

CIRCULATED PRIOR  
TO THE MEETING



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

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to  
**DISTRICT PLANNING COMMITTEE  
25 FEBRUARY 2026**

**MEMBERS UPDATE**

**AGENDA ITEM NO.: 6**

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| <b>Application Number</b>                             | <b>25/00798/RESM</b>   |
| <b>Location</b>                                       | Land North Of The Groves Burnham Road Latchingdon  |
| <b>Proposal</b>                                       | 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). |
| <b>Applicant</b>                                      | Dandara Eastern  |
| <b>Agent</b>  | Michael Smith - JCN Design & Planning  |
| <b>Target Decision Date</b>                           | 4 March 2026 (extension of time agreed)  |
| <b>Case Officer</b>                                   | Gareth Ball  |
| <b>Parish</b>   | <b>LATCHINGDON</b>   |
| <b>Reason for Referral to the Committee / Council</b> | The Director of Place, Planning considers, in consultation with the Chairperson, that the proposal is of particular strategic interest.  |

***Amend Paragraph 5.1.2 as follows:***

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~~ **is proposed under the current reserved matters application.**

- 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.

***Insert the following after Paragraph 7.5.1***

7.5.2 5 additional letters have been received in response to the application. In addition, a 41-signature petition has been received. All additional representations are objecting to the proposal. The additional representations have been received and reviewed. No new material planning considerations have been raised that had not already been considered.

***Amend the trigger point of Conditions 3, 4 and 7 (to make them prior to above-ground development) as follows:***

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

**CONDITIONS:**

**3 Children's Playspace**

Prior to the commencement of any **above-ground** 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 **shall be retained and maintained at all times** 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 **above-ground** 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

**7 Security Management Plan**

Prior to the commencement of any **above-ground** 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 **and the Security Management Plan shall remain in force at all times thereafter.**

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.