



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

to
**DISTRICT PLANNING COMMITTEE
25 FEBRUARY 2026**

Application Number	25/00798/RESM
Location	Land North Of The Groves Burnham Road Latchingdon
Proposal	Reserved matters application for the approval of appearance, landscaping, layout and scale on approved planning application 22/01174/OUTM (Outline planning application (with all matters reserved except for means of access from Steeple Road and Burnham Road) for residential development of up to 160 dwellings including affordable housing, 5% bungalows, 100sqm of office hub floorspace, 0.21ha of land for childrens day nursery and associated parking (Use Class E), community park, sustainable urban drainage system and associated infrastructure).
Applicant	Dandara Eastern
Agent	Michael Smith - JCN Design & Planning
Target Decision Date	4 March 2026 (extension of time agreed)
Case Officer	Gareth Ball
Parish	LATCHINGDON
Reason for Referral to the Committee / Council	The Director of Place, Planning considers, in consultation with the Chairperson, that the proposal is of particular strategic interest.

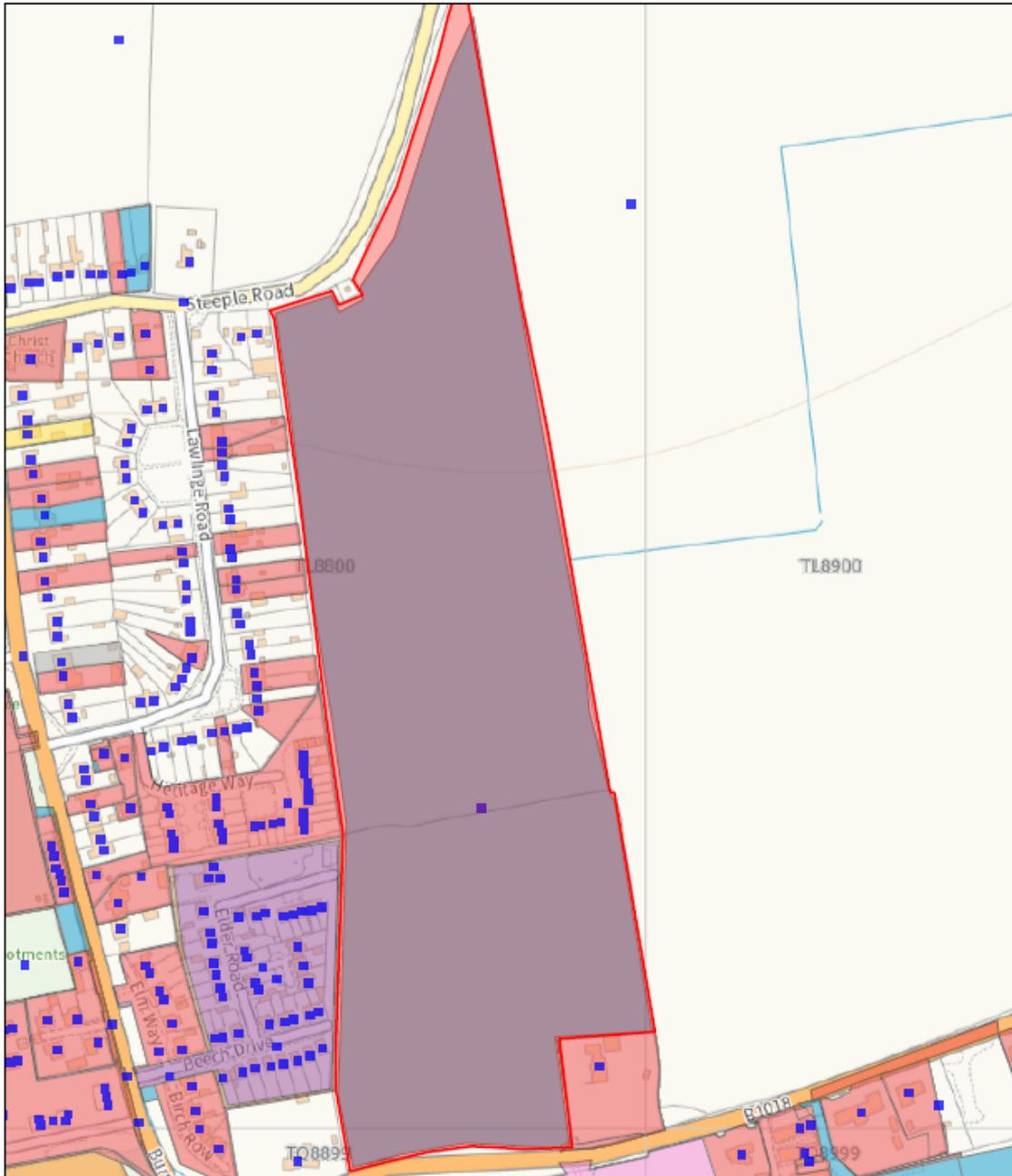
1. RECOMMENDATION

APPROVE subject to the conditions as detailed in Section 8.

2. SITE MAP

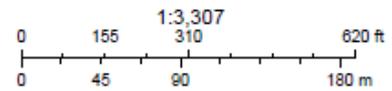
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| ■ GMS BLPU Points | ANC | Other |
| DC Case Polygons | NPA | Parish Polygon |
| APPROV | PCO | Ward Polygon |
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3. **SUMMARY**

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

The Application Site

- 3.1.1 The application site (hereon referred to as the “Site”) comprises a c. 10.2 hectare (ha) parcel of land situated on the eastern side of Latchingdon, adjacent to the outer limit of the Latchingdon settlement boundary.
- 3.1.2 The existing Site comprises two agricultural fields south of Steeple Road and north of Burnham Road and includes some native hedgerows, boundary trees and ditches. Detached dwellings bounded by mature hedges lie to the south and to the west lies more modern residential development which forms the edge of the village.
- 3.1.3 The Site is not the subject of any national or local landscape designations. The Site lies wholly within flood risk zone 1, which is an area of the lowest categorised risk of flooding.
- 3.1.4 The Site is not located in any conservation area, nor does it contain any designated heritage assets. A locally listed World War II (WWII) pillbox (which is a non-designated heritage asset) is located in the northwest of the Site.

The Proposed Development

- 3.1.5 The current proposal seeks reserved matters approval for the matters of appearance, landscaping, layout and scale. The outline scheme to which this reserved matters application relates (hereon referred to as the “Outline Permission”) was allowed at appeal (Planning Inspectorate (PINS) reference APP/X1545/W/23/3331398) on 05/07/2024 following the refusal of planning application ref 22/01174/OUTM in 2023.
- 3.1.6 The Outline Permission reserved the matters of Appearance, Landscaping, Layout, Scale, which are therefore considerations within this current reserved matters application.
- 3.1.7 Means of Access was not reserved. The proposed vehicle access points to the Site mirror those which were approved in the Outline Permission, with one off Steeple Road to the north and Burnham Road to the south. Separate pedestrian accesses are also proposed in the northwest and also to the west, onto Beech Drive.
- 3.1.8 The proposed residential units would all be houses, split 50 per cent market to 50 per cent affordable. The design focuses largely on semi-detached two-storey pairings, with some three-building terraces within the scheme and bungalows. The scheme would achieve a density of c. 18 dwellings per hectare (dph). All units would have dedicated parking and areas of private external amenity space in rear gardens.
- 3.1.9 The unit mix would be as follows:

Unit Size	Proposed Units		Total
	Market	Affordable	
One-bed	8	4	12
Two-bed	28	25	53
Three-bed	28	44	72
Four-bed	16	7	23
TOTAL	80	80	160

Table 1 - Overall proposed unit size mix

- 3.1.10 The proposed development is located across two parcels of land, one in the north and one in the south, which have a soft boundary of an existing hedgerow (H7 within the submitted details) which would be largely retained (some works are required in order to provide north-south public access). The Outline Permission did not phase the development.
- 3.1.11 The design incorporates a LAP (Local Area of Play) play area to the south east of the Site and a LEAP (Local Equipped Area of Play) play area in the north east, south of the land for the potential future nursery. Open space in the northern area and throughout the Site would also be publicly accessible four allotments would be located in the southeast of the Site.
- 3.1.12 The eastern fringe of the Site would be largely landscaped and contain two Sustainable Urban Drainage Systems (SUDS) attenuation basins in addition to much of the Biodiversity Net Gain (BNG) landscaped areas.
- 3.1.13 A pumping house would be located set away from houses within a landscaped area directly to the north of the dividing hedgerow. A substation would be set within the western part of the scheme. Both buildings would be single storey.

Background / Application History

- 3.1.14 The Outline Permission was granted consent for:

“Outline planning application (with all matters reserved except for means of access from Steeple Road and Burnham Road) for residential development of up to 160 dwellings including affordable housing, 5% bungalows, 100sqm of office hub floorspace, 0.21ha of land for childrens day nursery and associated parking (Use Class E), community park, sustainable urban drainage system and associated infrastructure.”

- 3.1.15 The Outline Permission was submitted following the Council’s call for sites as part of the ongoing review of the Maldon District Local Plan, and identification of the land as a potentially suitable location for housing (reference LD4 and LD6) in the Council’s Housing and Economic Land Availability Assessment January 2022 (HELAA).

- 3.1.16 The Outline Permission was refused on a single reason for refusal, which read:

“The proposal, by reason of its location outside of the settlement boundary does not represent sustainable development and accordingly the adverse impacts of the proposal would outweigh any benefits of the development contrary to policies S1, S2, S8, D1 and H4 of the Maldon District Local Development Plan 2017 and National Planning Policy Framework 2021.”

- 3.1.17 An Environment Impact Assessment (EIA) Screening Opinion was requested of the Local Planning Authority (LPA) and provided on 02/11/2023 concluding that the scheme would not be EIA development and that the submission of an Environmental Statement is not required.

- 3.1.18 The Outline Permission was approved in accordance with the following plans:

- Site Location Plan - Drawing 03
- Framework Masterplan - Drawing AI21b
- Steeple Road Site Access & Connectivity Improvements - 24012-02 Rev a
- Steeple Road Site Access General Arrangement & Visibility Splays 24012-02-2 Rev B (as approved by NMA 24/00905/NMA)

- Burnham Road Site Access General Arrangement - 24012-02-3 Rev a

3.1.19 Officers are aware that the Outline Permission states that the scheme would include “5% bungalows”. This was changed within the course of the appeal to 10 per cent bungalows. The inspector noted this in his report, in addition to the appellant’s request for the level of affordable housing to be increased from 40 to 50 per cent (although this is not noted in the description of development). In paragraph 3 of the appeal decision, the inspector notes that “*no change was proposed to the overall number of dwellings, although a minor change was required to the application description, replacing ‘5%’ with ‘10%’. The Council confirmed it had no objection to the amendment1 . Having regard to Wheatcroft2 and Holborn Studios3, I confirmed in my CMC note4 that I was content for the appeal to proceed on this basis, and I have dealt with it accordingly. The description in the header above reflects the amendment*”.

3.1.20 The Outline Permission was varied through a non-material amendment (ref 24/00905/NMA) which was approved on 12/12/2024 to replace one of the approved highways site access plans with a version which amends the location of a zebra crossing correctly.

3.2 Conclusion

3.2.1 The principle of development was permitted within the Outline Permission, as was the quantum of units and therefore the impacts such as traffic generation or impact on infrastructure.

3.2.2 The proposal complies with the constraints of the Outline Permission and proposes an accessible and usable layout, with high quality landscaping. The proposed houses would meet the relevant requirements in terms of quality of accommodation and parking, and would be of a high quality design which respects the local townscape character and is suitably screened by soft landscaping on the Site boundaries, in particular the eastern boundary onto open space.

3.2.3 Officers note that the affordable housing unit-size mix was amended mid-application to comply with the recently published Local Housing Needs Assessment (LHNA). The housing team have provided supporting comments on the scheme. Officers also note that the market size mix complies with the updated requirements of the Technical Advice Note which urges developers to provide the maximum level of one- and two-bedroom houses within the LHNA, thereby providing a high number of starter properties to residents.

3.2.4 The layout would protect the amenities of existing residents, including the use of planning conditions to restrict permitted development rights. The layout would enhance biodiversity and encourage active travel and children’s playtime.

3.2.5 In summary, officers consider the proposed reserved matters to be policy compliant and in accordance with the Outline Permission.

4. MAIN RELEVANT POLICIES

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

4.2 National Planning Policy Framework (NPPF) (2024) 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

4.3 Maldon District Local Development Plan (LDP) 2014 – 2029 approved by the Secretary of State:

- S1 Sustainable Development
- S2 Strategic Growth
- S3 Place Shaping
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Built Environment
- D2 Climate Change & Environmental Impact of New Development
- D3 Conservation and Heritage Assets
- D4 Renewable and low Carbon Energy Generation
- D5 Flood Risk and Coastal Management
- E3 Community Services and Facilities
- E6 Skills, Training and Education
- H1 Affordable Housing
- H2 Housing Mix
- H3 Accommodation for 'Specialist' Needs
- H4 Effective Use of Land
- I1 Infrastructure and Services
- N1 Green Infrastructure Network
- N2 Natural Environment and Biodiversity
- N3 Open Space, Sport and Leisure
- T1 Sustainable Transport
- T2 Accessibility
- I1 Infrastructure and Services
- I2 Health and Wellbeing

4.4 Relevant Planning Guidance / Documents:

- Maldon District Design Guide Supplementary Planning Document (SPD) (2017) (MDDG)
- Maldon District Vehicle Parking Standards SPD (2018)
- Maldon District Special Needs Housing SPD (2018)
- Essex Coast Recreation Disturbance Avoidance Mitigation Strategy (RAMS)
- Essex Minerals Local Plan (2014)

4.5 Necessary Associated Infrastructure Improvements Required and/or Affordable Housing

4.5.1 This application relates to reserved matters and is therefore subject to the planning obligations secured through the Section 106 (S106) legal agreement on the Outline Permission.

4.5.2 That S106 agreement included the following planning obligations:

- 50 per cent **affordable housing** with no greater than 25 per cent intermediate product and at least 75 per cent affordable rent.
- Safeguarding of 0.21ha land for a potential local nursery siting.
- Construction of the **Office Hub** prior to the occupation of 80 per cent of the dwellings proposed.
- Provision of a **RAMS** contribution (index-linked)
- £116,600 **healthcare contribution** to increase capacity for medical GP care and ambulance services in the general vicinity, to be paid prior to the occupation of the 50th dwelling.
- A **Residential Travel Plan** to be adhered to and monitored.
- £450,000 **bus service contribution**
- A **library contribution** of £77.80 per dwelling
- A £828,864 **education contribution** for provision at Latchingdon Church of England Primary school and a £12,448 contribution towards the improvement, enhancement and extension of additional facilities.
- £159,296 **school transport contribution** to ensure satisfactory access for pupils to secondary schools.

5. MAIN CONSIDERATIONS

5.1 Principle of Development and Land Use

5.1.1 The Outline Permission ref 22/01174/OUTM was granted permission at appeal on 05/07/2024. The proposed land use, quantum of development and means of access were granted permission and these elements are not a material consideration within the current application. The relevant committed developments within the surrounding area were a material consideration at outline stage; however, no cumulative impact assessment is required given that the quantum was approved in the Outline Permission.

5.1.2 The reserved matters development accords with the main land use aspects of the Outline Permission as follows:

- The **160 proposed dwellings** (land use C3) fall within the approved scope, including the affordable quantity, tenure mix and the provision of 10- per cent bungalows.
- **Office Hub** - the submission advises that the approved 100sqm office hub will be brought forward through a separate reserved matters approval.
- The proposal safeguards **0.21ha of land for a children's day nursery**, should this be taken up in accordance with the S106 agreement on the Outline Permission. This would be brought forward through a separate reserved matters application.

5.2 Affordable Housing

5.2.1 The site is located in an area identified in the approved LDP where 40 per cent of the units would need to be affordable to comply with the requirements of Policy H1. At appeal, the appellant chose to increase the affordable element to 50 per cent, which was accepted by the inspector.

5.2.2 The general details of affordable housing were secured at outline stage. The S106 legal agreement bound to the Outline Permission secured affordable housing as follows:

- At least 50 per cent of the units as affordable housing.
- A tenure mix of 75 per cent affordable/ social rent and 25 per cent intermediate product.
- A requirement for the affordable provision to be implemented prior to the completion of more than 50 per cent of the market dwellings.

5.2.3 The proposed reserved matters comply with the affordable housing requirements imposed on the Outline Permission and the Council's strategic housing services have commented in support of the development. The tenure mix within the affordable housing would be at an 80/20 split between affordable rent and intermediate product, which is supported.

5.2.4 The submitted tenure plan shows an acceptable approach to affordable layout, proposing housing as tenure blind and being pepper potted throughout the Site in appropriately sized clusters.

5.2.5 Officers are satisfied that the proposal would provide a sufficient level of affordable housing. The unit size mix is assessed in the next section of this Committee report.

5.3 Unit Size Mix

5.3.1 LDP Policy H2 requires developments *"to provide a suitable mix and range of housing in terms of size, type and tenure to reflect local housing need and demand"*.

5.3.2 Condition 24 of the Outline Permission states:

"The dwelling mix for the development hereby approved shall include 10% of the total dwellings within the development as bungalows and shall otherwise accord with the housing mix requirement set out within the Maldon District Local Housing Needs Assessment 2021."

- 5.3.3 This reserved matters application was submitted under the 2021 Local Housing Needs Assessment (LHNA), which is referred to within the conditions on the Outline Permission. The 2025 LHNA was published on 12/11/2025 and supersedes the 2021 assessment with immediate effect, requiring the following unit size mix:

Unit Size	Market	Affordable	
		Intermediate	Rented
One-bed	5-10%	15-20%	25-30%
Two-bed	30-35%	40-45%	30-35%
Three-bed	35-40%	30-35%	25-30%
Four-bed	20-25%	5-10%	10-15%

Table 2 - LHNA 2025 Unit Size Mix

- 5.3.4 While the new document was published during the course of this application, the applicant has agreed to amend the housing mix to better reflect the 2025 as follows:

Unit Size	Proposed Units		
	Market	Affordable	Total
One-bed	8	18	26
Two-bed	28	26	54
Three-bed	28	25	53
Four-bed	16	11	27
TOTAL	80 (50%)	80 (50%)	160

Table 3 - Overall proposed unit size mix

Affordable Housing Size Mix

- 5.3.5 The proposed affordable housing unit size mix would comply with the LHNA 2025 requirements:

Unit Size	LHNA 2025		Proposed	
	Intermediate	Rented	Intermediate	Rented
One-bed	15-20%	25-30%	15%	25%
Two-bed	40-45%	30-35%	40%	30%
Three-bed	30-35%	25-30%	35%	30%
Four-bed	5-10%	10-15%	10%	15%

Table 4 - Proposed Affordable Unit Size Mix

- 5.3.6 The proposed affordable housing mix would comply with the LHNA brackets. The Council's housing team has offered full support.

Market Housing Size Mix

- 5.3.7 The following market housing unit size mix is proposed:

Unit Size	LHNA 2025	Proposed
One-bed	5-10%	10%
Two-bed	30-35%	35%
Three-bed	35-40%	35%
Four-bed	20-25%	20%

Table 5 - Proposed Market Unit Size Mix

- 5.3.8 While the proposed mix does not strictly comply with the table within the LHNA, officers have had regard to the 'Technical Advice Note (TAN) on Housing Mix' which was published in November 2025, which provides additional guidance on the implementation of the LHNA. Paragraph 5.1 of the TAN states:

“When considering mix of new homes in the determination of planning applications and, in order to reflect the latest need identified in the 2025 LHNA, the max and min percentages could be applied to sites over major housing schemes of 10 or more homes as set out in table 2. This would ensure a suitable housing mix is provided across the District over time, which prioritises smaller properties in order to help address affordability issues.”

5.3.9 The Table 2 housing mix referred to above applies to market units and is as follows:

Unit Size	Mix
One-bed	10%
Two-bed	35%
Three-bed	35%
Four-bed	20%

Table 6 - Technical Advice Note market housing mix

5.3.10 Paragraph 5.5 of the TAN goes on to require that “[for applications] above 50 homes the Council would expect Table 2 to be adhered to in any proposal coming forward”. Despite the current application being in its later stages, the applicant was informed of the change in policy position and agreed to amend the proposed unit-size mix to comply with the TAN, thereby providing housing which looks to the long-term needs of the district and providing additional smaller units, which will aide residents in downsizing or purchasing first homes.

5.4 Quality of Accommodation for Future Occupiers

5.4.1 All proposed units would have internal floorspace which meet or exceed the applicable requirements of the Nationally Described Minimum Space Standards (NDSS). All units would benefit from high quality and usable internal layouts, with appropriately located and sized windows which provide adequate light, outlook and ventilation to all habitable rooms.

5.4.2 The Council’s urban design officer has reviewed the layout and does not object, subject to consideration of back-to-back window distances. All facing window distances would comply with the 25m minimum distance requirement of the MDDG to existing properties.

Noise and Disturbance

5.4.3 The inspector applied Condition 26 to the Outline Permission, which stated:

“26) Noise: The details to be submitted pursuant to the reserved matters shall include an acoustic assessment that details the noise exposure at the facade of the residential dwellings and associated amenity spaces. The design and layout shall avoid, as far as practicable, noise levels above the guideline values in Table 4 of BS 8233:2014 (Guidance on Sound Insulation and Noise Reduction for Buildings) in habitable rooms and 55dB LAeq,16 hours for external amenity spaces. Details of mitigation shall include enhanced glazing and alternative ventilation strategies where the assessment indicates that the guideline levels cannot be met. The acoustic details and measures shall be implemented as approved in accordance with a timetable agreed by the Local Planning Authority.”

5.4.4 The submitted Noise Impact Assessment has been reviewed by the Council’s Environmental Health team, who advise that acceptable internal noise levels would

be achieved, subject to the mitigation measures highlighted in the report being implemented through a recommended condition.

Private External Amenity Space

5.4.5 Policy D1 of the LDP indicates the need for amenity space in new development and that the spaces provided must be useable. The MDDG requires private external outdoor areas to be provided to all dwellings as follows:

- 100sqm for three or more bedrooms
- 50sqm for one – two-bedrooms
- 25sqm minimum for flats

5.4.6 All proposed units would benefit from private amenity space areas which meet or exceed the MDDG requirements. The spaces would have an acceptable level of privacy for the typical residential layout and would be enjoyable in terms of noise or disturbance.

Restrictions to Permitted Development

5.4.7 In addition to protecting the amenity of existing nearby residents and the design of the surrounding area (considered within the relevant sections of this committee report, officers consider it a reasonable requirement to remove permitted development rights (within householder classes A, B, C, D and E) for all proposed buildings. This will ensure that acceptable garden sizes are retained and not eroded by extensions, or additional windows or roof extensions harming levels of privacy. This does not prohibit future occupiers from seeking to extend their properties, but ensures that an assessment on the impact can be undertaken.

Communal Amenity Space

5.4.8 LDP Policy N3 states that “*as a minimum, development should not increase existing deficiencies of open space, sports and leisure facilities in the locality*”. While the existing Site is open space, it is agricultural land and is not usable for amenity. The loss of this land was considered and granted approval in the Outline Permission.

5.4.9 The proposal includes large areas of landscaping, many of which will be actively usable space rather than solely landscaped areas or flood attenuation areas. There is open space outside of children’s play space which is accessible and has good quality landscaping.

5.4.10 Land for four allotment plots has been allocated in the southeastern area. Officers recommend a condition to secure details of the design, management and maintenance of the allotments.

5.4.11 The S106 legal agreement bound to the Outline Permission secures provisions to ensure the maintenance of the open space.

Children’s Play Space

5.4.12 The design incorporates a two children’s play spaces within areas that the Outline Permission approved as Open Space, which included children’s play, as follows:

- Local Equipped Area of Play (LEAP) to the northeast
- Local Area of Play (LAP) to the southeast

- 5.4.13 The provision of a LEAP and LAP on the Site is appropriate for the scale of development.
- 5.4.14 The LEAP location near the potential nursery site allows for cohesion. The LEAP can be easily accessed from the development's main pedestrian circulation route. The layout would be suitably sized and it has been demonstrated that all dwellings within the development can likely access one of the two play areas within a 2.5 minute walk, which is welcome lower than the 5-minute stipulation of the National Playing Field Association NPFA guidance.
- 5.4.15 The LAP would be a well located large area for more general outdoor play, surrounded by landscaping which would improve its natural feel and setting, while maintaining a buffer to the nearest residential buildings and the Site boundary to provide noise attenuation and safety to users.
- 5.4.16 The submitted application does not include the detailed layout or equipment specifications of either play area. Officers are satisfied with the areas in principle and recommend securing the further details through a planning condition.

5.5 Layout, Design and Landscape / Townscape Impact

- 5.5.1 While the indicative masterplan is a useful document at outline stage and in this case it demonstrated that the Site can generally accommodate the proposed development, the matters of layout, scale and appearance were reserved and therefore must be considered in full in this reserved matters application.
- 5.5.2 General principles of development were set in the Outline Permission – access points onto Steeple Road and Burnham Road were permitted at outline stage, which dictate the general layout of the onsite street network. The approved 'Framework Masterplan - Drawing A121b' established the land use parameters of areas within the Site. In addition, the Framework Masterplan set an "up to two storeys" height restriction for residential development and Condition 25 (Building heights) secured a maximum 9m height of any proposed building.

Landscape Impact

- 5.5.3 In granting the Outline Permission, the inspector concluded that:

"24. In my judgement, the site would be an obvious and logical location for housing, and the overall impact on the character and appearance of the area, including the landscape would be minimal, and in some respects, would be improved, because of the proposed landscaped 'soft edge'. As such, I find no fundamental conflict with Policy S1(12) which requires the rural character of the District to be maintained without compromising the identity of individual settlements."

- 5.5.4 Objectors' concerns are noted; however, the proposal does retain a landscaped buffer along the eastern, northern and southern edges of the scheme, utilising native tree planting to provide height to the screening in addition to the setback of the proposed housing (which lies within the land use constraints of the Outline Permission). As the inspector concluded in Paragraph 23 of the appeal decision, the additional buffer which would be created by the proposed planting (in comparison to the existing harder boundary of housing backing onto an open field) would provide a softer edge to the village boundary visually. The inspector stated that *"the integration of the settlement with the surrounding landscape would be enhanced, and the perception of the village within an agricultural landscape would remain intact"*.

- 5.5.5 While the development would be visible due to the characteristics of the surrounding landscape, there are limited visual receptors due to the limited number of private dwellings and as the nearest Public Rights of Way are some distance away. The proposal complies with the constraints set by the Outline Permission and the proposed layout and materiality retains the important soft edge onto surrounding countryside. Officers are satisfied that there would be no negative impact on landscape, as concluded at appeal.

Layout and Scale

- 5.5.6 160 residential units are proposed (all houses), which falls within the scope of the Outline Permission. The houses would be located solely within the prescribed area on the approved Framework Masterplan and would not exceed two storeys or 9m in height as required by the constraints of the Outline Permission.
- 5.5.7 The general layout is appropriate for the Site, noting that the density was effectively set by the Outline Permission and the parcel sizes/locations influenced by the Framework Masterplan. Houses are arranged in smaller parcels, to avoid a site of long routes and overly large urban grain. The proposal would have good urban permeability while also reflecting its setting. The inspector agreed with this general point in the Outline Permission. Representations stating that the development would not comply with the 'rural character' of the area are noted; however, in this regard the inspector stated:

"20. I do not agree with any of these propositions. In this instance, I find the 'rural character' and 'landscape' distinction somewhat artificial and nebulous. Certainly, I accept that the proposal would enlarge the village but this, of itself, does not mean the identity of the village would be compromised or harmed. In my judgement, the development would simply create a modern housing estate, immediately adjacent to other existing modern residential development, including at Beech Drive, Willow Close and Elder Road. Given the existing context, I see no reason why it would appear incongruous.

22. I acknowledge that the historic form of the village is broadly linear, but there is significant modern development in the form of culs-de-sac that has disrupted this typology, including nucleated development adjacent to the site. This means that the proposal would not appear out of place. Although 160 additional homes would be a reasonably significant number of new dwellings in a village of this size, it does not follow that such an arithmetical increase could not be adequately assimilated in the locality."

- 5.5.8 The wider layout would knit well into the surrounding urban development when viewed from afar or when up-close. The proposed layout and scale as reserved matters are considered to be acceptable by officers.

Architectural Appearance

- 5.5.9 Multiple types of house are proposed, which avoids a monotonous or repetitive design.
- 5.5.10 The use of different bricks including Woolwich Stock Buff, Winterbourne Berry Red and Samwell Haze Orange (all produced by Marshalls) would successfully create distinct regions and pathfinding within the site while also creating visual interest through a varied palette. The majority of the houses focused around the north/south

spine roads in the Site would have red tiled roofs, with pockets of grey tiled roofs set within the scheme to add interest at a higher level, visible in longer views.

- 5.5.11 The external windows and doors on all buildings would be well situated and appropriately sized within the elevations. Detailing in the materials, such as the use of boarding or period features, is sprinkled among the development in order to pick out focal points at key locations to provide visual interest or create wayfinding points.
- 5.5.12 The proposed materials would be of high quality, complementing the good design. Officers are satisfied that the architectural design of the proposed buildings, as part of the reserved matter of appearance, is acceptable.
- 5.5.13 A scheme for the day nursery is not included with the submission of the reserved matters. The S106 legal agreement requires that the nursery site be marketed for twelve months following the commencement of development. The layout must leave space for the community facility, but it is expected that the reserved matters for the building will be submitted after the construction of the new homes has started. A separate reserved matters application would be submitted to address that portion of the Site and it is not under consideration within the current reserved matters application. Should the nursery not come forward, a reserved matters application for landscaping on that part of the Site would be required.

5.6 Landscaping

5.6.1 Landscaping was a reserved matter on the Outline Permission and must be considered within this reserved matters application as per Condition 1. The approved Framework Masterplan secured the general location of landscaping, in addition to the location of green streets (albeit indicative).

5.6.2 In addition, Condition 4 of secured landscaping details, stating:

“4) Landscaping: The landscaping details referred to in Condition 1 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. The hard landscaping details shall include: the layout of the hard landscaped areas, materials and finishes to be used, details of the means of enclosure, car parking layout, vehicle and pedestrian accesses; height, design and materials for the treatment of all gates, fences, walls, railings and other boundary treatments. 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 and soft landscaping works shall be carried out as approved in accordance with a timetable agreed by the Local Planning Authority. If, within a period of five years from the date of the planting, any tree or plant is removed, destroyed, dies, or becomes seriously damaged or defective, another tree or plant of the same species and size shall be planted in the same place, unless the Local Planning Authority gives its written consent to any variation. All hedgerow boundaries, apart from those required to be removed to allow for the accesses hereby approved, shall be retained and maintained at all times thereafter, unless otherwise agreed with the Local Planning Authority.”

5.6.3 Condition 9 requires a detailed Arboricultural Report (AR) to be submitted as part of the reserved matters, which take into account the Arboricultural Impact Assessment, Method Statement and Tree Protection Plan that was submitted at outline stage. An AR has been submitted and reviewed by the Council’s arboricultural team, who

advise that they have no objections subject to a condition securing the implementation of tree protection measures.

- 5.6.4 The landscaping would utilise native tree species to build up the boundaries of the Site which face onto open agricultural land, as noted in the Landscape Impact section of this committee report. Open areas would be well-landscaped, utilising an appropriate range of low, medium and high planting. Where features such as drainage attenuation basins or substations break up the landscaping, these are well designed (using planting as screening) to sit visually well within the scene.
- 5.6.5 The private amenity areas are green space, which contributes to the leafy character of the Site, particularly through the proposed hedge planting in front gardens, but rear gardens do not contain any trees due to the potential maintenance issues they imposed on future occupiers. The design achieves a successful landscape without rear garden trees, which is essential given that these areas cannot be relied on to retain landscape elements in perpetuity.
- 5.6.6 Officers note that Place Services (who have undertaken an ecological assessment of the proposal on behalf of the Council) have commented in support of the proposed landscaping and its planting specifications/schedules; however, they raise one issue that the landscape masterplan does not include the existing western boundary hedgerow; this is due to that plan only including proposed features. The hedgerow is shown as retained in the other submitted details and officers recommend a condition to ensure its retention. This accords with Place Services' advice, which concludes that "*it is recommended that information is either supplied as part of the reserved matters application or this is secured via a separate condition of any consent*".
- 5.6.7 The approved Framework Masterplan includes a 5m landscaped buffer between the rear gardens of the existing properties to immediately to the west of the Site and the proposed houses which back onto them. This would be planted with meadow wild grasses and also native tree species placed at regular intervals. These trees can be expected to mature and have crown widths which provide screening; as this land would not be private, the trees can be expected to be retained as part of the Site's landscaping and maintenance.
- 5.6.8 Officers consider the proposed landscaping to be high quality, policy compliant and acceptable in terms of meeting the requirements set by the Outline Permission, thereby complying with LDP Policies D1, N2, N3 and H4 and the MDDG.

5.7 Heritage Impact

5.7.1 In allowing the Outline Permission at appeal, the inspector's report stated:

"42. Heritage assets: There are no designated heritage assets within the site, although there are a few Grade II listed buildings in the locality, the nearest being Christ Church, located at the junction of Steeple Road and Burnham Road, around 150 metres away. This is at sufficient distance not to be affected by the scheme. No objection was raised on this basis in the Officer's Committee Report. The parties agree that the proposals would not result in harm to any designated heritage assets and I agree. As such, there would be no conflict with the relevant legislation on listed buildings.

43. There is a World War II Pillbox, a non-designated heritage asset, located at the northern end of the site adjacent to Steeple Road. This would be retained with an area of new public open space adjacent to it. No harm is alleged by

the Council to this non-designated heritage asset and I see no reason to take a different view.”

- 5.7.2 The Council's conservation officer has assessed the submitted plans and concluded that the detailed design would not result in harm to any heritage asset.
- 5.7.3 The detailed design would protect the special interest of the WWII pillbox and grade II listed Christ Church. The Council's conservation officer has confirmed that they do not consider there to be any harm resulting from the detailed design within this reserved matters application. Soft landscaping is proposed in the area, which benefits the setting. In addition, Condition 30 of the Outline Permission secured details of an interpretation board, with historical context, to be placed near the pillbox to provide the public with history regarding the asset.

Archaeological Impact

- 5.7.4 The current proposal does not deviate from the potential built area that was considered within the Outline Permission. Archaeological impact was assessed within the Outline Permission, where the Council and inspector found no harm subject to Condition 12, which required the submission and implementation of an archaeological written scheme of investigation.
- 5.7.5 The application has been reviewed by the county archaeologist, who has no objections to the proposal; however, notes that the information in relation to Condition 12 has not yet been submitted. Condition 12 is triggered to require discharge prior to the commencement of any development and is therefore not required to have been discharged at this stage.

5.8 Impact on Residential Amenity

- 5.8.1 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.
- 5.8.2 In relation to the impact on residential amenity, the appeal decision of the Outline Permission stated:

“Concerns have been raised by some objectors regarding the effect on living conditions at their homes. The outlook would certainly change from some properties, especially those abutting the western boundary of the site, but the Council has not raised any ‘in principle’ objections on this basis. The separation distances to the boundaries appear acceptable, and any detailed assessment regarding potential impacts on neighbouring properties in terms of privacy and outlook, daylight and sunlight would need to be considered at reserved matters stage.” (Para. 50)

- 5.8.3 While the quantum of development was approved in outline, layout and scale were reserved matters, therefore not being fully considered.

Privacy and Overlooking

- 5.8.4 The MDDG states that *“where new development backs on to the rear gardens of existing housing, the distances between buildings are set out in the Essex Design Guide to a minimum of 25m”*. The development would meet this requirement except in one location, where an existing relatively newly built property on Heritage Way has

constructed a large rear extension, which reduces the gap to c. 24m; this is considered acceptable.

- 5.8.5 The separation distances to existing properties are considered sufficient to alleviate any overlooking concerns. Overlooking would be further alleviated by the provided screening. The additional height which two-storey buildings provide over an existing bungalow is not considered to result in unacceptable loss of privacy alone. Officers do however consider it necessary to remove Class B Permitted Development rights to ensure that dormer roof extensions cannot be constructed without due consideration of amenity impact, given that this would create an additional storey above existing surrounding properties and bungalows, as per the MDDG.

Daylight, Sunlight, Outlook and Visual Impact

- 5.8.6 The Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' is an industry standard document which provides guidance on daylight, sunlight and overshadowing matters for development. The guidance suggests that if a 25-degree (above level) line drawn from the midpoint of an existing window would not be intercepted by proposed development, it is unlikely that there would be any noticeable impact on the existing building's level of daylight or sunlight. The proposal would comply with this rule. Officers also note the east-west relationship that the new development has with existing properties, which is thereby less likely to impact on the arc of the Sun.
- 5.8.7 The density of the buildings would be similar to existing development, with generous gaps between the proposed semi-detached pairings, and would not create any unacceptable visual impact through sense of enclosure nor impact on outlook. While the buildings would be visible, which would change the nature of views from existing properties, caselaw is clear in that a right to a view is not a material planning consideration
- 5.8.8 The BRE test for impact on open space is passed if an area of 50 per cent or more of the open space receives at least two hours of direct sunlight on 21 March. Noting the east-west layout previously mentioned, officers are confident that the development would not fail this test, given the c. 25m distance to existing properties and lack of interference with sunlight from the direct south.

Noise

- 5.8.9 The proposed residential use and office hub are not substantial noise-generating uses. There are no concerns that these would result in undue disturbance to existing residents.
- 5.8.10 The nursery safeguarding land could result in a noise-generating use at that location, albeit distance c. 85m from the nearest residential properties, with noise attenuation provided by proposed houses and retained/planted trees. The land use was approved in the Outline Permission and the nursery element is not included within this reserved matters application. Should a reserved matters application for the nursery come forward, this will need to consider the noise impact in detail and has impose noise/time/capacity conditions as necessary to mitigate impact.
- 5.8.11 Officers acknowledge that the construction phase can generate high levels of noise or disturbance. The inspector considered this at appeal and the matter was addressed through the imposition of Condition 11, which required a Construction Management Plan that includes the following:

- Details of measures to limit the duration of noisy activities and locating them away from the periphery of the Site.
- a requirement that works should only be undertaken between 0730 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays.

Smell and Pollution

- 5.8.12 The proposed uses would not generate levels of odour or pollution which are likely to have any significant impact on the surrounding area. Vehicle trips associated with the operational phase of the development would generate some emissions; however, the number of units (and therefore trips) was approved in the Outline Permission and was not found to be unacceptable. It cannot be raised as a new issue at reserved matters stage.
- 5.8.13 The Construction Management Plan condition on the Outline Permission also included a requirement that no dust leaves the boundary of the Site, protecting air quality.

Impact on Residential Amenity Summary

- 5.8.14 Subject to the recommended condition regarding permitted development restrictions, officers are satisfied that the proposed development would comply with the constraints and restrictions of the Outline Permission, while ensuring that development is appropriately situated at a distance from the Site boundaries so as not to unacceptably impact on the residential amenity of any existing dwelling. This complies with the requirements of LDP Policy D1.

5.9 Transport And Accessibility

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

Details of the Outline Permission

- 5.9.3 The impact on the surrounding transport network of the approved quantum of development (up to 160 units) was considered in the Outline Permission. The means of access (the northern vehicular access point onto Steeple Road and the southern access point onto Burnham Road) were not reserved matters. The detailed plans of the turning points and visibility splays of both access points were approved in the Outline Permission and were secured through Condition 3 (Approved plans) and implementation secured through Conditions 20 and 21 for the northern and southern parcels respectively.
- 5.9.4 Condition 22 secured the implementation of an offsite toucan crossing on Steeple Road, prior to the first occupation of the development. Condition 23 requires details and implementation of two bus stops on Burnham Road.

5.9.5 These matters are not for consideration in this reserved matters proposal. Objections in relation to matters such as increased traffic or the ability/quality of the road network to accommodate the additional trips are noted; however, these matters were considered in the Outline Permission and cannot be considered in the current application. The inspector noted:

“Local residents have raised concerns about the increase in traffic, and likely traffic congestion and queues caused by the scheme. However, no objections have been raised by the Highway Authority, subject to the imposition of planning conditions and a planning obligation. I see no reason to take a different view.” (Paragraph 47)

Onsite Access

5.9.6 The internal road network is rationally laid out, providing vehicle access of sufficient width to all residential properties, as well as the office and nursery uses. Swept path analysis demonstrates that sufficient access would be provided.

Car Parking

5.9.7 The Vehicle Parking Standards SPD (2018), requires the following:

- 1 parking space per one-bedroom dwelling
- 2 parking spaces per two- and three-bedroom dwellings
- 3 parking spaces per four+ bedroom dwellings
- For housing developments of more than 10 units 1 visitor parking should be provided per four dwellings

5.9.8 Sufficient parking would be provided to all units and visitors, which would be suitably sized to meet the requirements of the MDDG.

5.9.9 The MDDG requires parking for all units to have access to an Electric Vehicle (EV) charging point, either through parking on that plot or through on-street parking. The submitted parking plan shows this to be achieved but it was not conditioned within the Outline Permission, so officers recommend a condition to secure this.

Cycle Parking

5.9.10 The Vehicle Parking Standards SPD requires one cycle parking space for one-bedroom units and two spaces for units of two or more bedrooms.

5.9.11 All proposed units would have acceptable cycle parking storage, located within sheds in rear gardens. The details of the shed have been submitted and the design is supported by officers.

Transport and Accessibility Summary

5.9.12 The impact on the transport network was approved in the Outline Permission. The current application has demonstrated an acceptable level of internal accessibility and parking. The proposal would have an acceptable impact on transport and accessibility, in accordance with Local Plan Policies T1 and T2.

5.10 Flood Risk and Drainage

- 5.10.1 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.
- 5.10.2 The Lead Local Flood Authority (LLFA) have commented on the current application, stating that they have "*no comments to make on this application for landscape, appearance, layout and scale*". Condition 15 of the Outline Permission secured a detailed surface water drainage scheme for the Site, including setting prescribed discharge rates.
- 5.10.3 A maintenance plan for the drainage scheme is secured through Condition 16 of the Outline Permission, which must be discharged prior to the first occupation of the development.
- 5.10.4 Anglian Water has declined to comment on the current application, stating that it is not drainage-related and falls outside of their remit. They commented in support of the application, subject to a Condition 17 (Foul water drainage) securing a scheme for on-site foul water drainage works, including connection point(s) and discharge rates to the public network.
- 5.10.5 The Council's Urban Design Officer requires all surface treatment routes through the site to be all-weather surfaces; officers recommend a condition to secure this.

Flood Risk and Drainage Summary

- 5.10.6 The proposal's flood risk and drainage considerations were assessed within the Outline Permission, resulting in the application of Conditions 15, 16 and 17, which are not required to be discharged at reserved matters stage, but must be discharged prior to the commencement of development. It is therefore expected that the applicant seeks to discharge these conditions subsequently to the approval of reserved matters. Officers have no objections to this approach.

5.11 Biodiversity and Ecology

- 5.11.1 Paragraph 170 of the NPPF states that "*planning policies and decisions should contribute to and enhance the natural and local environment by: (amongst other things) minimising impacts on and providing net gains for biodiversity*".
- 5.11.2 Strategic LDP 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.
- 5.11.3 Policy N1 of the LDP 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. Policy N2 of the LDP states that, any development which could have an adverse impact 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. Where any potential adverse effects to the conservation value or biodiversity value of designated sites are identified, the proposal will not normally be permitted.

European Protected Sites

- 5.11.4 The Site falls within the evidenced recreational Zone of Influence (Zol) of the Essex Coast RAMS, which is an adopted SPD. It is anticipated that, without mitigation, new residential development in this area and of this scale is likely to have a significant effect on the sensitive interest features of these coastal European designated sites, through increased recreational pressure when considered 'in combination' with other plans and projects. The Essex Coast RAMS is a large-scale strategic project which involves a number of Essex authorities, including Maldon District Council, working together to mitigate the effects arising from new residential development. Once adopted, the RAMS will comprise a package of strategic measures to address such effects, which will be costed and funded through developer contributions.
- 5.11.5 A Habitat Regulations Assessment (HRA) was undertaken as part of the Outline Permission and the concluded that there would be no adverse impact subject to a proportionate financial contribution should be secured in line with the Essex Coast RAMS requirements. This was secured through the S106 legal agreement bound to the Outline Permission.

Biodiversity Net Gain (BNG)

- 5.11.6 All major development proposals submitted as of 12/02/2024 are required to deliver a mandatory 10 per cent BNG. The BNG Planning Practice Guidance (PPG) sets out how mandatory biodiversity net gains should be applied through the planning process. Permissions granted for applications made before 12/02/2024 are not subject to the mandatory 10 per cent BNG.
- 5.11.7 The Outline Permission was made on 16/11/2022 and the mandatory BNG therefore does not apply. Notwithstanding this, at appeal the inspector noted that "*there would be a Biodiversity Net Gain (BNG) of 30.41% (habitats) and 40.51% (linear features) resulting in significant gains in respect of biodiversity*" (paragraph 36). Compliance with this was secured through the conditions on the Outline Permission.

Protected Species, Habitats

- 5.11.8 Condition 6 of the Outline Permission secured compliance with all ecological mitigation identified within the submitted Ecology Impact Assessment and a Biodiversity Enhancement Strategy to ensure that existing species are protected and improvements realised. Officers are satisfied that the current proposal does not introduce any new issues. Essex County Council (ECC) Ecology stated that this secures sufficient protection of protected species and their habitats.
- 5.11.9 In addition, the assessment of the Outline Permission found there to be a potential for Great Crested Newt (GCN) presence on the Site. In response to this, the inspector placed Condition 8 on the consent (at the request of ECC Ecology), which requires the developer to obtain the required licenses from Natural England prior to the commencement of any works that may affect breeding/resting places of GCNs.
- 5.11.10 The potential impacts of lighting on light-sensitive species were addressed through Condition 10 of the Outline Permission, which required the submission of a lighting scheme that is sensitive to bats and their foraging routes. The applicant has submitted a Lighting Scheme; however, Place Services Ecology have stated that while they do not object, additional details are required to ensure lighting colour is acceptable and that there is no unacceptable light spill onto two locations of existing boundary vegetation. Given that the condition on the Outline Permission required somewhat vague details to be submitted at reserved matters stage, officers do not

consider it unreasonable to place a further condition on this reserved matters application securing updated details as to the colour temperature

Trees and Hedgerows

5.11.11 There are no onsite trees or hedgerows subject to Tree Preservation Orders (TPOs) or protected through virtue of being within a conservation area.

5.11.12 Paragraph 23 off the Appeal Decision stated:

“The majority of existing important trees and much of the hedgerows would be retained on site, and there would be substantial new structural landscaping and planting. There would be a Biodiversity Net Gain (BNG) of 30.41% (habitats) and 40.51% (linear features) resulting in significant gains in respect of biodiversity.”

5.11.13 The inspector applied Condition 9 to the Outline Permission, which required the submission of a detailed Arboricultural Report as part of reserved matters, which must take into account the outline Arboricultural Impact Assessment and demonstrate that the layout has been designed to limit impact on existing vegetation.

5.11.14 The application is supported by Arboricultural Method Statement (AMS) and Tree protection Plan (TPP), produced by Aspect Arboriculture.

5.11.15 The proposal requires the removal of the following:

- partial removal of H1, hedgerow fronting onto Burnham Road to accommodate the southern access (this has already been approved in the Outline Permission)
- partial removal of two small sections of H7, a Category C hedgerow mix of young to semi-mature Hawthorn/Blackthorn, maple, elder and elm; that lies centrally west to east and divides the northern and southern parts of the Site, to allow for pedestrian/cycle access between the land parcels.
- partial removal of Group G3, a Category C group of young to semi-mature Hawthorn/Blackthorn, located in the northwest corner of the Site fronting onto Steeple

5.11.16 The removal of H1, H7 and G3 were considered in the Outline Permission and are still considered to be fully justified, as critical areas for access through the Site. The current application for reserved matters maintains this approved approach and is therefore supported by officers. All other existing trees and hedgerows would be retained.

5.11.17 Condition 9 of the Outline Permission secured compliance with the outline’s Arboricultural Impact Assessment, to mitigate harm to trees. The submission demonstrates that all tree protection measures would be appropriate, as confirmed by the tree officer that has reviewed the proposal on behalf of the Council, subject to their requested condition to secure the implementation and retention of tree protection barriers and ground protection measures, prior to the commencement of development. Condition 9 of the Outline Permission secured compliance with the Arboricultural Report submitted in this reserved matters application.

5.11.18 Officers note the following section of the ecology comments:

“The proposed landscape masterplan does not include the existing hedgerow western boundary shown in the Ecological Impact Assessment (RammSandersan, July 2022). However, the metric indicates that only 0.02km of hedgerow will be lost in the development. Additionally, the biodiversity enhancement strategy indicates that

the majority of the hedgerow is to be retained. The hedgerow habitat provides important foraging and commuting habitat for European Protected species including Bats and many priority species including reptiles and nesting birds. Therefore, further clarification is required as to whether the hedgerow is to be retained and a revised Biodiversity Net Gain metric and plans if needed.

As a result, it is recommended that information is either supplied as part of the reserved matters application or this is secured via a separate condition of any consent.

It is indicated that other than this matter, we do support the submitted planting specifications / schedules at an ecological perspective.”

- 5.11.19 The applicant has explained that this is due to the proposed landscape masterplan not showing the existing hedge, but showing only the proposed elements of landscaping. The other relevant documents demonstrate the hedge to be retained.

Biodiversity and Ecology Summary

- 5.11.20 Place Services have assessed the ecological and arboricultural impacts of the submission on behalf of the Council, supporting the submission subject to conditions laid out in this committee report. Natural England has advised that it has no comments to make on this reserved matters application.
- 5.11.21 Subject to the conditions and planning obligations secured on the Outline Permission, or those recommended within this report, the details within the submitted reserved matters would not have an unacceptable impact on any ecology, in accordance with Policy N2 of the Local Plan.

5.12 Waste Management

- 5.12.1 Condition 28 of the Outline Permission required compliance with a Waste Management Plan (WMP) which is to be submitted as part of the reserved matters.
- 5.12.2 A Refuse and Cycling Strategy which details refuse storage and collection locations has been submitted as part of the application. The plan was revised in order to improve routes and manoeuvrability of wheelie bins for on-street presentation. Some units would need to move bins to collection points; however, the number of units is minimal and the bin drag distance would be acceptable. One unit is required to take bins along a rear path, which is discouraged in the MDDG; however, this is one instance and it is unavoidable due to the layout. The submitted Strategy also demonstrates that waste collection vehicles could access all required locations, with suitable turning points where required. Officers consider the arrangements to be acceptable. A condition is recommended to secure details of the bin storage units, to ensure they provide sufficient capacity.

5.13 Crime and Safety

- 5.13.1 NPPF Paragraph 96b states that *“planning policies and decisions should aim to achieve healthy, inclusive and safe places which...are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas”.*

5.13.2 The Essex Police 'Design Out Crime' team have commented on the application, stating that they do not have any concerns with the layout but do consider there a need for more details on how the Site and proposed dwellings will be made safe and secure. Officers recommend requiring these details through a condition securing the following details:

- Details of how the dwellings will be secured while preventing crime and anti-social behaviour.
- How electric vehicle charging points will be secured and managed to address this new crime type.
- Details on how proposed amenity areas, public seating areas and landscaping will create a safe environment.

5.13.3 Essex Police comments and representations raising concerns with security risks related to the 5m landscaped buffer to the west of the Site are noted. This element of the scheme was approved in principle within the Outline Permission; it was part of the approved Framework Masterplan. That application did however lack detail and officers consider it reasonable to request further information now that the layout and landscaping of the area has been proposed. Officers recommend a condition to secure details of maintenance in addition to security details of the wider Site and secure access to the green buffer to ensure that the development does not encourage anti-social behaviour nor allow for criminal access, including to existing and proposed housing or within the proposed open spaces.

5.13.4 Subject to the further details to be provided by the conditions recommended in this section, officers are satisfied the proposal would create a safe environment and would not encourage crime.

5.14 Planning Balance and Conclusion

5.14.1 The key priority within the NPPF, is the provision of sustainable development. This requires any development to be considered against the three dimensions within the definition of 'sustainable development' providing for an economic, social and environmental objective as set out in the NPPF.

5.14.2 The Outline Permission was refused on a single reason for refusal that it was not sustainable development. The decision was appealed and allowed by the inspector, who placed conditions on the Outline Permission. The principle of development and sustainability of the scheme were therefore found to be acceptable.

5.14.3 Condition 1 of the Outline Permission requires the submission of the reserved matters with any reserved matters application. These are:

- appearance
- landscaping
- layout
- scale

5.14.4 Officers are satisfied that the submitted plans, documents and other details have successfully met this requirement for this submission of reserved matters to be supported. The proposal complies with the various requirements of the Outline Permission and provides a good quality of development which has an acceptable impact on the surrounding landscape and townscape, and protects the amenities of existing and future residents.

- 5.14.5 The proposed affordable housing mix would align with the LHNA 2025, a much-needed housing to the district. The development is in compliance with the relevant policies of the development plan and in compliance with the relevant conditions of the Outline Planning Permission, such that there are no material considerations on which the application should be refused.
- 5.14.6 The relevant planning obligations were assessed and secured within the Outline Permission, which is bound to a S106 agreement that secures these. The current reserved matters application does not raise any new issues that require new planning obligations to mitigate, nor is it inconsistent with the obligations. A list of conditions which officers recommend to mitigate the additional information within the reserved matters has been provided in this committee report.
- 5.14.7 Subject to the conditions recommended in this report and the conditions/planning obligations in the Outline Permission, officers recommend approval of this reserved matters application.

6. **ANY RELEVANT SITE HISTORY**

- 6.1 The relevant planning history is set out below

Application Number	Description	Decision
22/01174/OUTM	Outline planning application (with all matters reserved except for means of access from Steeple Road and Burnham Road) for residential development of up to 160 dwellings including affordable housing, 5% bungalows, 100sqm of office hub floorspace, 0.21ha of land for childrens day nursery and associated parking (Use Class E), community park, sustainable urban drainage system and associated infrastructure.	Refused 30/06/2023 Appeal 3331398 allowed 05/07/2024
24/00905/NMA	Application for non-material amendment following Planning Permission 22/01174/OUTM allowed on appeal APP/X1545/W/23/3331398 (Outline planning application (with all matters reserved except for means of access from Steeple Road and Burnham Road) for residential development of up to 160 dwellings including affordable housing, 5% bungalows, 100sqm of office hub floorspace, 0.21ha of land for childrens day nursery and associated parking (Use Class E), community park, sustainable urban drainage system and associated infrastructure.) Amendment sought: Replace Plan: Steeple Road Site access and General Arrangement and Visibility Splays 24012-02-2/Rev A with Steeple Road Site access and General Arrangement and Visibility Splays 24012-02-2/Rev B to refer correctly to a zebra crossing.	Refused 30/06/2023

Application Number	Description	Decision
26/05019/DET	Compliance with conditions notification 22/01174/OUTM allowed on appeal Ref: APP/X1545/W/23/3331398 (Outline planning application (with all matters reserved except for means of access from Steeple Road and Burnham Road) for residential development of up to 160 dwellings including affordable housing, 5% bungalows, 100sqm of office hub floorspace, 0.21ha of land for childrens day nursery and associated parking (Use Class E), community park, sustainable urban drainage system and associated infrastructure) Condition 8. Great Crested Newts.	Pending consideration
26/05020/DET	Compliance with conditions notification 22/01174/OUTM allowed on Appeal Ref: APP/X1545/W/23/3331398 (Outline planning application (with all matters reserved except for means of access from Steeple Road and Burnham Road) for residential development of up to 160 dwellings including affordable housing, 5% bungalows, 100sqm of office hub floorspace, 0.21ha of land for childrens day nursery and associated parking (Use Class E), community park, sustainable urban drainage system and associated infrastructure.) Condition 12-Archaeology	Pending consideration
26/05021/DET	Compliance with conditions notification 22/01174/OUTM allowed on appeal APP/X1545/W/23/3331398 (Outline planning application (with all matters reserved except for means of access from Steeple Road and Burnham Road) for residential development of up to 160 dwellings including affordable housing, 5% bungalows, 100sqm of office hub floorspace, 0.21ha of land for childrens day nursery and associated parking (Use Class E), community park, sustainable urban drainage system and associated infrastructure) Condition 13 - Contamination. Conditon 14 - Contamination remediation.	Pending consideration
26/05022/DET	Compliance with conditions notification 22/01174/OUTM (Outline planning application (with all matters reserved except for means of access from Steeple Road and Burnham Road) for residential development of up to 160 dwellings including affordable housing, 5% bungalows, 100sqm of office hub floorspace, 0.21ha of land for childrens day nursery and associated parking (Use Class E), community park, sustainable urban drainage system and associated infrastructure.) Condition 15 - Surface Water Drainage. Condition 16 - Surface Water	Pending consideration

Application Number	Description	Decision
	Drainage.	
26/05023/DET	Compliance with conditions notification 22/01174/OUTM (Outline planning application (with all matters reserved except for means of access from Steeple Road and Burnham Road) for residential development of up to 160 dwellings including affordable housing, 5% bungalows, 100sqm of office hub floorspace, 0.21ha of land for childrens day nursery and associated parking (Use Class E), community park, sustainable urban drainage system and associated infrastructure.) Condition 17 - Foul Water Drainage.	Pending consideration

7. **CONSULTATIONS AND REPRESENTATIONS RECEIVED**

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

Name of Parish / Town Council	Comment	Officer Response
Althorne Parish Council	<p><u>Wed 01 Oct 2025</u> We raise no objection but wish to make the following comment:</p> <ul style="list-style-type: none"> Concerns regarding increased traffic at the roundabout on Steeple Road. Concerns regarding Rectory Lane, it is a single track, uneven road in need of upgrade. 	These matters was addressed within the Outline Permission and is not a consideration in this application.

7.2 **Statutory Consultees and Other Organisations (summarised)**

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Active Travel England	<p><u>10 October 2025</u> No comments. Standing advice should be applied.</p>	Noted
Anglian Water Services	<p><u>24 September 2025</u> No comments as the application does not relate to drainage plans.</p>	Noted
Archaeology	<p><u>6 October 2025</u> There is no objection to the above application, however, the archaeological evaluation and mitigation work associated with application 22/01174/OUTM has yet to be agreed and completed.</p>	

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Essex Policy Design Out Crime	<p><u>20 October 2025</u></p> <p>a) Physical security - Whilst there are no apparent concerns with the layout of this site, there is no reference to physical security in this application. We would request further information relating to the intended security for the dwellings and how the applicant proposes to secure the development to keep future users safe whilst also preventing crime and anti-social behaviour.</p> <p>b) Electric Vehicle Charging Points (EVCP) - we would recommend due consideration is given to the security provision for EVCP. Early consideration will mitigate the opportunities associated with this crime type. We would welcome consultation regarding the infrastructure, intended user security and management of EVCPs.</p> <p>c) Public realm spaces should be designed where safety and security are subliminal to the user of that space. We would welcome discussion about the landscaping and public realm provision. It is important that landscaping provision takes account of all other opportunities for crime that it may generate, to make sure that the environment is as unobstructed as possible allowing clear sight lines, avoiding the creation of potential hiding places to ensure it is designed to be a safe space for all, especially considering the Violence Against Women and Girls agenda. We would like further information and specification regarding the proposed amenity areas, any public seating areas and management and maintenance policies.</p>	Noted, condition added.
Natural England	<p><u>20 October 2025</u></p> <p>Natural England has no comments to make on this reserved matters application.</p>	Noted

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
SuDS (LLFA)	<u>24 Sep 2025</u> No comments to make on this application for landscape, appearance , layout and scale.	Noted

7.3 Internal Consultees (summarised)

Internal Consultee Name	Comment	Officer Response
Conservation Officer	<u>21 October 2025</u> Having studied the detailed plans now submitted, I confirm that the scheme still poses no harm to the setting of the heritage assets. Harm to heritage should therefore not form a reason to refuse the present application	Noted
Design Officer	<u>Mon 20 Oct 2025</u> I raise no objection, subject to checking back to back distances, consideration of removal of Permitted Development rights to insert dormers if residential amenity of existing residents is affected and to clarify/ensure: <ul style="list-style-type: none"> • surface treatment to routes through green corridors and POS are all-weather surfaces with low level lighting (bat friendly) (page 25, MDDG SPD 'C03 Creating a network of streets, cycleways, footpaths and access arrangements') • all dwellings including affordable will have access to EV charging point via on plot parking or on street parking (page 32, MDDG SPD, 'C10 Car Parking'). 	These comments are addressed in the relevant sections of this committee report.
Ecology	<u>13 Oct 2025</u> No ecological objection. Matters in relation to hedge retention and light colour/spill should be addressed in this application or by condition.	These comments are addressed in the Biodiversity and Ecology section of this report.
Environmental Health	<u>6 October 2025</u> The noise assessment allows for suitable levels of noise to be achieved onsite, subject to the recommendations within it. A condition is suggested to secure façade treatment, glazing and ventilation treatment.	Noted, condition added.

Internal Consultee Name	Comment	Officer Response
Housing Team	<p><u>4 November 2025</u> Strategic Housing Services comments with regards to 22/01174/OUT submitted 21.4.23 remain the same.</p> <p>In addition, the Revised Tenure Plan dated 17.10.25 distributes the Affordable Housing across the site.</p> <p>The Planning Statement dated 4.9.25 confirms a mix of 1, 2, 3 and 4 bedroomed properties (houses and bungalows) will be provided.</p> <p>The Application is meeting the 40% Affordable Housing Policy H1 requirement with an additional 10% Affordable Housing provision in excess of this Policy requirement.</p> <p>The Applicant, following discussions with the Strategic Housing Department, has increased the % of 3 bedroomed Affordable properties that will help address the current high need for Affordable Rented 3 bed houses.</p> <p>Strategic Housing Services fully supports this Application that will help meet the Affordable Housing Needs of the District.</p> <p>Tue 04 Nov 2025 The Application is meeting the 40% Affordable Housing Policy H1 requirement with an additional 10% Affordable Housing provision in excess of this Policy requirement.</p> <p>The Applicant, following discussions with the Strategic Housing Department, has increased the % of 3 bedroomed Affordable properties that will help address the current high need for Affordable Rented 3 bed houses.</p> <p>Strategic Housing Services fully supports this Application that will help meet the Affordable Housing Needs of the District.</p>	Noted.

Internal Consultee Name	Comment	Officer Response
Tree Consultant - Place Services Arboriculture	<p><u>29 Sep 2025</u></p> <p>There have been tree losses noted as being H1, H7 and G3 to facilitate the vehicular activity and connectivity of the site and there are no objections towards this as the specimens are of low quality within the locality. Other retained specimens within the site are showing as having suitable protection measure to be implemented with no further removals and therefore there is no objection towards this proposal. A condition requiring protection of existing hedges and shrubs is requested.</p>	Noted, condition added.

7.4 Site Notice / Advertisement

- 7.4.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, a press notice was displayed on 11 September 2025 and site notices (8x) were displayed on 11 September 2025.

7.5 Representations Received from Interested Parties

- 7.5.1 14 letters have been received **objecting** to the application and the reasons for objection are summarised as set out in the table below:

Objection Comment	Officer Response
<p>Principle of development</p> <ul style="list-style-type: none"> • Retirement bungalows rather than houses should be built in this location. • Affordable housing should be moved away from existing housing. • The LDP directs development towards existing settlements with appropriate infrastructure. Latchingdon, while a designated settlement, has limited services and facilities to support a significant increase in population. Policies S2 and S8 of the LDP aim to protect the countryside and direct development to areas where it can be sustainably supported. The scale of this development appears to conflict with these policies, as it could lead to the urbanisation of a rural area without adequate infrastructure to support it. 	<p>These comments cannot be considered in the current reserved matters application, as they were assessed within the Outline Permission.</p>

Objection Comment	Officer Response
<p>Housing Provision</p> <ul style="list-style-type: none"> Inadequate consideration of local housing needs – the development does not cater to the demand for smaller dwellings. 	<p>The unit size mix was subsequently amended, and this issue is addressed within the Unit Size Mix section of this committee report.</p>
<p>Layout, Design and Landscape</p> <ul style="list-style-type: none"> The proposal would damage the surrounding countryside and rural character of the area. The proposed site is valued open land that contributes to the village's rural setting. Building on it would permanently reduce green space and harm the character of Latchingdon. 	<p>The unit size mix was subsequently amended, and this issue is addressed within the Layout, Design and Landscape / Townscape Impact section of this committee report.</p>
<p>Highways and parking</p> <ul style="list-style-type: none"> Increased traffic congestion on surrounding roads, especially Steeple Road and through Latchington. Public transport is already insufficient. The development will harm the state of the existing road network on the Dengie Peninsula. Safety concerns for drivers, pedestrians, and cyclists. school children, and vulnerable residents. Increasing volumes of HGVs and transporters travelling through the village, often exceeding speed limits. Vibration and noise pollution from heavy goods vehicles affecting nearby homes 	<p>These comments are addressed within the Transport and Accessibility and Impact on Residential Amenity sections of this committee report.</p>
<p>Residential Amenity</p> <ul style="list-style-type: none"> Unacceptable privacy impact, including rear gardens. Bungalows should back onto existing housing, including onto Willow Close. Concern regarding the western buffer onto Lawlinge Road – what will this area contain. It is preferable that gardens back onto gardens, so there is no security issue at either Lawlinge Road or the proposed houses. Noise and disruption from the construction process and the creation of dust and pollution. The rural outlook and views from 	<p>These comments are addressed within the Residential Amenity sections of this committee report.</p> <p>Construction impact was assessed and mitigated as part of the Outline Permission through Condition 11, which secures a Construction Management Plan.</p>

Objection Comment	Officer Response
<p>residential properties is</p> <ul style="list-style-type: none"> Unacceptable impact on existing sunlight and daylight. 	
<p>Health The rise in traffic has led to a noticeable decline in air quality. This not only impacts quality of life but also poses a health risk to residents, particularly children and the elderly.</p>	<p>This matter was addressed within the Outline Permission and is not a consideration in this application.</p>
<p>Natural environment The area supports a range of wildlife species. Development on this scale would destroy habitats and disrupt the local ecosystem. The area supports a range of wildlife species. Development on this scale would destroy habitats and disrupt the local ecosystem.</p>	<p>These comments are addressed within the Biodiversity and Ecology section of this committee report.</p>
<p>Flood Risk and Drainage</p> <ul style="list-style-type: none"> The development would create drainage issues. Properties nearby frequently require sandbags to protect against flooding in heavy rainfall. There has been no upgrade to Anglian Water sewage works for at least five years and there is insufficient capacity. 	<p>Conditions 15, 16 and 17 of the Outline Permission secured the submission of a Surface Water Drainage Scheme, Drainage Maintenance Scheme and Foul Water Drainage details respectively.</p>
<p>Other</p> <ul style="list-style-type: none"> Insufficient local infrastructure such as schools, doctors and dentists. The cumulative impact of these developments has not been adequately assessed. The combined effect on local infrastructure, services, and the environment could be detrimental to the quality of life for existing residents and the sustainability of the community. Our Village desperately needs a bypass road. The funding for the proposed Office Hub space should be spent on a village hall instead. 	<p>These comments cannot be considered in the current reserved matters application, as they were assessed within the Outline Permission.</p>

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

HEADS OF TERMS OF ANY SECTION 106 AGREEMENT

- No new planning obligations are required – the appropriate obligations were secured through the Section 106 legal agreement bound to the Outline Permission.

CONDITIONS:

1 Approved Plans

The development shall be carried out in accordance with the following approved plans:

- 03 Site Location Plan
- Proposed Site Plan 25-0115-002 Rev D
- Proposed Massing Plan 25-0115-003 Rev B
- Proposed Refuse and Cycle Strategy 25-0115-004 Rev C
- Proposed Materials Plan 25-0115-005 Rev C
- Proposed Boundary Treatment plan 25-0115-006 Rev B
- Proposed Car Parking Plan 25-0115-007 Rev B
- Proposed Tenure Plan 25-0115-008 Rev. B
- Proposed Garden Areas Plan 25-0115-009 Rev B
- Highway General Design, Sheet 1 of 2 63100-RJL-0800 rev. P03
- Highway General Design, Sheet 2 of 2 63100-RJL-0801 rev. P03
- Landscape Masterplan 2887-LLA-0001 rev. P03
- Detailed Hard Landscape Proposals, Sheet 1 of 14 2887-LLA-0101 rev. P03
- Detailed Hard Landscape Proposals, Sheet 2 of 14 2887-LLA-0102 rev. P03
- Detailed Hard Landscape Proposals, Sheet 3 of 14 2887-LLA-0103 rev. P03
- Detailed Hard Landscape Proposals, Sheet 4 of 14 2887-LLA-0104 rev. P03
- Detailed Hard Landscape Proposals, Sheet 5 of 14 2887-LLA-0105 rev. P03
- Detailed Hard Landscape Proposals, Sheet 6 of 14 2887-LLA-0106 rev. P03
- Detailed Hard Landscape Proposals, Sheet 7 of 14 2887-LLA-0107 rev. P03
- Detailed Hard Landscape Proposals, Sheet 8 of 14 2887-LLA-0108 rev. P03
- Detailed Hard Landscape Proposals, Sheet 9 of 14 2887-LLA-0109 rev. P03
- Detailed Hard Landscape Proposals, Sheet 10 of 14 2887-LLA-0110 rev. P03
- Detailed Hard Landscape Proposals, Sheet 11 of 14 2887-LLA-0111 rev. P03
- Detailed Hard Landscape Proposals, Sheet 12 of 14 2887-LLA-0112 rev. P03
- Detailed Hard Landscape Proposals, Sheet 13 of 14 2887-LLA-0113 rev. P03
- Detailed Hard Landscape Proposals, Sheet 14 of 14 2887-LLA-0114 rev. P03
- Detailed Planting Proposals, Sheet 1 of 14 2887-LLA-0201 rev. P03
- Detailed Planting Proposals, Sheet 2 of 14 2887-LLA-0202 rev. P03
- Detailed Planting Proposals, Sheet 3 of 14 2887-LLA-0203 rev. P03
- Detailed Planting Proposals, Sheet 4 of 14 2887-LLA-0204 rev. P03

- Detailed Planting Proposals, Sheet 5 of 14 2887-LLA-0205 rev. P03
- Detailed Planting Proposals, Sheet 6 of 14 2887-LLA-0206 rev. P03
- Detailed Planting Proposals, Sheet 7 of 14 2887-LLA-0207 rev. P03
- Detailed Planting Proposals, Sheet 8 of 14 2887-LLA-0208 rev. P03
- Detailed Planting Proposals, Sheet 9 of 14 2887-LLA-0209 rev. P03
- Detailed Planting Proposals, Sheet 10 of 14 2887-LLA-0210 rev. P03
- Detailed Planting Proposals, Sheet 11 of 14 2887-LLA-0211 rev. P03
- Detailed Planting Proposals, Sheet 12 of 14 2887-LLA-0212 rev. P03
- Detailed Planting Proposals, Sheet 13 of 14 2887-LLA-0213 rev. P03
- Detailed Planting Proposals, Sheet 14 of 14 2887-LLA-0214 rev. P03
- Landscape Specification and Details 2887-LLA-0301 rev. P02
- Office, Plans and Elevations 25-0115-020
- 1 Bedroom Bungalow, Plans and Elevations 25-0115-021 rev. A
- Detached 2 Bedroom Bungalow, Plans and Elevations 25-0115-022
- Semi-detached 2 Bedroom Bungalow, Plans and Elevations 25-0115-023
- Bedford House Type, Corner-turner Semi Floor Plans 25-0115-024
- Bedford House Type, Corner-turner Semi Elevations 25-0115-025
- Bedford House Type, Semi Floor Plans 25-0115-026
- Bedford House Type, Semi Elevations 25-0115-027
- Bedford House Type, Terrace Plans 25-0115-028
- Bedford House Type, Terrace Elevations 25-0115-029
- Hertford House Type, Corner-turner Floor Plans 25-0115-030
- Hertford House Type, Corner-turner Elevations 25-0115-031
- Hertford House Type, Semi Floor Plans 25-0115-032
- Hertford House Type, Semi Elevations 25-0115-033
- Hertford House Type, Terrace Floor Plans 25-0115-034
- Hertford House Type, Terrace Elevations 25-0115-035
- Maidstone House Type, Semi Floor Plans 25-0115-040
- Maidstone House Type, Semi Elevations 25-0115-041
- Maidstone House Type, Semi Elevations 25-0115-042
- Maidstone House Type, Semi Elevations Render Finish 25-0115-043
- Maidstone House Type, Semi Elevations Corner-turner 25-0115-044
- Maidstone House Type, Semi Elevations Tudor Boarding 25-0115-045
- Maidstone House Type, Semi Elevations Weatherboarding 25-0115-046
- Maidstone House Types, Terrace Floor Plans 25-0115-047
- Maidstone House Type, Terrace Elevations 25-0115-048
- Maidstone House Type, Terrace Elevations Tudor Boarding 25-0115-049
- Maidstone House Type, Terrace Elevation Weatherboarding 25-0115-050
- Frogmore House Type, Semi Floor Plans 25-0115-051
- Frogmore House Type, Semi Elevations Weatherboarding 25-0115-052
- Frogmore House Type, Semi Elevations 25-0115-053
- Frogmore House Type, Semi Elevations Tudor Boarding 25-0115-054
- Woburn House Type, Semi Floor Plans 25-0115-060

- Woburn House Type, Semi Elevations Tudor Boarding 25-0115-061
- Woburn House Type, Semi Elevations 25-0115-062
- Woburn House Type, Semi Elevations Weatherboarding 25-0115-063
- Woburn House Type, Semi Elevations 25-0115-064
- Woburn House Type, Terrace Floor Plans 25-0115-065
- Woburn House Type, Terrace Elevations 25-0115-066
- Shed, Plan and Elevations 25-0115-070
- Maidstone – Maisonette, Floor Plans 25-0115-080
- Maidstone – Maisonette, Elevations 25-0115-081
- Street Scenes A, B & C 25-0115-010 rev. A
- Oakham House Type - Floor Plans 25-0115-090
- Oakham House Type – Semi Gabled Elevation 25-0115-091
- Oakham House Type - Semi Elevations 0115-092
- Oakham House Type - Terrace Floor Plans 25-0115-093
- Oakham House Type - Terrace Elevations 25-0115-094

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

2 Finished Site Levels

No development shall commence until details of existing and finished site levels and finished external surface levels, the levels of the surrounding area and adjoining buildings where applicable and the finished floor level of the building(s) hereby permitted have been submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON In order to safeguard the amenities of neighbouring occupiers and in the interests of visual amenity of the area in accordance with policy D1 of the approved Maldon District Local Development Plan.

3 Children's Playspace

Prior to the commencement of any development hereby permitted, details of the layout, surfacing, play equipment and any boundary treatments for the Local Equipped Area of Play (LEAP) and Local Area of Play (LAP) shall be submitted to, and approved in writing by, the Local Planning Authority. The LEAP and LAP shall be implemented prior to the completion of 50 per cent of the dwellings hereby approved, in accordance with the approved details and maintained as such thereafter.

REASON To ensure an acceptable design, quality and safety of children's playspace, in accordance with Policy N3 of the approved Maldon District Local Development Plan and the NPPF.

4 Buffer Strip

Prior to the commencement of any development hereby permitted, a scheme for the maintenance, security and pest management of the 5m landscaped buffer strip on the western boundary shown on hereby approved plan 'Proposed Site Plan 25-0115-002 Rev C' shall be submitted to, and approved in writing by, the Local Planning Authority. All measures of the scheme within the approved details shall be implemented prior to the occupation of the first approved dwelling which fronts onto the buffer space.

REASON To discourage crime and antisocial behaviour, protect the amenities of existing and future residents and ensure acceptable maintenance can be

carried out, in accordance with Policy D1 of the approved Maldon District Local Development Plan.

5 Retention and protection of existing hedges / shrubs

No development shall commence until fencing/ground protection to protect the hedges/shrubs to be retained has been erected in accordance with BS5837:2012, details of which shall have been submitted to the Local Planning Authority for written approval. The protective fencing shall be erected before the commencement of any clearing, demolition and building operations and shall be retained until all equipment, machinery and surplus materials have been removed from the site.

The protective fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced protection zone nothing shall be stored or placed, no fires lit, no vehicle shall gain access, ground levels shall not be altered, no excavation shall be made and no structure shall be erected. If within five years from the completion of the development a retained shrub or hedge is removed, destroyed, dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, a replacement shrub or hedge shall be planted within the site of such species and size and shall be planted at such time, as specified in writing by the Local Planning Authority.

REASON To secure the retention of appropriate landscaping of the site in the interests of visual amenity and the character of the area and for their biodiversity value in accordance with Policies D1 and N2 of the Maldon District Local Development Plan and the Maldon District Design Guide.

6 Lighting Scheme

Notwithstanding any details forming the documents submitted as part of the application to which this permission relates, prior to the commencement of any above ground development, a Lighting Scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted Lighting Scheme shall include the following details:

- a. hours of use of external lighting and internal lighting that would be visible externally;
- b. the exact location and specification of any external lighting;
- c. a lux contour plan which also includes the impact of internal lighting;
- d. the specification including height for any fixed or mobile external lighting structures;
- e. the intensity of the lights to be installed together with a lux contour plan, which shall be compliant with Bats and artificial lighting in the UK by Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) / BCT (2023). Such measures to include luminaires of external lights to have colour temperature less than 2700K, with peak wavelengths greater than 550nm, or other suitable alternatives;
- f. the identification of areas to be illuminated and any measures to minimise light spilling on to areas outside the application site to which this permission relates;
- g. measures such as shrouding to minimise disturbance through glare;
- h. measures to minimise disturbance to bats from lighting;
- i. details about any translucent parts of the buildings' external fabric or cladding, including the degree of transparency of materials, and any measures to minimise light spillage;

- j. a timetable for the installation of the lighting across the application site; and
- k. details for ongoing maintenance of such lighting.

The development shall be implemented in accordance with the approved Lighting Scheme, which shall be implemented prior to the first occupation of any residential dwelling hereby permitted. The onsite lighting shall thereafter be retained and maintained in accordance with the approved Lighting Scheme. No lighting shall be installed on any part of the application site to which this permission relates unless it accords with the approved Lighting Scheme.

REASON To ensure that the lighting does not adversely affect the ecological value and interests of the site and protected species or sensitive receptors and to ensure that the lighting is appropriate in its context and contributes to public safety in accordance with Policies N2 and N3 of the Maldon District Local Development Plan.

7 Security Management Plan

Prior to the commencement of any development hereby permitted, a Security Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include:

- Details of how proposed dwellings will be made secure both in design and materials.
- Mitigation measures to discourage crime and antisocial behaviour related to electric vehicle charging points.
- Security measures, landscaping considerations and management procedures required to ensure safe use for all users of the areas of public open space and children's playspace.

All measures of the approved Security Management Plan shall be implemented prior to the first occupation of the approved dwelling or area of open space which they serve.

REASON To discourage crime and antisocial behaviour, protect the amenities of existing and future residents and ensure acceptable maintenance can be carried out, in accordance with Policy D1 of the approved Maldon District Local Development Plan and the NPPF.

8 Waste Management

Prior to the first occupation of any residential dwellings hereby approved, detailed plans including, size, location, design and materials of bin and recycling stores to serve the development shall be submitted to, and agreed in writing by, the Local Planning Authority. The approved bin and recycling stores shall be provided prior to the first occupation of any of the dwelling[s] which they serve.

REASON To ensure that refuse and recycling provision is provided in the interests of visual amenity of the area in accordance with policy D1 of the approved Maldon District Local Development Plan.

9 External Materials

Prior to the commencement of any development above ground level, an updated materials plan and samples of all external facing materials to be used, including glazing (no glazing sample required), shall be submitted to, and approved in writing by, the Local Planning Authority. The hereby approved works must then be carried out strictly in accordance with the approved details.

REASON In the interest of the character and appearance of the area in accordance with policy D1 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

10 Beech Drive Signage

Prior to the first occupation of any residential unit hereby permitted, a scheme of signage and wayfinding for the proposed access onto Beech Drive shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall ensure that pedestrians can safely use the connection and that no danger is posed by vehicles. The scheme shall be implemented upon the creation of the pedestrian connection onto Beech Drive and retained thereafter.

REASON In the interest of the amenity of neighbouring properties and to safeguard the character of the area in accordance with the requirements of policies D1 and H4 of the Maldon District Local Development Plan and the provision and guidance as contained within the National Planning Policy Framework.

11 Noise Mitigation Measures

All recommendations outlined in the Noise Assessment '2502830-ACE-XX-XX-RP-C-0601' shall be implemented and shall be completed before the first use of the relevant dwelling hereby approved and shall be thereafter maintained, unless otherwise agreed in writing by the LPA.

REASON In the interests of residential amenity and in accordance with Policy D1 of the Maldon District Approved Local Development Plan 2014 - 2029

12 Removal of Permitted Development Rights

Notwithstanding the provisions of Class A, B, C, D, E and F of Part 1 of Schedule 2 and Class A of Part 2 Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no garages, extensions, separate buildings, gates, walls, fencing or hardstanding shall be erected within the site without planning permission having been obtained from the Local Planning Authority.

REASON In the interest of the amenity of neighbouring properties and to safeguard the character of the area in accordance with the requirements of policies D1 and H4 of the Maldon District Local Development Plan and the provision and guidance as contained within the National Planning Policy Framework.

13 Electric Vehicle Charging Points

The Electric Vehicle charging points shown on hereby approved plan 'Proposed Car Parking Plan 25-0115-007 Rev A' shall be implemented in accordance with the approved details upon the development of the relevant parking space and made available for use prior to the first occupation or use of that residential unit or stretch of public road to which a visitor space is associated. They shall be kept available for those purposes at all times.

REASON To encourage sustainable transport measures and comply with the adopted Vehicle Parking Standards SPD (2018) in accordance with Policies D1 and T2 of the approved Maldon District Local Development Plan.

14 Boundary Treatments

The boundary treatments for the development hereby permitted shall be carried out in accordance with the details and with materials as shown on the

hereby approved 'Proposed Boundary Treatment plan 25-0115-006 Rev A' prior to the occupation of the hereby approved dwelling which they adjoin.
REASON In the interest of the character and appearance of the area and to protect the amenity of the neighbouring residential properties in accordance with Policy D1 of the approved Maldon District Approved Local Development Plan.

INFORMATIVES

1. This Reserved Matters approval must be read in conjunction with outline planning permission ref 22/01174/OUTM and the conditions attached thereto.