

CIRCULATED PRIOR
TO THE MEETING



**REPORT of
DIRECTOR OF PLACE, PLANNING AND GROWTH**

to
DISTRICT PLANNING COMMITTEE
16 DECEMBER 2025

MEMBERS' UPDATE

AGENDA ITEM NO. 5

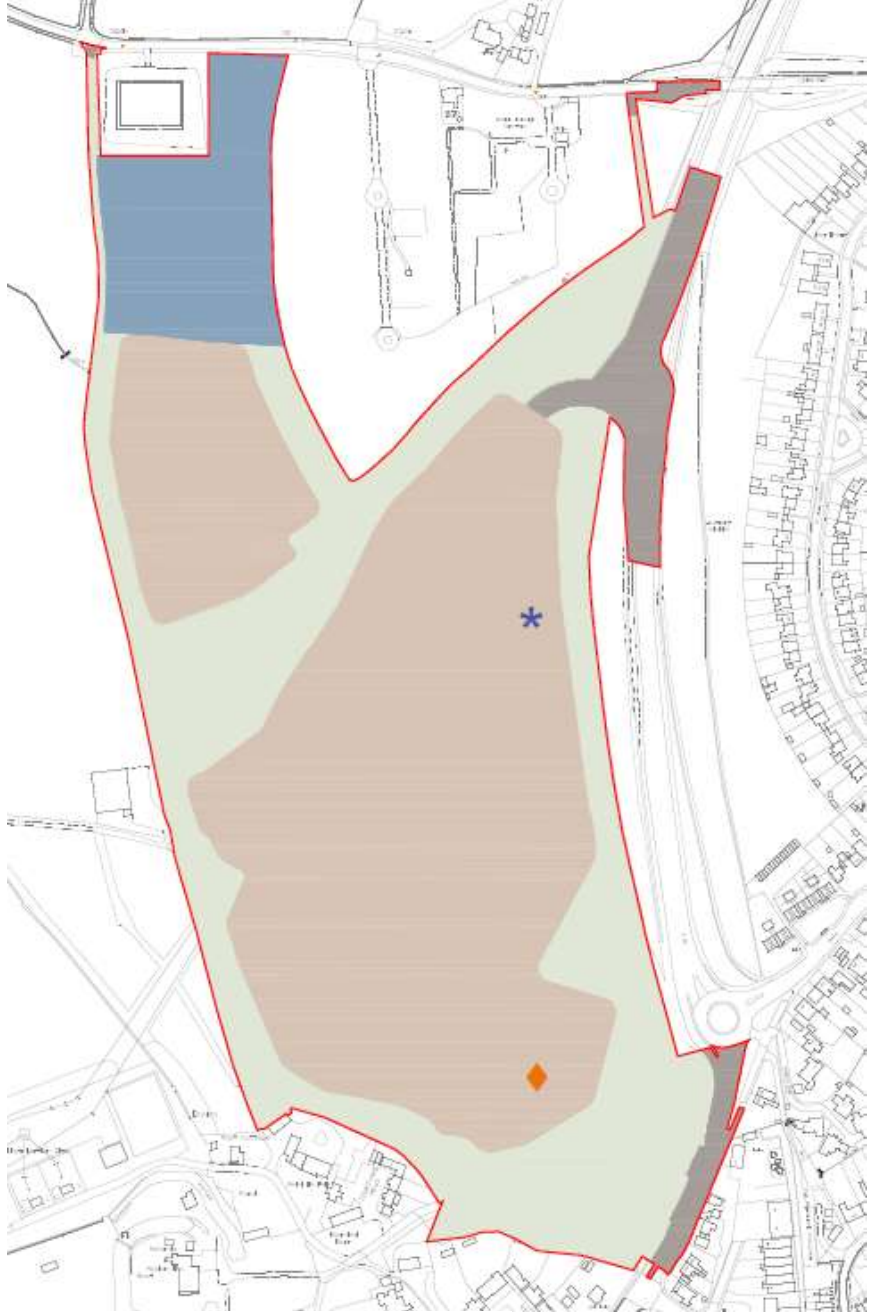
Application Number	25/00578/OUTM
Location	Land West of the Cemetery, London Road, Maldon
Proposal	Outline application with all matters reserved, except for access, for the erection of up to 275 residential units including affordable housing, land for a children's nursery (Class E), 1.8ha of land for an extension to Maldon Cemetery, drainage works, landscaping, vehicular access to the A414, pedestrian/cycle access to Spital Road and London Road, and associated infrastructure works.
Applicant	LSL Partners and Cirrus Land
Agent	Ms Catherine Bruce – Savills.
Target Decision Date	12.12.2025 EOT 23.12.2025
Case Officer	Devan Hearnah
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Departure from the Local Plan Major Application

3 SUMMARY

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

3.1.19 (page 19)

Site Area (Gross)	21.87 ha
Height	Up to 3 storeys (12.6m) for the flats, 1 (6m), 2 (9m) and 2.5 (11.5m) storey for the dwellings
Units (All)	165 Market Units and 77 110 Affordable Homes. The affordable properties would be split into 75% affordable rent and 25% Intermediate properties.

Layout	 <p>LEGEND</p> <ul style="list-style-type: none"> Application boundary (21.87 ha) Use Class C3 residential development ◆ Indicative location of proposed children's nursery Green Infrastructure - includes SuDS, play area, new and existing trees and hedgerows Land safeguarded for cemetery extension (1.8ha) Access infrastructure ✱ Indicative location for battery storage
Density	24 dwellings per hectare for the overall site (net).

4. MAIN RELEVANT POLICIES

Highways

4.4.1 £850,000 is sought to improve public transport links between the site and key attractors in and around Maldon, Heybridge and the local area.

4.4.2 Highways works (to be undertaken via s278 Agreement) to include new roundabout on A414, pedestrian and cycle upgrades on London Road and Spital Road.

4.4.3 ~~Residential Travel Plan~~ Residential Travel Plan (Underlining removed to make it clear this is an obligation).

4.4.4 A Traffic Regulation Order to extend 40mph speed limit north of site access.

5. MAIN CONSIDERATIONS

5.1 Principle of Development

Best and Most Versatile Agricultural Land (page 29) – (Further detail added for clarification)

5.1.27 The application has been supported by an Agricultural Land Classification Report by Askew Land and Soil Limited dated June 2025 (Ref: C987). The report specifies that the site consist of 91.1% Grade 3a, 3% Grade 3b and Non-agricultural makes up 5.9% of the site. **Grade 3a is considered to be some of the ‘best and most versatile land’ in accordance with the NPPF definition within its Glossary. However, it is the lower end of the scale. Furthermore, the supporting Agricultural Land Classification Report concluded that the proposed development is acceptable and complies with paragraph 187 of the NPPF, as there are no areas of lower-quality agricultural land available within Maldon District. Consequently, the development would not result in any significant harm to national interests regarding agricultural land quality and as such no objection is raised.**

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.4 Representations received from Interested Parties (*summarised*)

7.4.1 ~~In excess of 100~~ **158** letters have been received **objecting** to the application and the reasons for objection are summarised as set out in the table set out within the main report at paragraph 7.4.1.

Two petitions, one containing 508 signatures and one containing 1900 signatures was submitted in objection to the application. In accordance with the Councils ‘Petition Scheme’ these petitions count as one objection. Similarly, a response on behalf of the ‘Say No to Building on Maldon Hall Farm’ Community Group has been received stating that the group has just under 1600 members. However, this is also treated as one objection in the same way as a petition.

All representations received were available to the Case Officer and fully considered during the preparation of the main report. These representations have now been published on the public case file and are accessible via Public Access. The application has been assessed with full regard to the content of all representations. The delay in publishing these

representations on the public case file has not prejudiced any party in the decision-making process. This is because, in planning terms, the number of objections is not a material consideration; rather, it is the substance and planning merits of the issues raised that must be taken into account.

For clarity the summarised objection have been included again below. Air Quality & Climate Change has been included as its own separate theme. Whilst it was previously considered as part of traffic/congestion and health and wellbeing, it is recognised this would benefit from being explicitly referenced.

Objection Comment	Officer Response
<p>Highways, Traffic & Congestion:</p> <ul style="list-style-type: none"> Existing roads (A414, Spital Road, London Road, Market Hill) are already congested. proposed roundabout and new junction will worsen congestion and slow traffic; increased risk of rat running. cancellation of A12 upgrade and Maldon Relief Road compounds traffic issues; insufficient public transport provision. Disruption during the construction phase 	Addressed at section 5.9
<p>Infrastructure & Services:</p> <ul style="list-style-type: none"> GP surgeries, dentists, and hospitals overstretched. schools at capacity. no clear mitigation or funding for increased demand. sewage, drainage, and waste disposal systems under pressure lack of amenities within walking distance. 	Addressed at sections 5.1, and 5.13
<ul style="list-style-type: none"> Overdevelopment & Settlement Boundary: Site lies outside Maldon's defined settlement boundary and is not allocated for housing in the Local Development Plan (Policy S8). cumulative impact of rapid expansion unsustainable. 	Addressed at sections 5.1, 5.2, 5.5 and 5.6
<ul style="list-style-type: none"> Loss of Agricultural Land & Food Security: Development would result in loss of Grade 3/3a farmland, classified as best and most versatile. concerns about national food security and loss of productive arable land. 	Addressed at section 5.1
Ecology, Biodiversity & Landscape:	Addressed at section 5.10

<ul style="list-style-type: none"> • Harm to wildlife habitats (skylarks, yellowhammers, hedgehogs, lizards, bats, deer, insects) • loss of hedgerows, trees, and open farmland; negative impact on biodiversity and ecological networks. • visual and landscape harm. • loss of green space and public footpaths. • light and noise pollution. 	
<ul style="list-style-type: none"> • Impact on Cemetery & Heritage Assets: Development adjacent to Maldon Cemetery. • loss of peace and tranquillity for mourners. • concerns about disrespect to bereaved families. • risk of antisocial behaviour. • impact on listed buildings and archaeological sites. 	Addressed at section 5.7
<p>Flooding, Drainage & Groundwater:</p> <ul style="list-style-type: none"> • Site sits on an artesian basin. • risk of uncontrolled water flow, subsidence, and contamination. • existing drainage and sewerage systems inadequate. • lack of clear provisions for managing groundwater and surface water. 	Addressed at sections 5.11 and 5.13
<p>Unsustainable Development & Poor Connectivity.</p> <ul style="list-style-type: none"> • Poor cycle and pedestrian links. • promotes car dependency. • no direct rail access. • limited public transport. • poor access to jobs and services; lack of amenities beyond a nursery. 	Addressed at sections 5.1 and 5.9
<p>Housing Mix & Affordability:</p> <ul style="list-style-type: none"> • Proposed mix does not address local need for genuinely affordable rented accommodation. • concerns about imbalance in housing provision and lack of supply for local people. 	Addressed at sections 5.3 and 5.4
Climate Change, Air Quality and Health Impacts	Addressed at section 5.8.

<ul style="list-style-type: none"> Concerns about noise pollution, increased emissions, health effects, and reversal of recent air quality improvements during construction and operational phases. 	
<p>Cumulative Impact & Policy Conflicts:</p> <ul style="list-style-type: none"> Cumulative effect of recent and proposed developments not adequately assessed. contravenes multiple policies in the Maldon District Local Development Plan (D1, D3, H4, N2, S1, S2, S3, S8, T1, T2) and National Planning Policy Framework. 	Addressed at section 5.2
<p>Other Concerns:</p> <ul style="list-style-type: none"> Loss of privacy and increased overlooking for neighbouring properties. negative impact on mental health and wellbeing. lack of community engagement and transparency. potential legal issues regarding land covenants and cemetery extension. 	<p>Addressed at sections 5.1, 5.8 and 5.13.</p> <p>The Council has given the required notice of the application in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015</p> <p>Land covenants are not a planning consideration.</p>

8. PROPOSED CONDITIONS, INCLUDING HEADS OF TERMS OF ANY SECTION 106 AGREEMENT

PROPOSED CONDITIONS

In accordance with good practice, the Case Officer has reviewed the proposed condition list in consultation with the Developer. Any appropriate or necessary amendments have been included in the conditions list below, this includes the removal of some proposed conditions where there were repetitive requirements amongst multiple conditions. Condition 8 has also been updated to ensure that the Affordable Housing mix is secured.

Reserved Matters

1. The development shall be carried out in accordance with plans and particulars relating to the scale, appearance, landscaping and layout of the site (hereinafter called "the reserved matters"), for which approval shall be obtained from the local planning authority in writing before any development is begun. The development shall be carried out fully in accordance with the details as approved.

REASON: The application does not give particulars sufficient for consideration of the reserved matters.

Time Limit

2. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended).

3. The development hereby permitted shall be begun within two years from the date of the final approval of the reserved matters.

REASON: To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended).

Approved plans

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Drawing 8790_306_E Green Infrastructure Parameter Plan
- Drawing 8790_305_D Building Heights Parameter Plan
- Drawing 8790_304_E Density Parameter Plan
- Drawing 8790_301_D Land Use Parameter Plan (excluding the siting of nursery land, which shall be agreed as part of the layout reserved matters)
- Drawing 8790_200_B Site Location Plan
- Drawing 001 Topographical Survey
- Drawing 006-002-Maldon_TS01_S1 Topographical Survey Sheet 1 of 6
- Drawing 006-002-Maldon TS01_S4 Topographical Survey Sheet 4 of 6
- Drawing 227074/PD15 C Proposed Shared Use Route
- Drawing 000312-SLR-HGN-A414-CH-DR-0101 P04 General Arrangement
- Drawing 227074/PD02.2 Rev C London Road Proposed Crossing to Pedestrian and Cycle Access Visibility Assessment
- Drawing 227074/PD02.3 A London Road Proposed Toucan Crossing
- Drawing 227074/PD15.2 A A414 Shared Use Route
- Drawing 227074/PD15.1 B Spital Road Shared Use Route
- Drawing 000213-SLR-HGN-A414-CH-SK-0001 P02 Site Overview Plan.

REASON: To ensure the development proceeds in accordance with the approved plans and to exclude the nursery location shown on the Land Use Parameter Plan, as this location was not considered appropriate.

Phasing

5. A Phasing Plan for the entire development shall be submitted to the Local Planning Authority for approval at the same time as the first reserved matters application.

The Phasing Plan shall include:

- The sequence of construction and occupation of dwellings;
- The timing of provision of roads, footways, cycleways, drainage, public open space, landscaping, and community infrastructure (including the nursery land and cemetery extension land);
- Temporary arrangements for access and services if any infrastructure is delayed.
- The development shall be carried out in accordance with the approved Phasing Plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the development is delivered in a coordinated manner with timely provision of infrastructure and community facilities, in accordance with policies S1, S3, I1

and I2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Nursery Land

6. Details of the land to be safeguarded for nursery provision, including its siting, shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application for layout. The approved siting shall form part of the layout approval.

The provision and servicing of the nursery land shall thereafter be carried out in accordance with the approved Phasing Plan and made available for marketing for purposes falling within Class E(f) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), namely “Creche, Day Nursery or Day Centre”, and for no other purpose without the prior written consent of the Local Planning Authority. Evidence of marketing shall be provided to the Local Planning Authority within 12 months of the serviced land being made available.

~~Details of the land to be safeguarded for nursery provision, including its siting, shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application for layout. The approved land shall be serviced in accordance with the approved Phasing Plan and made available for marketing for purposes falling within Class E(f) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), namely “Creche, Day Nursery or Day Centre”, and for no other purpose without the prior written consent of the Local Planning Authority. Evidence of marketing shall be provided to the Local Planning Authority **within 12 months of the serviced land being made available.** in accordance with the approved Phasing Plan subject to condition 5.~~

REASON: To ensure that land is safeguarded, **sited in a suitable location**, and made available for nursery provision to meet the needs of the development and to enhance the provision of community services and facilities, in accordance with policies S1, S2 E3 and I1 of the approved Maldon District Local Development Plan and in accordance with guidance contained within the National Planning Policy Framework.

Cemetery Extension

7. The 1.81 ha of land for cemetery extension, as shown on Parameter Plan Land Use Parameter Plan 8790_301_ D shall be safeguarded, serviced and made available for transfer to the relevant authority in accordance with the approved Phasing Plan subject to condition 5. The land shall thereafter be retained and made available for cemetery use (sui generis) only, and for no other purpose without the prior written consent of the Local Planning Authority

REASON: To ensure timely provision of land for cemetery expansion to meet identified community needs, in accordance with policies S1, S2 E3 and I1 of the approved Maldon District Local Development Plan and in accordance with guidance contained within the National Planning Policy Framework.

Dwelling mix

~~8. The dwelling mix for the development hereby approved shall be agreed as part of the reserved matters application(s) and shall accord with the preferred dwelling mix set out in Table 2 within Section 5 of the Technical Advice Note accompanying the Maldon District Local Housing Needs Assessment 2025 (namely: 1 bedroom—10%, 2 bedroom—35%, 3 bedroom—35%, and 4+ bedrooms—20%), or any subsequent updated Local Housing Needs Assessment and associated Technical Advice Note.~~

The dwelling mix for the development hereby approved shall be agreed as part of the reserved matters application(s) and shall:

- For market housing: accord with the preferred market housing mix set out in Table 2 within Section 5 of the Technical Advice Note accompanying the Maldon District Local Housing Needs Assessment 2025 (namely: 1-bedroom - 10%, 2-bedroom - 35%, 3-bedroom - 35%, and 4+ bedrooms - 20%)
- For affordable housing: accord with the mix set out in Table 9.18 of the Maldon District Local Housing Needs Assessment 2025 (namely: Affordable Owned - 1-bedroom 15% to 20%, 2-bedroom 40% to 45%, 3-bedroom 30% to 35% 4+ bedrooms 5% to 10%; Affordable Rent - 1-bedroom 25% to 30%, 2-bedroom 30% to 35%, 3-bedroom 25% to 30%, 4+-bedrooms 10% to 15%)

or any subsequent updated Local Housing Needs Assessment and associated Technical Advice Note

REASON: In order to ensure that an appropriate housing mix is provided for the proposed development taking into account the objective of creating a sustainable, mixed community contained in Policy H2 of the approved Maldon District Development Local Plan and the guidance contained in the National Planning policy Framework.

9. The development shall provide affordable housing in clusters of no more than 15 to 25 dwellings in any single part of the site. These clusters must be designed and located to ensure integration with the wider development, including shared access routes, public spaces, and consistent design quality across tenures.

REASON: To ensure affordable housing is integrated within the development and not isolated, in accordance with Policy H2 of the of the approved Maldon District Local Development Plan and the National Planning Policy Framework which seek to promote mixed and balanced communities.

Crime Prevention

10. ~~Concurrent with the submission of the first~~ As part of the Reserved Matters application for layout, a Crime Prevention Strategy shall be prepared in consultation with the Essex Police Designing Out Crime Team and submitted to the Local Planning Authority for approval. The Strategy shall demonstrate how the development will incorporate Secured by Design principles appropriate to the scale and nature of the development. The approved Strategy shall be implemented in full as part of the detailed design proposals.

REASON: To ensure the development creates a safe and secure environment, reducing opportunities for crime and anti-social behaviour in accordance with policies D1 and S1 of the approved Maldon District Local Development Plan and the National Planning Policy Framework.

Maximum Heights

11. The building heights in storeys shall follow the basis set out in the Building Heights Parameter Plan (Drawing 8790_305 Rev D), with the Proposed Development modelled on the maximum development parameters as follows:

- 6 metres – equivalent to 1 storey buildings
- 9 metres – equivalent to 2 storey buildings
- 11.5 metres – equivalent to 2.5 storey buildings
- 12.6 metres – equivalent to 3 storey buildings

REASON: In the interests of visual amenity of the area in accordance with policy D1 of the approved Maldon District Local Development Plan and the National Planning Policy Framework.

Ground levels

12. As part of the Reserved Matters applications for layout or landscaping, details of existing ground levels and proposed finished ground levels, and their relationship to the adjoining land, and finished floor levels, 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 interests of the impact on the character and appearance of the streetscene and the amenity of neighbouring occupiers, in accordance with Policy D1 of the approved Maldon District Local Development Plan and the policies and guidance contained in the National Planning Policy Framework.

Materials

13. The reserved matters for the approval of layout and appearance shall include details of the proposed materials to be used in the development.

~~No development shall commence until~~ **Prior to above ground works** written details or samples of all materials to be used in the construction of the external surfaces of the development hereby permitted are submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.

REASON: In the interests of visual amenity and to ensure that the proposed development is integrated with its surroundings in accordance with policy D1 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Boundary Treatment

14. The reserved matters for the approval of layout and appearance shall include details of the proposed boundary treatment to the development **including details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers**

~~No development shall commence until details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers have been submitted to and approved in writing by the local planning authority.~~

The ~~screening~~ **boundary treatments** as approved shall be completed for each dwelling prior to the first occupation of that dwelling and shall be retained and maintained as such thereafter.

REASON: In order to safeguard the amenities of neighbouring occupiers and in the interests of the visual amenity of the area in accordance with policy D1 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Landscaping

15. The reserved matters for landscaping shall provide full details and specifications of both hard and soft landscape works which shall be submitted to and approved in writing by the local planning authority. Such details shall be submitted with the other reserved matters.

These landscaping details shall include the layout of the hard landscaped areas with the materials and finishes to be used together with details of the means of enclosure, car parking layout, vehicle and pedestrian accesses.

The details of the soft landscape works shall include schedules of shrubs and trees to be planted, noting the species, stock size, proposed numbers/densities and details of the planting scheme's implementation, aftercare and maintenance programme.

The hard landscape works shall be carried out as approved prior to the beneficial occupation of the development hereby approved unless otherwise first agreed in writing by the local planning authority.

The soft landscape works shall be carried out as approved **in accordance with the approved Phasing Plan pursuant to condition 5** ~~within the first available planting season (October to March inclusive) following the commencement of the development,~~ unless otherwise first agreed in writing by the local planning authority. 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, 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 secure appropriate landscaping of the site in the interests of visual amenity and the character of the area in accordance with policy D1 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Tree and Hedge Retention

16. No development shall commence until information has been submitted and approved in writing by the local planning authority in accordance with the requirements of BS5837:2012 in relation to tree retention and protection as follows:

- Tree survey detailing works required
- Trees to be retained
- Tree retention protection plan
- Tree constraints plan
- Arboricultural implication assessment
- Arboricultural method statement (including drainage service runs and construction of hard surfaces)

The protective fencing and ground protection shall be retained until all equipment, machinery and surplus materials **associated with each phase** have been removed from the site. If within five years from the completion of the development an existing tree is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement tree shall be planted within the site of such species and size and shall be planted at such time, as specified in writing by the local planning authority. The tree protection measures shall be carried out in accordance with the approved detail.

REASON: To secure the retention of the trees/hedges within the site in the interests of visual amenity and the character of the area in accordance with policy D1 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Highways Construction Management Plan

~~17 No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The Plan shall provide for:~~

- ~~a) vehicle routing~~
- ~~b) the parking of vehicles of site operatives and visitors~~
- ~~c) loading and unloading of plant and materials~~
- ~~d) storage of plant and materials used in constructing the development~~
- ~~e) wheel and underbody washing facilities~~

~~The construction period of the development shall be carried out throughout its duration in accordance with the Construction Management Plan.~~

~~**REASON:** To ensure that on-road parking of these vehicles in the adjoining roads does not occur, that loose materials and spoil are not brought out onto the highway and that construction vehicles do not use unsuitable roads, in the interests of highway safety in accordance with policy T2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.~~

Site Access – A414 Roundabout

18. Prior to first occupation of the development, the roundabout access on the A414 shall be constructed in accordance with the details shown in principle on Drawing 000312-SLR-HGN-A414-CH-DR-0101 **P04 General Arrangement Rev P03** in ~~Appendix E of the Transport Assessment Addendum.~~

REASON: To ensure safe and controlled access to and from the highway, in the interests of highway safety and in accordance with policies D2 and T2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Pedestrian and Cycle access

19. Prior to first occupation, a minimum 3.5-metre-wide footway/cycleway linking the site to London Road to the north shall be provided in accordance with Drawing **227074/PD02.2 C London Road Proposed Crossing to Pedestrian and Cycle Access Visibility Assessment** 001756-SLR-XXX-XXX-SK01 Rev P01 in ~~Appendix C of the Transport Assessment.~~

REASON: To provide pedestrians, cyclists and the mobility impaired with safe access to nearby facilities and services, in the interest of highway safety, accessibility and amenity, and in accordance with policies D2 and T2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

20. Prior to first occupation, the developer shall provide a link from the new footway/cycleway to a new signalised crossing off London Road, including necessary alterations to vehicle restraint barriers and safe cyclist merging arrangements, as shown in principle on Drawing 227074/PD02.3 Rev A in ~~Appendix E of the Transport Assessment Addendum.~~

REASON: To provide pedestrians, cyclists and the mobility impaired with safe access to nearby facilities and services, in the interest of highway safety, accessibility and amenity and in accordance with policies D2 and T2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

21. Prior to first occupation, two additional signalised crossings shall be provided:

- One immediately east of the A414/Spital Road roundabout;
- One approximately 25–30 metres south of the A414 access to Maldon Hall Farm.

Works shall include removal of existing pedestrian islands and improved crossings at Maldon Hall Farm and West Station Yard junctions, in accordance with Drawings 227074/PD15 Rev C and 227074/PD15.1 Rev B in ~~Appendix E of the Transport Assessment Addendum.~~

REASON: To provide pedestrians, cyclists and the mobility impaired with safe access to nearby facilities and services, in the interest of highway safety, accessibility and amenity, and in accordance with Policies D2 and T2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

22. Prior to first occupation, a minimum 3 metre wide footway/cycleway shall be provided to link the new A414 crossing to the A414/B1018 Limebrook Way roundabout, in accordance with Drawings 227074/PD15 Rev C and 227074/PD15.2 Rev A.

REASON: To provide pedestrians, cyclists and the mobility impaired with safe access to nearby facilities and services, in the interest of highway safety, accessibility and amenity, and in accordance with Policies D2 and T2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Bus Stop Upgrades

23. At 50% occupation of the site, and as shown indicatively in Drawing 227074/PD15.1 Rev B in ~~Appendix E of the Transport Assessment Addendum~~, a new bus stop shall be provided on the northbound A414 carriageway south of the proposed signalised crossing, including raised kerbs, bus shelter and flag, real-time passenger information screen, on-road bus cage, and timetable display case. The existing southbound stop shall be upgraded with a new flag, real-time passenger information screen, timetable display case and, unless otherwise agreed in writing, relocated raised kerbs.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies D2 and T2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Updated Travel Plan

24. Prior to the first occupation of the development, the Developer shall submit in writing an updated residential travel plan to the local planning authority for approval in consultation with Essex County Council. The approved travel plan shall be actively implemented for a minimum period from first occupation of the development until 1 year after final occupation. Monitoring of the travel plan shall be undertaken in accordance with the details of the planning obligation which requires a monitoring fee to be provided.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies D2 and T2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Residential Travel Information Pack

25. Prior to the first occupation of the development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport to each dwelling upon occupation of the dwelling with details to be submitted and approved in writing by the local planning authority in consultation with Essex County Council (to include six one day travel vouchers for use with the relevant local public transport operator). The Residential Travel Information Pack shall be made available for use following the written approval of the local planning authority.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies D2 and T2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Vehicle Parking

26. The scheme to be submitted pursuant to the reserved matters shall make provision for car parking for the residential element within the site in accordance with the Council's adopted parking standards at the time of submission, including the provision of electric charging points. Prior to the occupation of the development the parking areas shall be constructed, surfaced, laid out and made available for such purposes in accordance with the approved scheme and retained as such thereafter.

REASON: In the interests of highway safety and to ensure that adequate car parking provision is available in accordance with policy T2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Cycle Parking

27. The reserved matters for the approval of layout, appearance and scale shall include details of bicycle and powered two wheel storage facilities for each dwelling.

The bicycle and powered two wheel storage facilities shall be constructed and made available for such purposes in accordance with the approved scheme and retained as such thereafter.

REASON: In the interests of highway safety and to ensure that adequate car parking provision is available in accordance with policies D2 and T2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Amenity Space Provision

28. The reserved matters for the approval of layout and landscaping shall private amenity space for each dwelling in accordance with the requirements of the Maldon District Design Guide SPD.

REASON: To ensure the occupiers of each dwelling has access to an appropriate area of private amenity space in accordance with policy D1 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Public Open Space Provision

29. The reserved matters for the approval of layout and landscaping shall include public open space in broad accordance with the land identified for such purposes on drawings 8790_306_E (Green Infrastructure Parameter Plan) and 8790_301_D (Land Use Parameter Plan)

REASON: To ensure the occupiers of the site have appropriate access to public open space in accordance with policy D1 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Green Infrastructure Strategy

~~30. No works shall take place until a detailed Green Infrastructure Strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with a Landscape Specialist.~~

~~The Strategy shall demonstrate integration with the Essex Green Infrastructure Strategy, GI standards and ecological context.~~

No works shall take place until a detailed Green Infrastructure Strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with a Landscape Specialist.

The Strategy shall:

- Demonstrate how Green Infrastructure (GI) is integrated into the site design from the outset, in accordance with the Essex Green Infrastructure Strategy, GI standards and ecological context;
- Identify the location, connectivity and design principles for all GI components, including public open space, SuDS features, ecological corridors and structural planting;

- Set out how the GI Strategy aligns with and informs the Landscape and Ecological Management Plan (Condition 41) and the Habitat Management and Monitoring Plan (Condition 39), ensuring consistency between design intent and long-term management.

The approved GI Strategy shall be implemented as part of the development and inform subsequent reserved matters applications.

Management of Open Space

REASON: To ensure GI and its connectivity are integral to planning/design from the outset, **and to provide a clear framework for subsequent management plans** in accordance with Policies N1, N2 and D1 of the approved Maldon District Local Development Plan and the National Planning Policy Framework.

Surface Water Drainage Scheme

31 No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Limiting discharge rates to 1:1 Greenfield runoff rates for the 1 in 1 year event, 1 in 30-year storm event will be limited to the 1 in 30-year storm event and the 1 in 100-year rate will be limited to the 1 in 100-year storm event (inclusive of 45% climate change allowance)
- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 45% climate change event.
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- An updated drainage strategy incorporating all of the above bullet points including matters already approved and highlighting any changes to the previously approved strategy.

The scheme shall subsequently be implemented prior to occupation. It should be noted that all outline applications are subject to the most up to date design criteria held by the LLFA.

REASON:

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment.
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.
- In accordance with policy D5 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Scheme to Minimise Off Site Flooding

32. No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented as approved.

REASON: To ensure development does not increase flood risk elsewhere and does not contribute to water pollution and in accordance with policy D5 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Maintenance Plan for Surface Water Drainage Scheme

33. Prior to the first occupation of the development a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, shall be submitted to and approved in writing by the local planning authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements shall be provided.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site in accordance with policy D5 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

34. The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk in accordance with policy D5 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Ecological Mitigation

35. All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (BSG Ecology, June 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

REASON: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended), and in accordance with policy N2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Farmland Bird Mitigation Strategy

36. Prior to commencement of the development, a Farmland Bird Compensation Strategy shall be submitted to and approved by the local planning authority to compensate the loss or

displacement of any ~~Farmland Bird~~ **Skylark** territories identified as lost or displaced. This shall include provision of offsite compensation in nearby agricultural land.

The content of the Farmland Bird Compensation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed compensation measure e.g. Skylark plots;
- b) detailed methodology for the compensation measures e.g. Skylark plots must follow Agri-Environment Scheme option: 'AB4 Skylark Plots';
- c) locations of the compensation measures by appropriate maps and/or plans;
- d) persons responsible for implementing the compensation measure.

The Farmland Bird Compensation Strategy shall be implemented in accordance with the approved details and all features shall be retained for a minimum period of 10 years.

REASON: To allow the LPA to discharge its duties under the NERC Act 2006 (as amended), and in accordance with policy N2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Combined Construction Environmental Management Plan

37. A single Construction Environmental Management Plan (CEMP) covering all construction environmental management requirements including biodiversity and Green Infrastructure protection shall be submitted and approved before any development commences.

The CEMP shall include:

- a) Construction site management
 - construction hours
 - delivery hours
 - details of site compounds, offices and welfare facilities
 - temporary lighting (design, lux levels, orientation)
 - contractor parking arrangements
 - materials storage and handling **including loading and unloading of plant and materials**
 - storage of plant and materials used in constructing the development
 - temporary hardstanding's and haul routes
- b) Construction traffic and highways
 - routing of construction vehicles
 - wheel washing and road-cleaning measures
 - loading/unloading arrangements
 - access management and signage
- c) Noise and vibration control
 - Best Practicable Means (BPM) under BS5228
 - piling methodology, hours and monitoring
 - vibration mitigation for sensitive receptors
 - plant acoustic measures
- d) Dust and air quality management
 - dust suppression
 - monitoring during high-risk phases
 - protocols for extreme weather
 - emissions control for non-road mobile machinery
- e) Water and pollution prevention
 - surface water and wastewater management
 - pollution control measures and spill response plan
 - protection of SuDS assets during construction
 - storage of fuels, oils and chemicals

- f) Biodiversity and Green Infrastructure protection
 - ecological protection zones and buffers
 - pre-construction checks
 - timing of sensitive works
 - ecological clerk-of-works supervision
 - measures to protect trees, hedgerows and retained vegetation
 - fencing and exclusion areas
 - early delivery of GI framework elements where feasible
- g) Waste and materials management
 - Site Waste Management Plan
 - reuse/recycling protocols
 - waste storage and collection during construction
- h) Contamination protocol
 - procedures for dealing with unexpected contamination
 - monitoring and reporting arrangements
- i) Community liaison
 - contact details for site managers
 - complaints procedure
 - arrangements for informing residents of key construction phases
- j) Plans and drawings
 - site layout plan
 - location of compounds and access points
 - pollution prevention features
 - protection/avoidance zones
 - lighting layout

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

REASON: To minimise construction impacts and to protect and conserve green infrastructure, protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended), and in accordance with policies N1 N2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Biodiversity Enhancement Strategy

38. Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

REASON: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of the NPPF (2024) and s40 of the NERC Act

2006 (as amended), and in accordance with policy N2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Habitat Management and Monitoring Plan (HMMP)

39. Prior to first operation of the development, a Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan shall be submitted to and approved in writing by the local authority, this shall include:

- a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- b) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;
- c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- d) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and
- e) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Notice in writing shall be given to the Council when the:

- initial enhancements, as set in the HMMP, have been implemented; and
- habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

REASON: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

Lighting Strategy

40 Prior to the first occupation of the development, a “lighting design strategy for biodiversity” in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended), and in accordance with policy N2 of the

approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Landscape Ecological Management and Maintenance Plan (LEMP)

41. No development shall commence until a Landscape and Ecological Management Plan (LEMP) for all Green Infrastructure (GI), SuDS features and ecological areas within the site has been submitted to and approved in writing by the Local Planning Authority, in consultation with relevant landscape, ecology and SuDS specialists.

The LEMP shall cover all soft landscape features and ecological assets, including (where applicable):

- structural planting;
- public open space;
- SuDS features (basins, swales, rain gardens and conveyance routes);
- retained and newly planted hedgerows and trees;
- grassland, meadow and wildflower areas;
- ecological enhancement and habitat creation areas;
- ecological corridors, buffers and riparian zones.

The LEMP shall set out:

a) Description and evaluation

A description of existing and proposed landscape and ecological features, their intended functions, and any constraints affecting their management.

b) Management aims and objectives

Clear aims and measurable objectives for each landscape/ecological component, including:

- delivery and maintenance of Biodiversity Net Gain;
- habitat creation and condition targets;
- long-term sustainability of GI assets;
- integration of SuDS performance and water quality objectives;
- enhancement of ecological connectivity;
- provision of high-quality public open space.

c) Management prescriptions

Practical management measures for achieving the aims and objectives, proportionate to each feature, including:

- grassland cutting regimes;
- hedgerow and tree management;
- maintenance of SuDS vegetation and periodic de-silting;
- invasive species control;
- litter and vegetation management in POS;
- measures to protect new planting during establishment.

d) Work schedule

A schedule of landscape and ecological management operations for a minimum of ten years, including frequency and timing of activities. After the ten-year period, the approved management prescriptions shall continue to apply for the lifetime of the development, unless varied through a revised LEMP approved in writing by the Local Planning Authority.

e) Governance and funding arrangements

Details of long-term management responsibilities and funding mechanisms, including:

- the body or organisation responsible for delivering the LEMP;
- confirmation of long-term funding arrangements;
- procedures for handover from the developer to the management body.

f) Monitoring and remedial measures

A proportionate monitoring scheme, including:

- indicators to be used to assess whether management objectives are being met;

- monitoring intervals;
- procedures for identifying and implementing any necessary remedial measures;
- reporting arrangements to the Local Planning Authority.

The approved LEMP shall be implemented in full, managed and maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: To secure the long-term management, protection and enhancement of Green Infrastructure, landscape features, SuDS and biodiversity assets, in accordance with Policies N1, N2 and D1 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

LEMP Monitoring.

42. The applicant or any successor in title shall maintain yearly logs of all landscape and ecological management operations carried out in accordance with the approved LEMP. The logs shall be made available to the Local Planning Authority upon request.

REASON: To ensure the site's Green Infrastructure and ecological features continue to be managed and maintained as approved, in accordance with Policies N1, N2 and D1.

Archaeology

43. No development or preliminary groundworks of any kind shall take place until:

- Part 1 - A programme of archaeological investigation has been secured in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
- Part 2 - The completion of the programme of archaeological evaluation identified in the WSI defined in Part 1 and has been confirmed in writing by the local planning authority's archaeological advisors.
- Part 3 - A mitigation strategy detailing the excavation / preservation strategy has been submitted to and approved in writing by the local planning authority following the completion of the archaeological evaluation.
- Part 4 - The satisfactory completion of fieldwork, as detailed in the mitigation strategy in Part 3 has been submitted to and approved in writing by the local planning authority.
- Part 5 - The applicant has submitted a post excavation assessment which has been submitted to and approved in writing by the local planning authority. This shall be done within 6 months of the date of completion of the archaeological fieldwork.
- Part 6 – Suitable provision has been for the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

REASON: To ensure that investigation and recording of any remains takes place prior to commencement of development in accordance with policy D3 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Noise Criteria within Dwellings

44. The reserved matters for the approval of layout shall ensure that the following noise criteria are met within residential dwellings:

- bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A), and an 8-hour LAeq (23:00 to 07:00) of 30dB(A), with individual noise events not exceeding 45dB LAFmax more than 10 times (23:00 to 07:00 hours)
- living rooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
- dining rooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 40dB(A)

REASON: In the interests of residential amenity accordance with policy D1 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Acoustic Barrier

45. The reserved matters for the approval of layout shall include details of an acoustic fence that shall be constructed along the eastern boundary of the development site. It shall have a minimum surface density of 10kg/m² and a minimum thickness of 25mm. The approved barrier shall be installed prior to occupation of the development and be maintained and retained in its location in perpetuity.

REASON: To ensure the amenities of the future occupiers are not subject to excessive noise and disturbance from activity and passing traffic in accordance with policy D1 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Battery Storage and Noise

46. As part of any reserved matters application for layout and appearance, details of the communal battery storage and associated infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location, scale, external appearance, landscaping, and measures to protect residential amenity. The development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and residential amenity accordance with policy D1 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Energy Efficiency and Renewable Energy

47. The reserved matters for the approval of layout and appearance shall include details of energy efficient and renewable energy installations for each dwelling **and renewable energy installations for the scheme.**

The energy efficient and renewable energy installations as approved shall be provided prior to the first occupation of each dwelling they serve and shall be permanently maintained and retained at all times thereafter.

REASON: In the interests of residential amenity and to ensure that the development can be integrated within its immediate surroundings in accordance with policies D1 and D2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Refuse and Recycling

48. The reserved matters for the approval of layout and appearance shall include full details of the number, size, location, design and materials of bin and recycling stores to serve the development, together with details of the means of access to bin and recycling stores for residents and refuse operatives, including collection points if necessary.

The bin and recycling stores as approved shall be provided prior to the first occupation of each dwelling and shall be constructed and permanently retained at all times thereafter.

REASON: In the interests of residential amenity and to ensure that the development can be integrated within its immediate surroundings in accordance with policies D1 and D2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

Superfast Broadband Strategy

49. No development shall commence until a strategy to facilitate superfast broadband for future occupants of the site has been submitted to and approved in writing by the local planning authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the local planning authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.

REASON: In order to ensure that suitable infrastructure is provided at the site for the benefit of occupiers, in accordance with policies S1 and S3 of the approved Maldon District Local Development Plan and paragraph 119 of the National Planning Policy Framework.