

District Planning Committee



MALDON
DISTRICT COUNCIL

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'Where Quality of Life Matters'

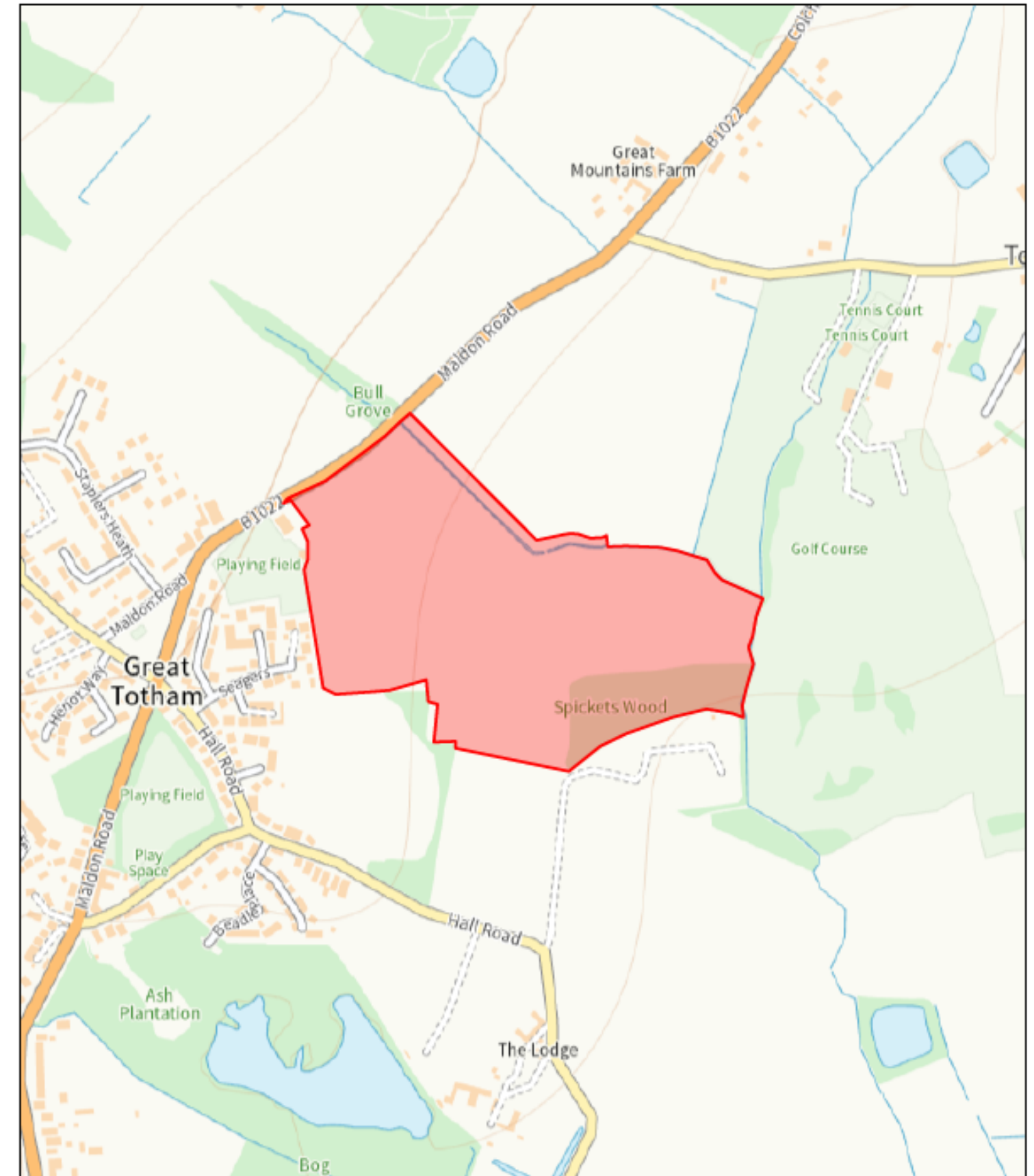


22 September 2026

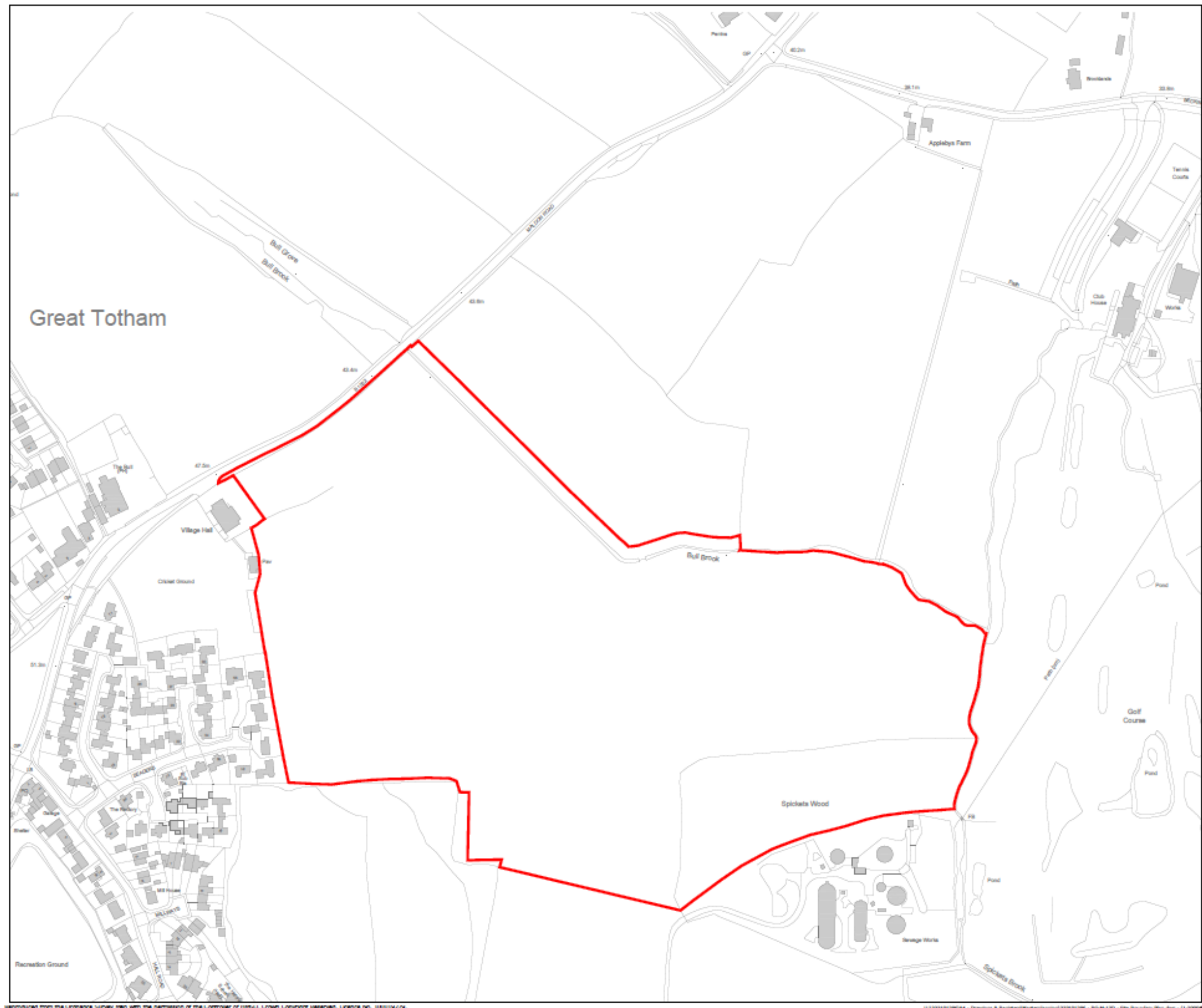
25/00607/OUTM

Land 100M East of 53 Seagers Great Totham

Outline application for the development of up to 150 homes alongside public open space, with all matters reserved except for access.



Location Plan



Aerial Photograph



Site Photographs - Access Location



Site Photographs - Access Location to the east (right) and west (left)



Site Photographs - Location of the existing footway from the village towards the site (left) and towards the village (right)



Site Photographs - Views from Maldon Road looking south across the site



Site Photographs - Village Hall and then the Cricket Ground to the west



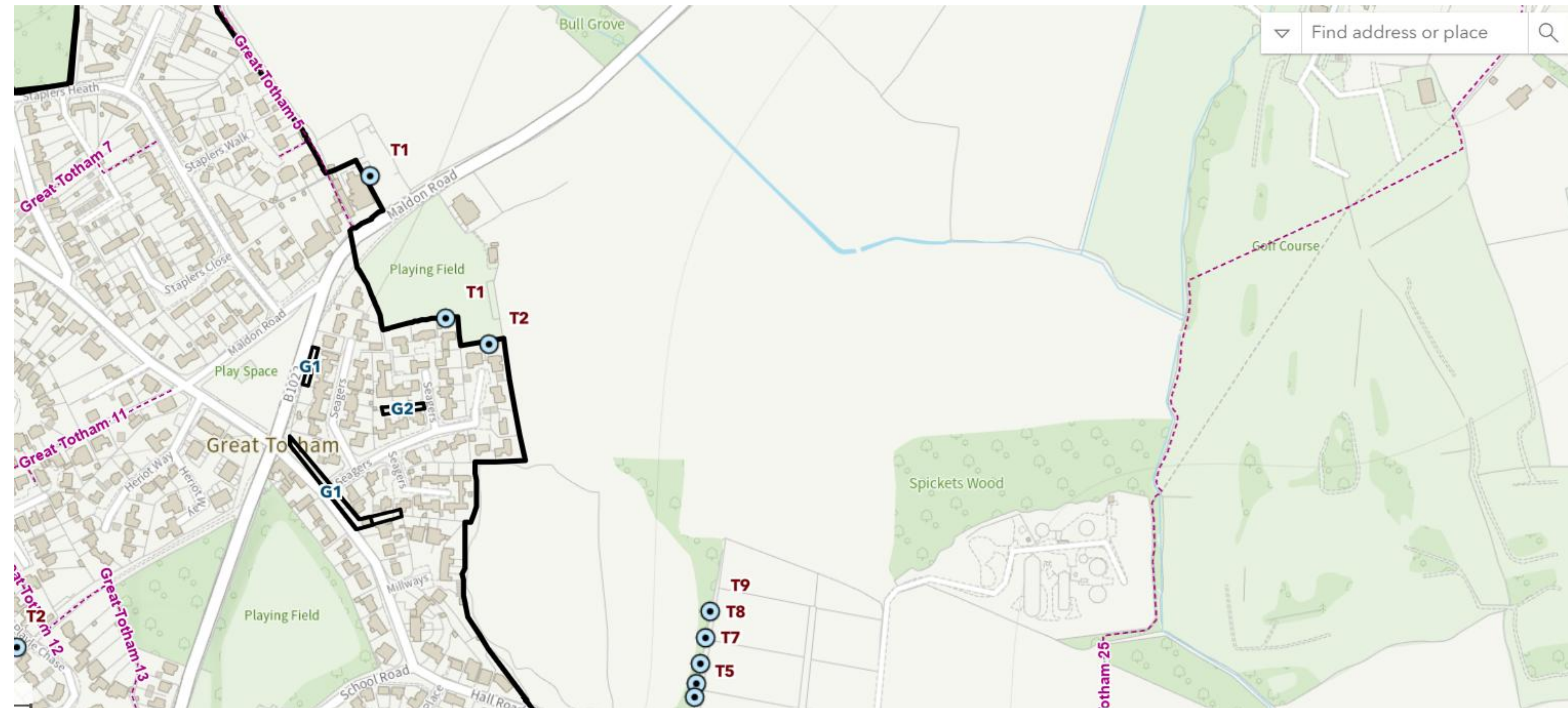
Site Photographs - From the Seagers the site is behind these houses



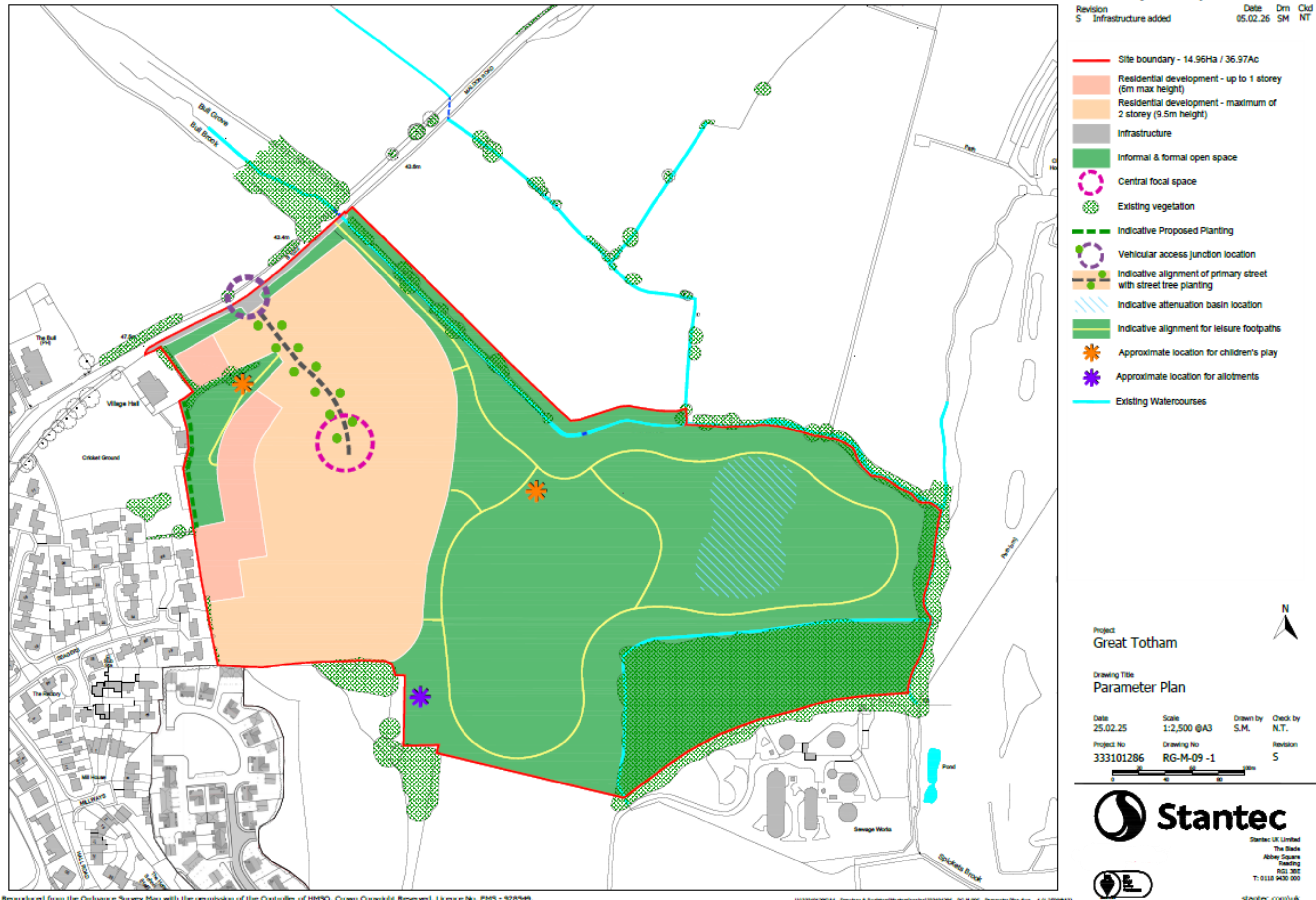
Site Photographs - taken south of the site (Hall Road) looking north towards the site



LDP Policies Map



Parameter Plan



Concept Masterplan



Revision	Date	Dm	Ckd
G	05.02.26	SM	RB

- Site boundary
- Residential development
- Existing trees & hedgerows
- Formal open space / focal space
- Tree lined street
- Roadside swale
- Children's play
- Semi-natural open space with leisure walking routes and surface water attenuation
- Proposed allotment

Project
Great Totham

Drawing Title
Concept Masterplan

Date	Scale	Drawn by	Check by
25.02.25	1:2,500 @A3	S.M.	J.B.
Project No	Drawing No	Revision	
333101286	RG-M-06	G	



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stantec.com/uk

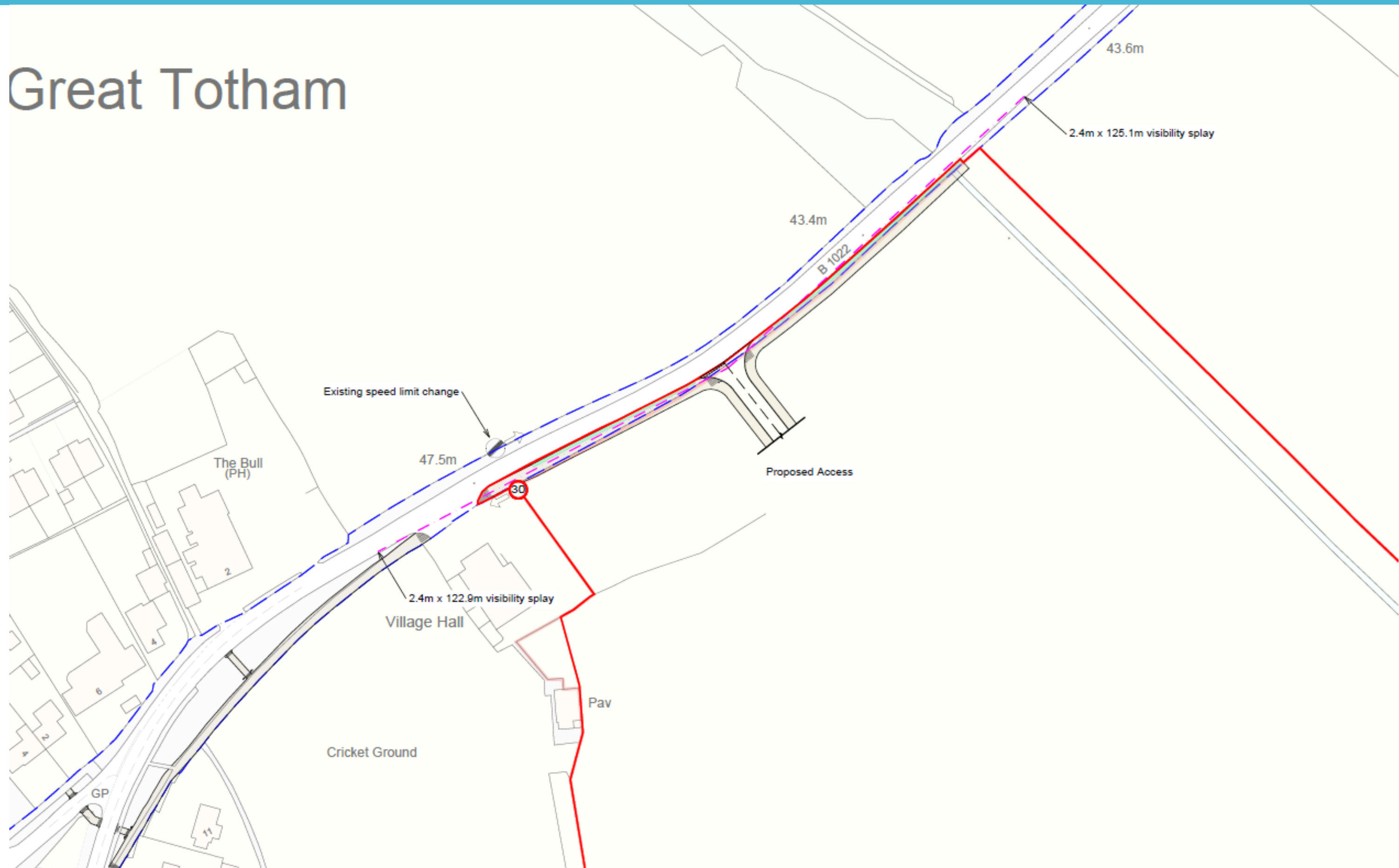
Illustrative Landscape Masterplan



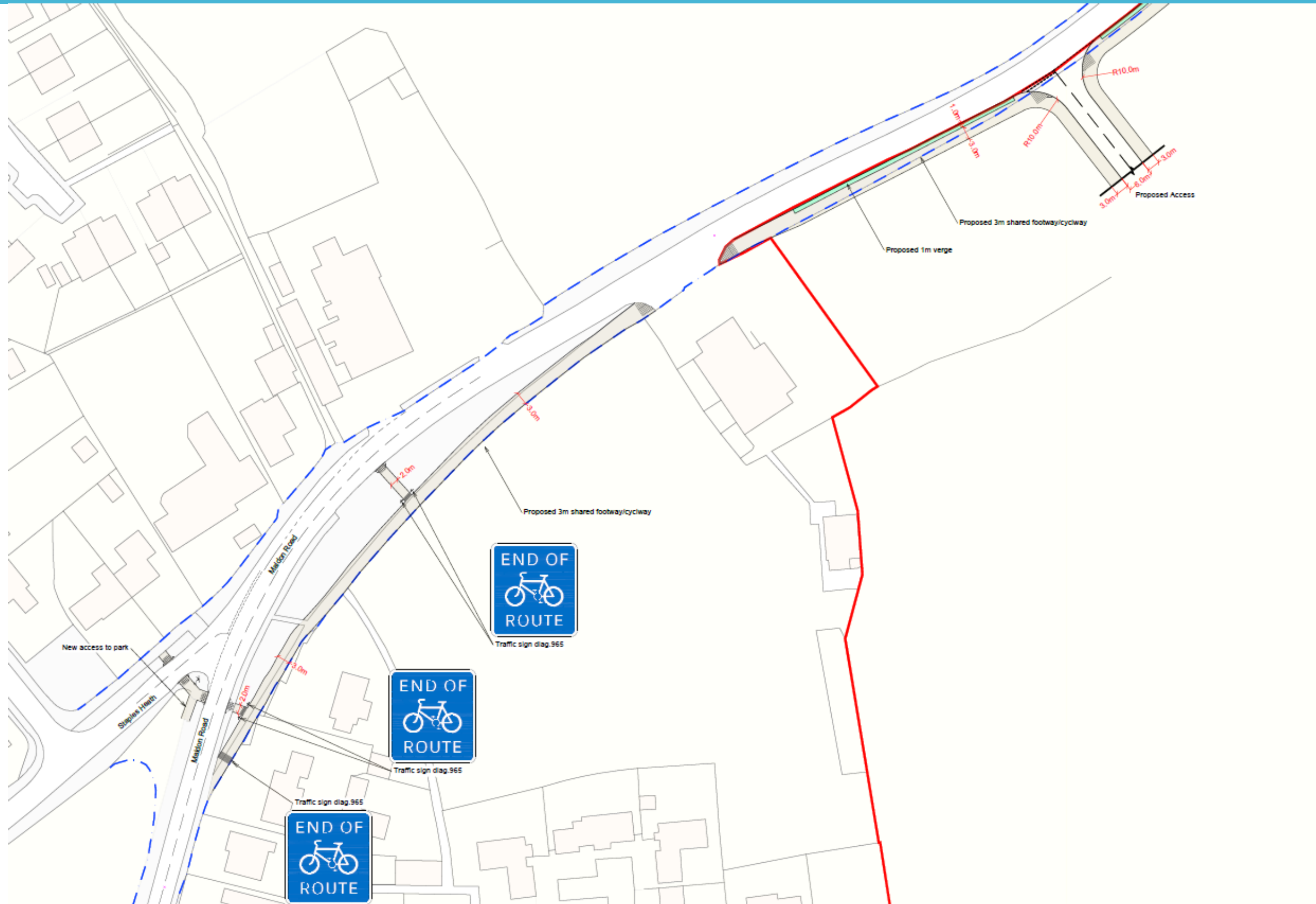
Movement Principles Plan



Great Totham



Proposed footway/cycleway improvements, crossing points and signage

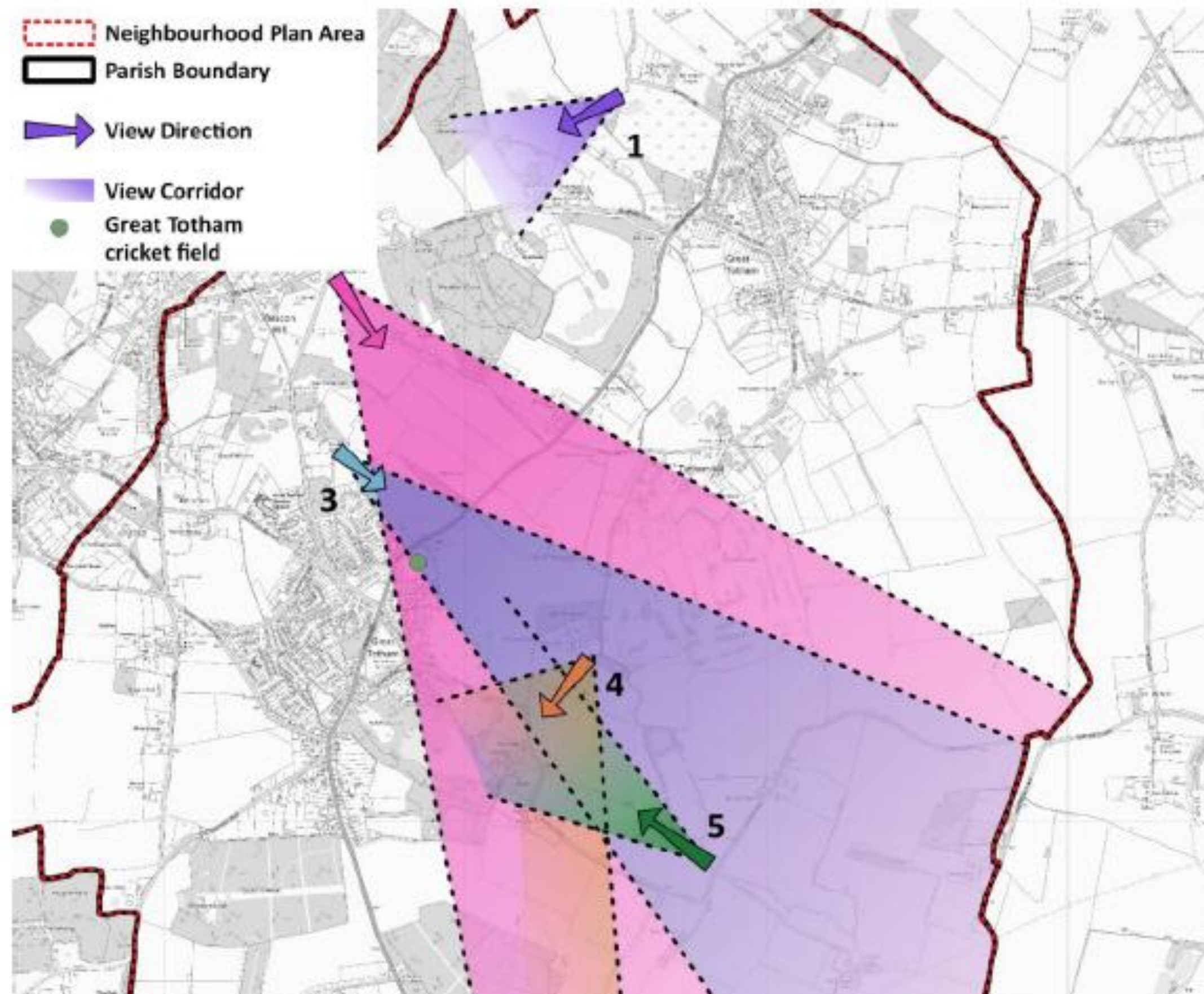


Drainage Strategy Plan



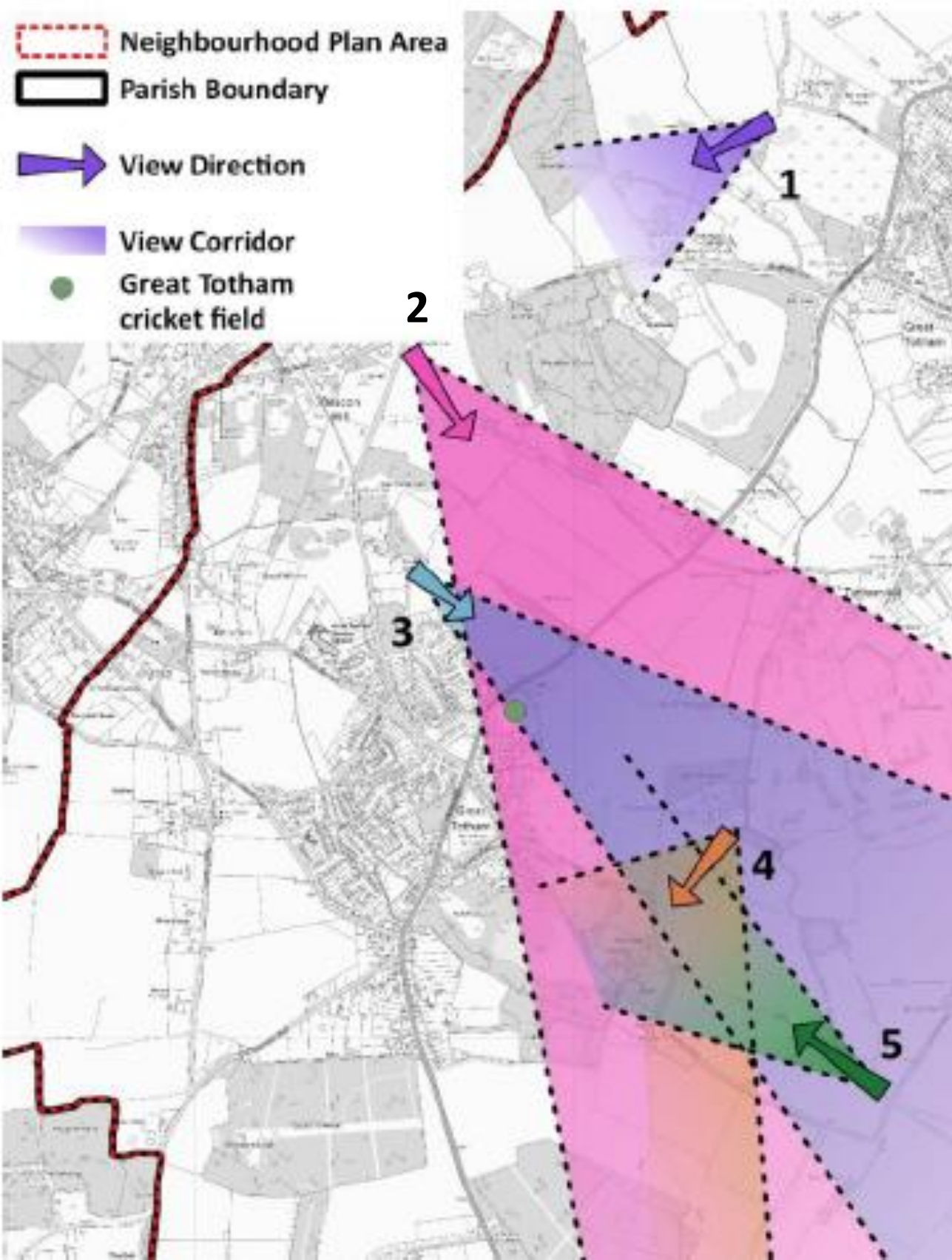
Great Totham Neighbourhood Plan Viewpoint Locations

Figure 6.2: Views



Great Totham Neighbourhood Plan Viewpoint Locations - Viewpoint 2

Figure 6.2: Views



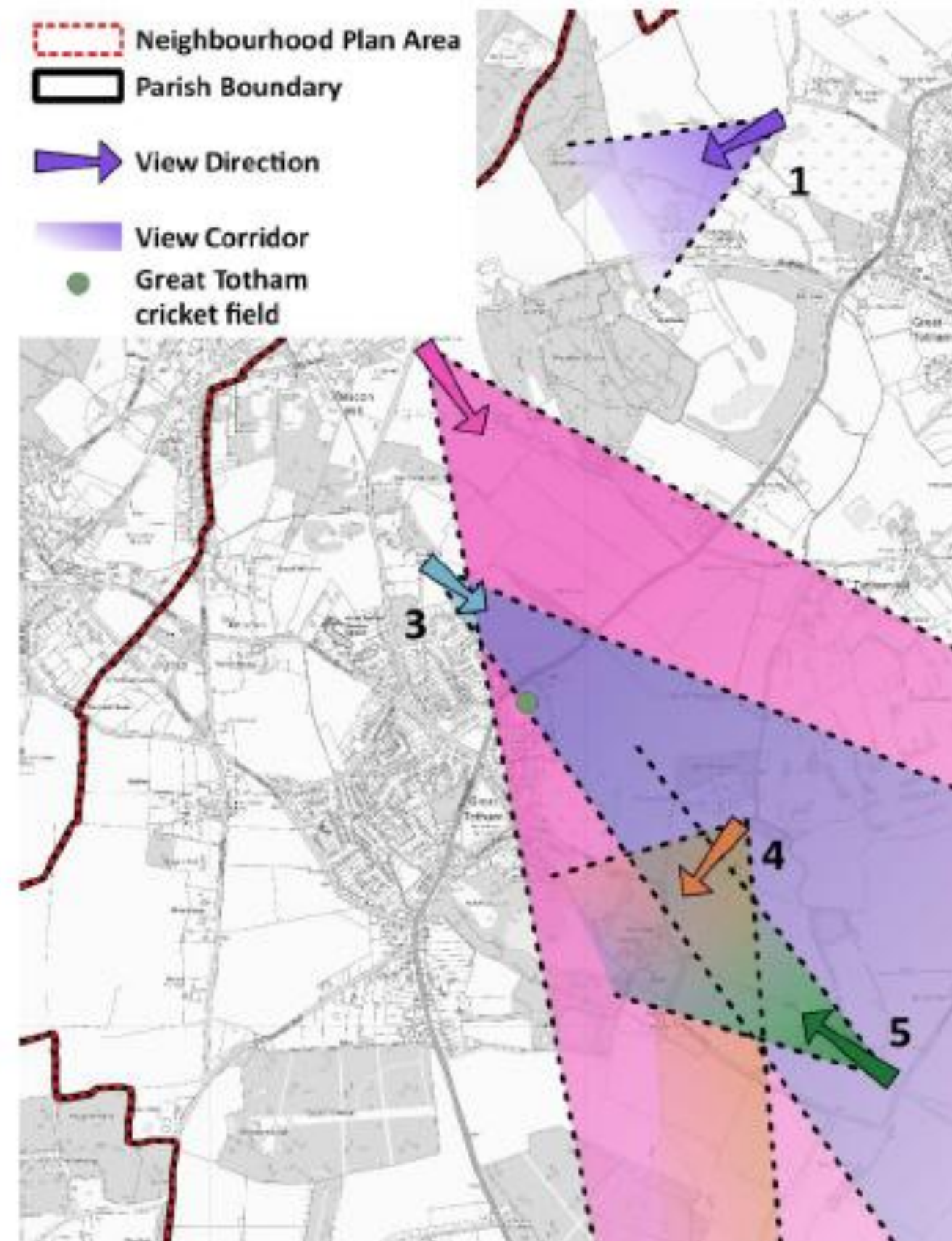
View 2: View from Beacon Hill in Goat Lodge Road



View 2 taken in June 2026

Great Totham Neighbourhood Plan Viewpoint Locations - Viewpoint 3

Figure 6.2: Views

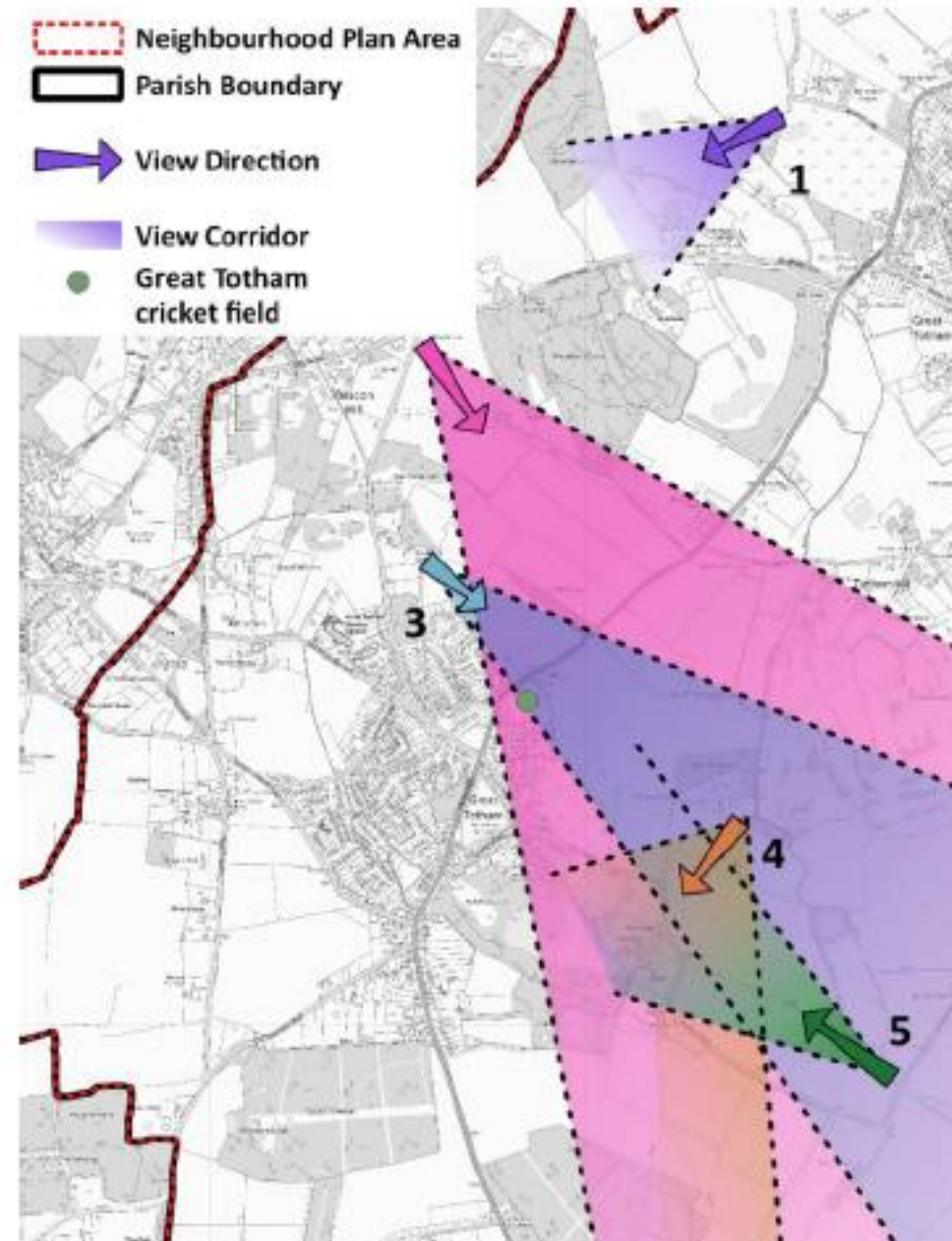


View 3: View south-east towards Goldhanger and Osea Island



Great Totham Neighbourhood Plan Viewpoint Locations - Viewpoint 4

Figure 6.2: Views

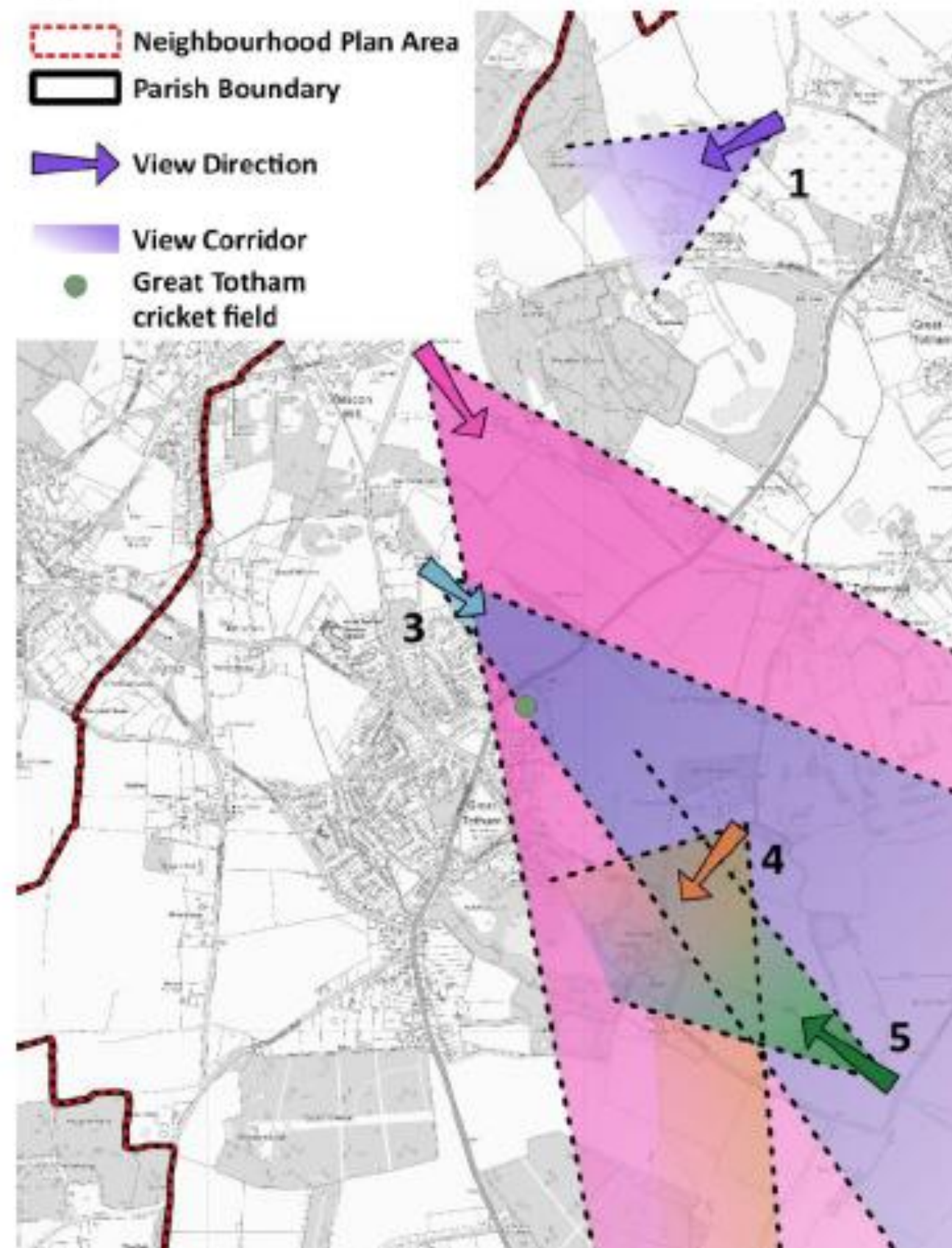


View 4: View from the footpaths close to Spickets Wood



Great Totham Neighbourhood Plan Viewpoint Locations - Viewpoint 4

Figure 6.2: Views



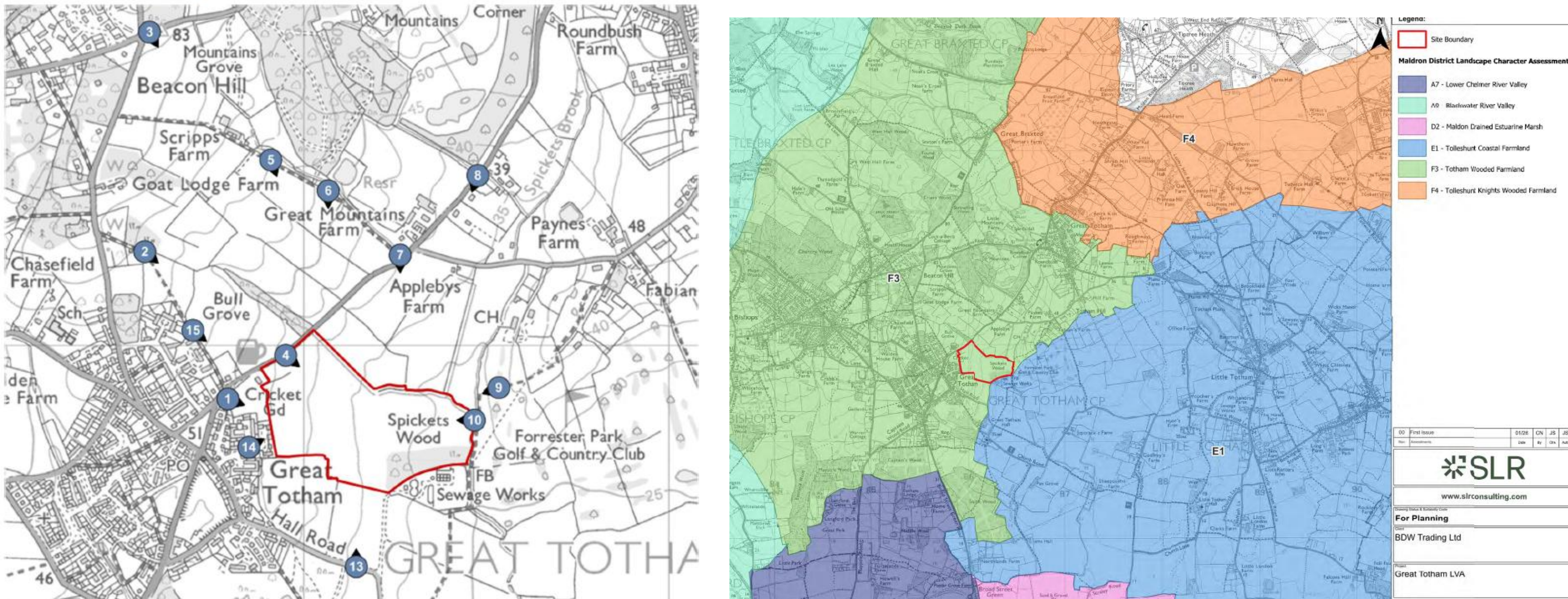
View 4: View from the footpaths close to Spickets Wood



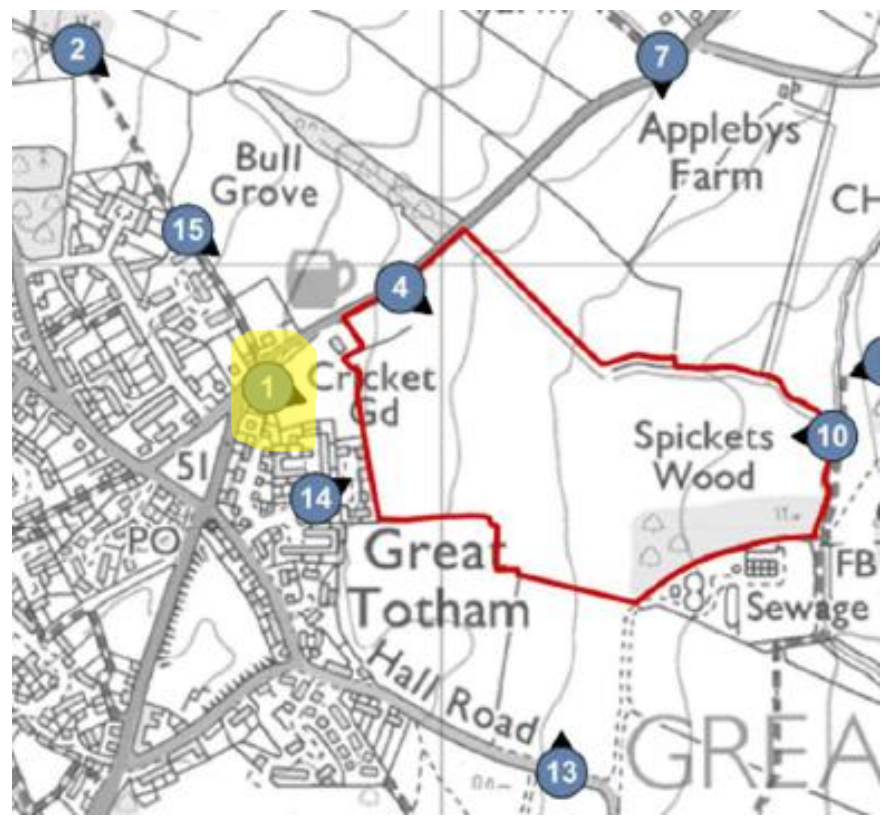
View 4 Photograph taken June 2026

Applicant's Landscape and Visual Impact Assessment Viewpoint Locations Map

Figure C1: Viewpoint Locations used in the SLR LVA. Viewpoints 1, 2, and 13 have been used for Photomontages.



Applicant's Landscape and Visual Impact Assessment Viewpoint Location 1 - Cricket Ground



VIEWPOINT 1 - EXISTING VIEW: Totham Cricket Ground

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 85% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
TO BE PRINTED AT A1 FOR ASSESSMENT
VIEWING SIZE INCORPORATES UP TO 80° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 14/10/2018 AT 12:27
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: 55MM
DIRECTION OF VIEW: SOUTHEAST

TYPE 3 PHOTOGRAPHY
WINTER PHOTOGRAPHY

SLR
BARNETT
ONLY TOTAL
LANDSCAPE AND VISUAL APPRAISAL
DATE AND TIME OF PHOTOGRAPHY: 14/10/2018 AT 12:27
VIEWPOINT 1
DRAWING NO: GT-007

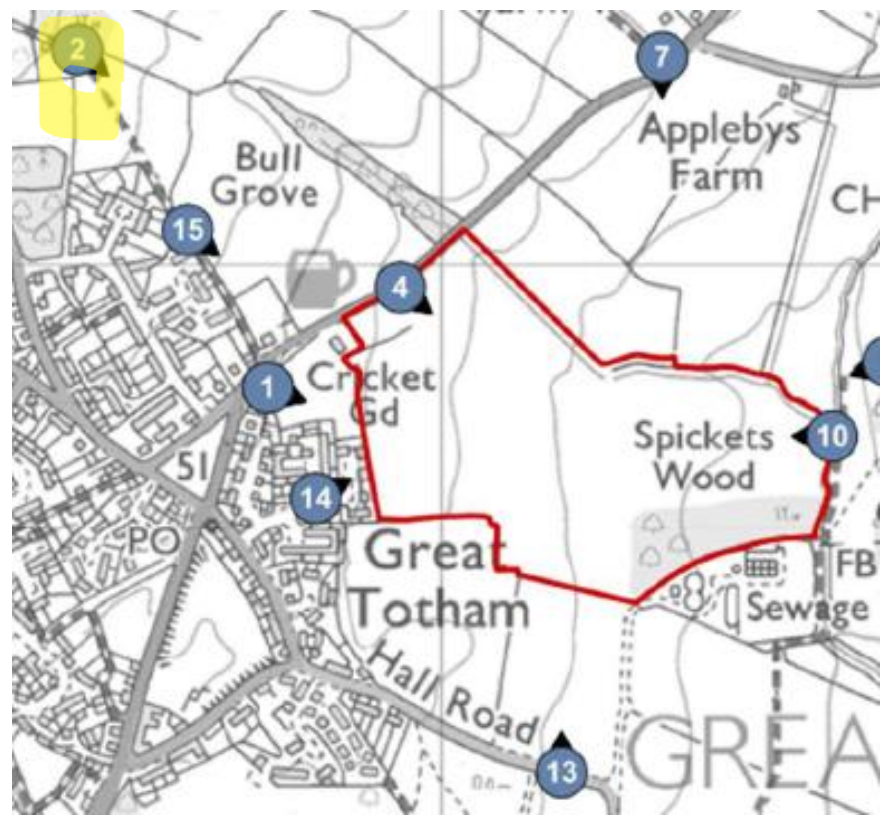


Applicant's Landscape and Visual Impact Assessment Viewpoint Location 1 - Cricket Ground



VIEWPOINT 1 - YEAR 15: Tolham Cricket Ground

Applicant's Landscape and Visual Impact Assessment Viewpoint Location 2 - Footpath 5



VIEWPOINT 2 - EXISTING VIEW: View from Footpath 5 (NDP Viewpoint 3)

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 50% AT A1
VIEW AT COMFORTABLE VIEWING LENGTH
TO BE PRINTED AT A1 FOR ASSESSMENT
VIEWING BOX INCORPORATES UP TO 90° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 14/01/2024 AT 12:27
MAKE AND MODEL OF CAMERA: NIKON D610
MAKE AND FOCAL LENGTH OF LENS: 55MM
DIRECTION OF VIEW: SOUTHEAST

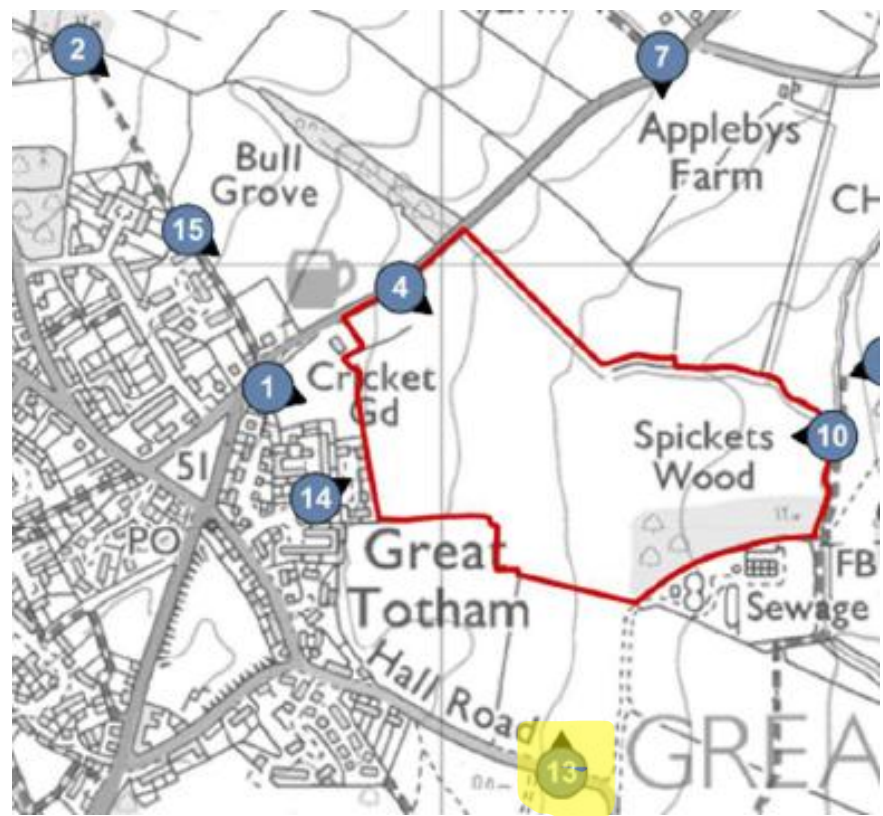
TYPE 3 PHOTOGRAPHY
WINTER PHOTOGRAPHY

SLR
JANET TETRAE
LANDSCAPE AND VISUAL APPEAL
JANET TETRAE
DATE: JAN 2024
VIEWPOINT 2
DRAWING NO: QT-011



VIEWPOINT 2 - WIRELINE: View from Footpath 5 (NDP Viewpoint 3)

Applicant's Landscape and Visual Impact Assessment Viewpoint Location 13 - Hall Road south of the site



VIEWPOINT 13 - EXISTING VIEW: NCR 1 Hall Road, south of site

PROJECTION: CYLINDRICAL
ENLARGEMENT FACTOR: 14% AT A1
VIEW AT COMFORTABLE ARM'S LENGTH
TO BE PRINTED AT A1 FOR ASSESSMENT
VIEWING BOX INCORPORATES UP TO 80° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 14/10/2018 AT 11:01
MAKE AND MODEL OF CAMERA: NIKON D710
MAKE AND FOCAL LENGTH OF LENS: 50MM
DIRECTION OF VIEW: NORTH

TYPE 3 PHOTOGRAPHY
WINTER PHOTOGRAPHY

SLR
LANDSCAPE AND VISUAL APPRAISAL

DATE: 14/10/2018
DRAWN AND CHECKED BY: [signature]
VIEWPOINT 13
DRAWING NO: 01-02



VIEWPOINT 13 - YEAR 1: NCR 1 Hall Road, south of site

Identified Benefits	Identified Harms
Sustainable Development – Substantial Weight	Loss of Agricultural Land – Limited weight
Housing Land Supply Position – Substantial Weight	Landscape and Visual Impact – Moderate Weight
Affordable Housing – Substantial Weight	Residential Impact – Limited Weight
Economic Benefits – Moderate Weight	
High Quality Design and Energy Efficient Development – Limited Weight	
Green Infrastructure and Ecology and Biodiversity	
Improvements – Limited Weight	
Developer Contributions - Limited Weight	

Recommendation

APPROVE and delegate authority to the Director of Place, Planning and Growth to grant outline planning permission subject to:

- (i) the applicant entering into a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the compliant Heads of Terms set out in Section 8 of this report;
- (ii) the planning conditions as detailed in Section 8 of this report.

If the Section 106 legal agreement is not completed within three months of the date of this District Planning Committee, or an extended time period as agreed between the applicant and the Council, then delegate authority to the Director of Place, Planning and Growth to **REFUSE** the planning application, subject to the referral of the case to the Secretary of State for a period of at least 21 days, who may opt to call-in the decision as per the Town and Country Planning (Consultation) (England) Direction 2026.

End of Presentation

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