435 metres in a north westerly direction) will be temporarily closed.*
- *Phase three: Temporary traffic lights: 1st to 19th September 2025 - Temporary traffic signals will be in operation along a section of Langford Road, Heybridge (red area on Map 1 overleaf). During this period Langford Road and Maldon Road will remain open to all traffic, although delays can be expected.*

The closure will take place approximately 400 metres south of the Hatfield Road/Langford Road junction, extending to the Langford Road arm of the roundabout with Heybridge Approach. The closure is necessary to complete the final segment of the Heybridge Northern Relief Road ahead of its scheduled opening later this year.

Appropriate diversions will be in place via: Maldon Road, Hatfield Road, The Street, London Road, A12, Maldon Road, Main Road, Chelmsford Road, Oak Corner, Maldon Road, Wycke Hill, Limebrook Roundabout, Spital Road, Maldon Bypass, Pond Roundabout, Heybridge Approach, Langford Road Roundabout and vice versa. This will affect the wider route between Hatfield Peverel, Heybridge and Maldon, so drivers are advised to plan journeys and allow additional travelling time. During the closure of Langford Road, arrangements for bus services will be outlined and advertised separately.

While Maldon Road and Hatfield Road will be closed to through traffic, local access will be maintained for residents and businesses from the north via the diverted route.

We encourage residents and commuters to stay informed by using the Essex Highways website, where there is an interactive "Future and current roadworks map", available at: <https://www.essexhighways.org/interactive-maps-and-live-travel-information>

The diversion route is shown below:

MAP 1 (Right) - This plan illustrates the extent of the road closure detailed as a solid red line.

MAP 2 (below) - This plan illustrates;

PURPLE - the formal diversion for all vehicles during the road closure.

YELLOW - The 'access only' route (no through traffic to Heybridge),

RED - section of Langford Road to be fully closed in Red.



In addition to the press release the applicant has provided rebuttal comments to the Langford and Ulting Parish Council objection and these points are summarised below:

- The trigger point for the condition was to do with showing sufficient progress on the implementation of the relief road rather than addressing a specific highways impact arising on occupation of the 100th dwelling.
- The Highway Authority support this application so there are no objections from a highways point of view.
- The timescale for the temporary road closure was driven by the Highway Authority as they did not want the roads closed outside of the summer of 2025 in order to reduce impacts on residents and businesses in Maldon.

8. CONSULTATIONS AND REPRESENTATIONS RECEIVED (PAGE 45)

8.1 Representations received from Parish / Town Councils (summarised)

Name of Parish / Town Council	Comment	Officer Response
Langford and Ulting Parish Council	<p>Object to the proposed variation of Condition 20, which seeks to amend the trigger for the full completion and opening of the Relief Road between Langford Road and Maypole Road.</p> <p>It is noted that the developer previously advised that 103 dwellings would be occupied by 1st December 2024, thereby triggering the requirement under Condition 20. This deadline has not been met. The developer is now applying to vary this condition, seeking to defer completion of the Relief Road to a fixed date of 26th September 2025.</p> <p>Parish Council Concerns</p> <p>1 Breach of Planning Condition</p> <p>The current condition was clearly breached as the 100th dwelling has been occupied without the Relief Road being completed.</p> <p>This constitutes a failure to comply with an enforceable planning requirement, and the Parish Council questions why Maldon District Council has not taken enforcement action to address this.</p> <p>2 Importance of the Relief Road</p> <p>The Relief Road was a key justification for permitting such a large development in this location. It was intended to alleviate pressure on local roads, particularly Langford Road and the surrounding network.</p> <p>Delaying its delivery undermines the original planning balance and raises serious concerns about increased traffic through Langford village and road safety implications.</p> <p>3 Setting a Precedent</p>	<p>Officers are aware that occupations have progressed beyond 100 dwellings and therefore beyond the trigger point of the condition to require compliance with the condition.</p> <p>In response to point 1, this does mean that the development is in breach of condition 20 but approval of this application would address that breach and as explained in paragraph 3.1.17 of the report the works are timetabled to commence from 30 June and would be completed before the 26 September in accordance with the wording of the proposed varied planning condition.</p> <p>If the application were to be refused and the Council considered that formal enforcement action was necessary, enforcement action taken this would not result in the road works taking place any quicker, as the works and timetable have been agreed the Highway Authority based on minimising disruption to the highway network. The Highway Authority considered the proposed timetable for the works the least disruptive to other road users.</p> <p>In response to point 2, the importance of the</p>

Name of Parish / Town Council	Comment	Officer Response
	<p>Granting this variation risks setting a dangerous precedent where developers may disregard agreed conditions with the expectation they will later be amended. This weakens public trust in the planning system and in the enforceability of obligations designed to protect local communities.</p> <p>4 Lack of Justification</p> <p>The application does not present compelling evidence or justification for the proposed change.</p> <p>No explanation is provided as to why the developer has failed to meet the previously agreed timetable or what efforts have been made to remedy the delay.</p> <p>In conclusion, Langford & Ulting Parish Council strongly objects to the proposed variation and urges Maldon District Council to:</p> <ul style="list-style-type: none"> • Refuse application 24/00911/VARM on the grounds that the condition has already been breached and the variation undermines the integrity of the original planning approval; • Initiate enforcement action to require the developer to comply with the original terms of Condition 20; • Reaffirm the importance of timely infrastructure delivery as an integral part of sustainable development in the District. <p>The Council believes the interests of the community, road safety, and planning integrity must be upheld.</p>	<p>Relief Road is recognised and as stated above is to be delivered in accordance with the proposed timetable.</p> <p>No response required to point 3 as that is the Parish Council's opinion.</p> <p>In response to point 4, paragraph 3.1.16 of the report explains the delay.</p>

9. **PROPOSED CONDITIONS (PAGES 51 AND 52)**

Please note the amendments to the headings of the conditions with wording shown a deleted:

Heading to condition 20

Relief Road section between Langford Road and Maypole Road completion by 26 Sept 2025 ~~not before occupation of 100th dwelling~~

Heading to condition 24

Residential Travel Plan ~~to be approved~~

Heading to condition 25

Residential Travel Information Pack ~~to be provided~~