



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

to
**DISTRICT PLANNING COMMITTEE
28 OCTOBER 2026**

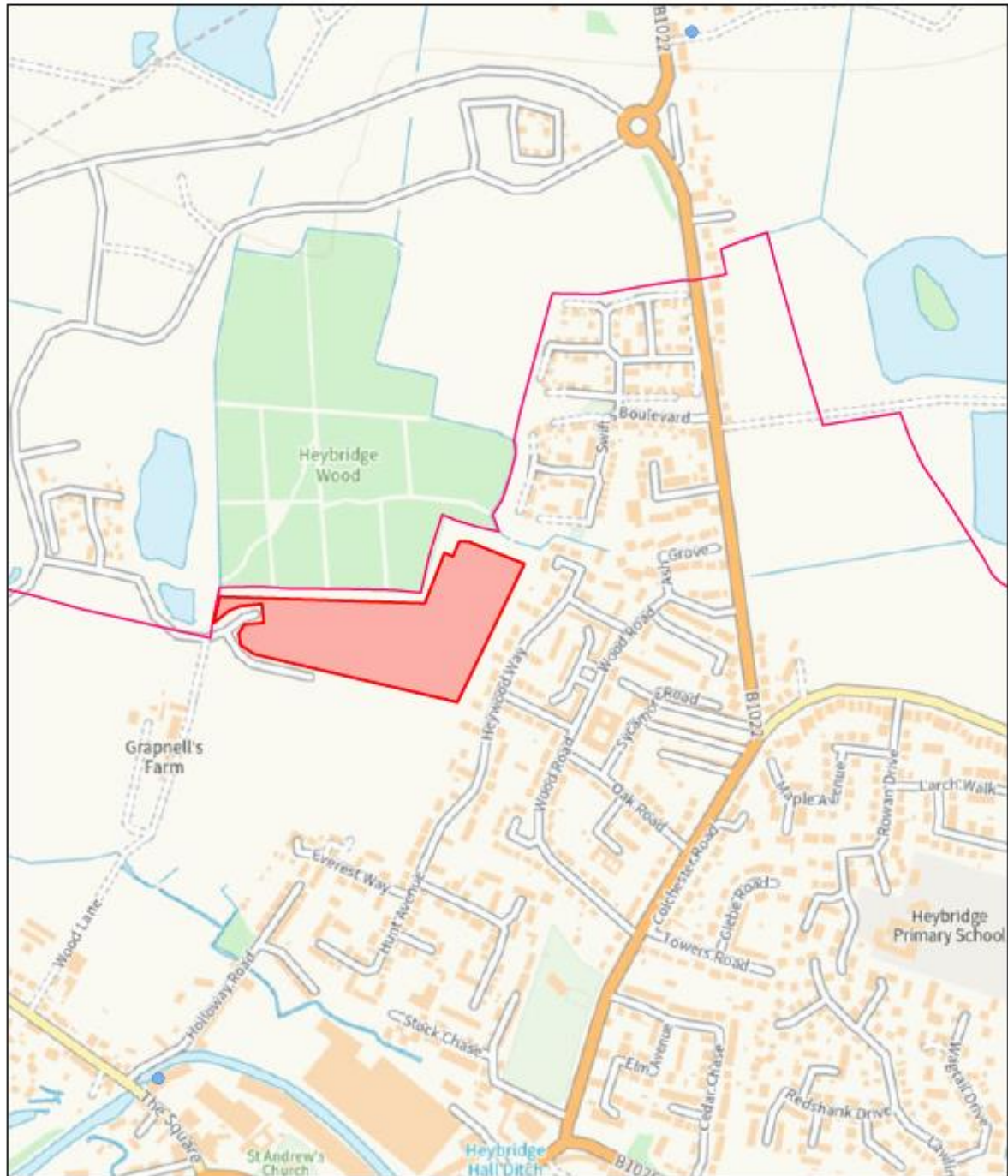
Application Number	25/00865/RESM
Location	Land At Broad Street Green Road And Langford Road And Maypole Road Great Totham / Heybridge
Proposal	Reserved matters application the approval of access, appearance, landscaping, layout and scale for Phase 5 (Parcel 9) for the construction of 110 residential units pursuant to outline planning permission 15/00419/OUT (Part outline/part details (hybrid) application for mixed use and associated development including: (i) residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (outline) (ii) residential care for up to 120 beds (Use Class C2) (outline) (iii) neighbourhood uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1 and/or D1b) (outline) (iv) primary school and early years childcare facility (Use Class D1c) (outline) (v) a relief road between Broad Street Green Road and Langford Road (detailed element); (vi) formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (outline) (vii) construction of initial gas and electricity substations (detailed); and (viii) all associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (outline).)
Applicant	Mr Reda Iskandar - Abbey New Homes Ltd
Agent	Mrs Helena Tuck - Pegasus Group
Target Decision Date	04.11.2026 (Time Extension agreed by agent)
Case Officer	Chris Purvis
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	Strategic site within the Local Development Plan Major Application Affects a Public Right of Way

1. RECOMMENDATION

APPROVE subject to the conditions (as detailed in Section 8 of this report).

2. SITE MAP

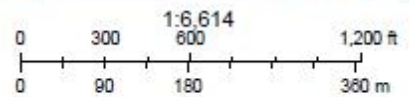
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DC Case Points

- F
- Parish Polygon



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3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

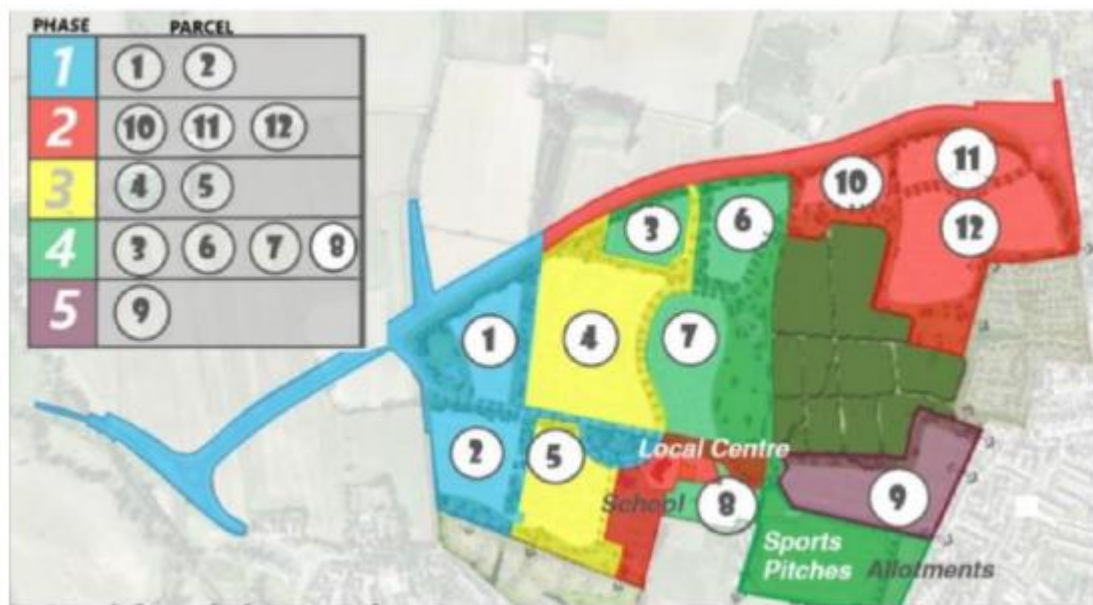
Site Description

- 3.1.1 The application relates to the largest of the three sites allocated for development in the North Heybridge Garden Suburb (NHGS) referred to in Policy S2 as S2(d) North of Heybridge, which was granted planning consent for a hybrid mixed-use development on appeal on 25 October 2019 under reference 15/00419/OUT. The site is located to the north of the Heybridge settlement boundary. The NHGS is also now referred to as Westcombe Park as a place.
- 3.1.2 The site is known as Parcel 9 and occupies 3.31 hectares of land.
- 3.1.3 Immediately to the north of the site is Heybridge Wood, to the east are residential properties in Heywood Way, to the south will be an area of public open space forming part of planning permission reference 15/00419/OUT along with the yet to be developed Parcel 8 of NHGS. Part of Parcel 8 is undergoing the construction of a 66-bedroom care home that was subject to its own planning permission, ref 25/00173/FUL. Also to the west is a Public Right of Way (PRoW) (FPT 17).

Background Information

- 3.1.4 The development granted on appeal under reference 15/00419/OUT was: "Part outline/part detailed (hybrid) application for mixed use development including:
- (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline)
 - (ii) Residential Care for up to 120 beds (Use Class C2) (Outline)
 - (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline)
 - (iv) Primary school and early years childcare facility (Use Class D1c) (Outline)
 - (v) A relief road between Broad Street Green Road and Langford Road (Detailed element)
 - (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline);
 - (vii) Construction of initial gas and electricity sub-stations (Detailed); and
 - (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline)."
- 3.1.5 Condition 11 of the Outline Permission (15/00419/OUT) required the submission and approval of a Strategic Phasing Plan which shows the development will be delivered in five phases. This condition was originally discharged on 15 May 2020 under Local Planning Authority (LPA) Ref: 20/05039/DET. However, on the 19 November 2021 an application was submitted to re-discharge the condition (21/05187/DET). This application was approved on the 14 January 2022 and saw the inclusion of Parcel 10 in Phase 2 instead of in Phase 4. There were no changes to Parcel 9 which has always been identified to be provided in Phase 5 of the development.

- 3.1.6 The image below sets out the phases of development and parcel numbers and demonstrates how the site fits in with the surrounding development.



- 3.1.7 Reserved Matters has been approved for parcels 1 and 2 (Phase 1) comprising 160 units; parcels 10, 11 and 12 (Phase 2) comprising 262 units; parcel 4 comprising 234 units; and parcels 3, 6 and 7 (Phase 4) comprising 246 units, and parcel 5 (Phase 3) for 104 units.
- 3.1.8 As part of the approval of the associated outline part of the planning permission ref: OUT/MAL/15/00419 a number of site-wide Parameter Plans were approved as set out in condition no. 6. The matters covered by the Parameter Plans are listed below, therefore the detailed reserved matters proposals must fully confirm with the approved parameters.
- Land Use Parameter Plan ref: PRM-01 Rev R;
 - Green and Blue Infrastructure Parameter Plan ref: PRM-02 Rev W;
 - Access and Movement Parameter Plan ref: PRM-03 Rev P.
 - Building Heights Parameter Plan ref: PRM-04 Rev P; and
 - Residential Density Parameter Plan ref: PRM-05 Rev Q.
- 3.1.9 The outline part of the planning permission ref: OUT/MAL/15/00419 includes a number of associated conditions of direct relevance to subsequent reserved matters submissions such as this, in particular:
- Condition no. 2 – Requires approval of reserved matters before any development other than preliminary ground works is undertaken;
 - Condition no. 6 – Requires development to be carried out in accordance with approved details including the various Parameter Plans as discussed in detail in section 2 of this Planning Statement;
 - Condition no. 11 – Before or concurrent with the first submission of Reserved Matters a Strategic Phasing Plan be submitted and approved; and
 - Condition nos. 28 to 32 – Requires any reserved matters application to include details of pedestrian and cycle routes (condition 28), vehicle parking (condition 29), cycle parking facilities (condition 30), landscaping strategy (condition 31) and recycling facilities (condition 32).

- 3.1.10 It is also important to refer to outline condition no. 37 which requires the housing mix of the development to include a minimum of 50% one- and two-bedroom dwellings, a minimum 30% of three-bedroom properties and no more than 20% four-bedroom+ dwellings.
- 3.1.11 Outline condition no. 38 requires not less than 4% of the dwellings be smaller one- and two-bedroom properties that are single-storey in height.

Description of the Proposal

- 3.1.12 This application seeks approval of the reserved matters including access, appearance, landscaping, layout and scale for the construction of 110 residential units with associated parking, servicing and landscaping for Parcel 9 (Phase 5) of the land allocated under Policy S2(d) 'North of Heybridge' for 1,138 homes.
- 3.1.13 The details below explain what is for consideration and determination:

Access

- 3.1.14 The main vehicle access into Parcel 9 would be from the western side of the site which would link up with the proposed and existing road network through the wider NHGS and onto the existing public highway network beyond. Parcel 9 would generally form a cul-de-sac style of development with no through vehicle traffic route beyond this part of the NHGS with two vehicle access points shown, one at the western side of the site and one at southern side of the site.
- 3.1.15 The pedestrian access follows the routes of the vehicle access but also includes a footpath and footpath links to the northeast corner of the site where the paths can join with existing paths into the existing housing development that forms Local Development Plan (LDP) site S2(f) West of Broad Street Green and the roads off Swifts Boulevard.
- 3.1.16 Another pedestrian link access is shown which leads from the eastern site boundary then crossing an area of land and then linking up with land in front of the dwellings numbered 123-131 Heywood Way. The totality of this pedestrian access footpath is subject to planning application reference 26/00422/FUL as it falls outside of the site, as part of the link section from within this reserved matters application site.

Layout

- 3.1.17 The proposed layout plans show two vehicle access points into the site that would link to internal roads accessing all proposed dwellings. The layout plans show that houses would front onto the internal roads and would face towards Heybridge Wood to the north, and the access road and public open space to the south. Housing layouts in the crescent and streets would have gardens backing onto gardens.

Scale

- 3.1.18 There would be bungalows, and all houses would be two storeys high. The one apartment block would be three storeys. All building would have pitched roofs. The range of building heights in dimensions vary from 5.8m high for the bungalows, 9.17m high for the tallest house type and 11.7m high for the apartment block.

Appearance

- 3.1.19 All dwellings would continue to follow a similar design approach to the existing and consented development within the NHGS. This would include traditional design features including pitched roofs, gable projections, balcony features, soldier coursing above windows and porch canopies. The materials to be used would include red and buff coloured face brick, horizontal weatherboarding cladding in a cream colour option, brown and grey tiled roofs comprising of plain tile designs, a range of front door styles and similar sized window designs. The boundary details would include 1.8m high brick walls, 1.8m high close boarded fencing and garden gates, and a 450mm timber knee rail.

Landscaping

- 3.1.20 The application includes a landscape plan and a landscape management plan. The landscaping plan shows each dwelling's rear garden would have a laid to lawn garden with small patio area, along with the boundary treatment stated above. To the front of each dwelling including the apartment blocks there would be a mix of ornamental planting, hedgerow planting, turf and hard landscaped pathways and driveways.
- 3.1.21 Within areas to the north of the site towards Heybridge Wood more structured landscaping would be formed including swales and the attenuation basin in the north of the site for surface water management. This structured landscaping would include wildflower lawn seed, native planting, hedgerow and tree planting. The hedgerow arrangement in this location would provide a natural boundary alongside the footpath/cycleway that pass through this part of the site. Trees are shown to be planted at various locations throughout the site. Another hedgerow boundary would be formed along the site's southern boundary where this would front onto the access road that serves the future areas of public open space to the south. Other structured site wide landscaping has already been approved to discharge condition 12 of application reference 15/00419/OUT.

3.2 Conclusion

- 3.2.1 The reserved matters of 'access', 'layout', 'appearance', 'landscaping' and 'scale' are considered acceptable for this development having regard to the material considerations of their design and visual impact upon the character and appearance of the area, amenity provision, living conditions for future residents, the impact upon neighbouring amenity, highway considerations in regard to access and parking, drainage and refuse and waste management subject to conditions were identified in section 8 of this report, and with regard to the relevant policies of the LDP, policies of the National Planning Policy Framework (NPPF), the Planning Policy Guidance (PPG), the NHGS Strategic Masterplan Framework and the NHGS Strategic Design Code.

4. MAIN RELEVANT POLICIES

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

4.1 National Planning Policy Framework including paragraphs:

- Paragraph 17 Achieving Sustainable development

Procedural Policies

- Chapter 3 - Decision-making policies
 - DM1 Preparing development proposals
 - DM2 Information requirements
 - DM3 Determining development proposals
 - DM6 Use of planning conditions and obligations
 - DM7 Relationship with other regulatory regimes

Sustainable Development

- Chapter 4 - Achieving sustainable development
 - S3 Presumption in favour of sustainable development
 - S4 Principle of development within settlements
 - S6 Neighbourhood plans and the presumption
- Chapter 5 - Meeting the challenge of climate change
 - CC2 Mitigation of climate change
 - CC3 Adaption to climate change

Delivering homes and support growth

- Chapter 6 - Delivering a sufficient supply of homes
 - HO7 Meeting the need for homes
 - HO8 Providing affordable homes
 - HO9 Specialist forms of accommodation
- Chapter 10 - Securing clean energy and water
 - W3 Renewable and low carbon energy development and electricity network infrastructure
 - W4 Water infrastructure

Creating high quality, sustainable places

- Chapter 12 - Making effective use of land
 - L2 Making effective use of land
 - L3 Achieving appropriate densities
- Chapter 14 - Achieving well-designed places
 - DP3 Key principles for well-designed places
 - DP4 The design process
- Chapter 15 - Promoting sustainable transport
 - TR3 Locating development in sustainable locations
 - TR4 Street design, access and parking
 - TR6 Assessing transport impacts
 - TR8 Public rights of way
- Chapter 16 - Promoting health communities
 - HC7 Development affecting existing recreational land and facilities
 - HC8 Development affecting Local Green Space
- Chapter 17 - Pollution, public protection and security
 - P2 Ground conditions
 - P3 Living conditions and pollution
 - P4 Impact of development on existing activities

- P5 Maintaining public safety and security

Conserving and enhancing the environment

- Chapter 18 - Managing flood risk and coastal change
 - F8 Sustainable drainage systems and watercourses
- Chapter 19 - Conserving and enhancing the natural environment
 - N2 Improving the natural environment
 - N3 Trees in new development
 - N6 Areas of particular importance for biodiversity and geodiversity

4.2 Maldon District Local Development Plan 2014 – 2029 approved by the Secretary of State:

- S1 Sustainable Development
- S2 Strategic Growth
- S3 Place Shaping
- S4 Maldon and Heybridge Strategic Growth
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Built Environment
- D2 Climate Change and Environmental Impact of New Development
- D4 Renewable and Low Carbon Energy Generation
- D5 Flood Risk and Coastal Management
- E3 Community Services and Facilities
- H1 Affordable Housing
- H2 Housing Mix
- H3 Accommodation for 'Specialist Needs'
- H4 Effective Use of Land
- N1 Green Infrastructure Network
- N2 Natural Environment, Geodiversity and Biodiversity
- N3 Open Space, Sport and Leisure
- T1 Sustainable Transport
- T2 Accessibility
- I1 Infrastructure and Services

4.3 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- Maldon District Vehicle Parking Standards (VPS) Supplementary Planning Document (SPD) (2018)
- Maldon District Design Guide (MDDG) (2017)
- North Heybridge Garden Suburb Strategic Masterplan Framework (SMF)
- North Heybridge Garden Suburb Strategic Design Code (SDC)

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 Hybrid planning permission (reference 15/00419/OUT) was granted on appeal on 25 October 2019 for the development as described above in section 3.1.3 of this Report. The granting of 15/00419/OUT therefore establishes that the principle of the development of the site is acceptable. The reserved matters application relates to the delivery of the residential element of parcel 9.
- 5.1.2 It is necessary to consider whether the details submitted accord with the details set out in the approved parameter plans, the NHGS Strategic Masterplan Framework, the NHGS Strategic Design Code, and the relevant LDP policies as well as the latest version of the NPPF.

5.2 Design and Impact on the Character and Appearance of the Area

- 5.2.1 The planning system promotes high-quality development through good inclusive design and layout, and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high-quality built environment for all types of development.
- 5.2.2 Policies D1, H4 and S1 of the LDP and Policies DP3, DP4, L3 and N2 of the NPPF seek to ensure that new development is well designed, responds positively to its surroundings and creates safe, inclusive and attractive places. Development should make efficient use of land and achieve appropriate densities while providing a coherent arrangement of buildings, streets, open spaces, landscaping and pedestrian routes. Developments should also contribute positively to the natural environment. The MDDG provides further guidance on layout, movement, built form, landscape structure, parking and the relationship between public and private space.
- 5.2.3 The Council envisaged that the South Maldon Garden Suburb and NHGS would be high quality, vibrant and distinctive neighbourhoods that would complement and enrich the character of the Maldon district and protect and enhance the environmental qualities of the area. The development is subject to a SMF and Design Code. The NHGS SMF and the NHGS SDC have both been endorsed by the Council as material considerations for Development Management purposes.
- 5.2.4 The details included within the SDC relate to the main structuring elements, whilst maintaining flexibility for each developer to decide how to bring forward individual plots. These design codes are therefore a material consideration for the assessment of the landscaping and infrastructure elements of the approved development more so than the individual parcels. Nevertheless, the NHGS SDC includes guidance in relation to the character areas, car parking and bin storage, which are relevant to the assessment of the submitted development.
- 5.2.5 The SMF recognises the importance of green infrastructure (section 5.17) and the character areas (6.4) includes design guidelines on the 'woodland edge' recognising that Heybridge Wood is a key feature of the Garden Suburb providing an opportunity to provide new development that faces towards the woodland rather than turning its back on it.
- 5.2.6 The SDC GE02 requires a minimum 15m buffer zone to Heybridge Wood and within the space a range of functions such as planting, surface water drainage and walking routes can be provided. SDC GE03 recognises that development in this location

would be overlooking the sports pitches and development must provide a clearly defined threshold between public and private land.

Layout

- 5.2.7 The three-storey apartment block is located in the middle southern part of this land parcel, and the layout plan shows all single and two storey dwellings. The majority of the dwellings around the edge of the site would front onto the highway or neighbouring land areas such as towards the woodland to the north to meet with the requirements of the SMF. Two internal roads are proposed, one with an access to the western and one with an access from the south part of the site, all leading to internal roads. The housing is shown to be laid out in blocks and crescents with gardens backing onto each other. In layout terms there are no objections to the design approach for this application which is considered acceptable.

Density

- 5.2.8 The Residential Density Parameter Plan from the hybrid permission ref. 15/00941/OUT allows for a density range of between 26-32 dwellings per hectare towards the northern extent of the parcel, due to its proximity towards the Heybridge Wood, and a density range of between 30-36 dwellings per hectare for the remainder of the parcel. The proposed development for this land parcel complies with the density range criteria as set out in the Residential Density Parameter Plan.

Scale

- 5.2.9 The Building Heights Parameter Plan from the hybrid permission ref 15/00941/OUT restricts the eastern side of this land parcel to a maximum of two-storey building heights with the western side of the land parcel allows for two - three storey building heights. The proposal shows that all bungalows would be located in the eastern half of the land parcel. Throughout the site all houses would be two storeys high, and the central apartment block would be three storeys high. Therefore, the proposal would comply with the requirements of the Building Heights Parameter Plan.

Levels

- 5.2.10 The proposal would involve the raising of ground levels for the development and to allow for drainage to be installed. The existing properties along the western side of Heywood Way have a range of ground levels between 6.77m to 7.17m in height. The proposed development would have ground levels of between 6.85m and 8m at the lowest and highest levels at the site respectively. The highest ground level would be located adjacent to the existing road that has been built to access this part of the Garden Suburb. This road has been built higher than the existing surrounding ground levels of the fields north and south of this road. The proposed dwellings would have a range of Finished ground Floor Levels (FFL) ranging from 7.1m (in the eastern side of the site) to 7.9m (mid-way along the southern boundary with the existing road).
- 5.2.11 It is common practice for building sites to increase ground levels and with the existing road being constructed above the existing surrounding grounds means the development has to increase ground levels to allow for access from the road but also to help the site assimilate with its surroundings. The ground level of the site would reduce towards the northern part of this land parcel so the main increase in ground levels would be adjacent to the existing road serving this part of the Garden Suburb and would match those levels at its most southerly point. If the road had been built to a lesser height that would have helped but it hasn't and whilst the increased ground levels initially raised concerns the application proposes to maintain grounds as much

as possible apart from the southern section of the site where it meets the road. Careful consideration has been given to these changes and, on balance, the increased ground levels are not considered unacceptable in this instance.

Appearance

- 5.2.12 The Design Code provides design guidance and the 'Woodland Edge' where part of this land parcel is located requires a natural material palette. Through the application process amendments to the proposal were made including changes to design features but also the materials palette to reflect earlier phases of the Garden Suburb but also in response to its woodland edge.
- 5.2.13 All dwellings would continue to follow a similar design approach to the existing and consented development within the wider site of Westcombe Park. The design approach would include traditional design features including pitched roofs, gable projections, soldier coursing above windows, and brick banding. The materials to be used would include red and buff coloured face brick, horizontal weatherboarding cladding in a cream colour option, brown and grey tiled roofs comprising of plain tile designs and similar sized window designs. The boundary details would include 1.8m high red and buff coloured brick walls, 1.8m high close boarded fencing and garden gates and 450mm timber knee rails. There are no objections to the design approach for this land parcel which is considered acceptable in regard to LDP policy D1 and NPPF policy DP3.

Landscaping and Trees

- 5.2.14 The Green Infrastructure Parameter Plan from the hybrid permission ref 15/00941/OUT requires a 15m buffer zone around the perimeter of Heybridge Wood as this woodland is identified as an ancient woodland. This plan also includes the requirement for open space to be provided around the perimeter of the woodland. Furthermore, Condition 31 of the hybrid permission requires a landscaping strategy to be provided with any reserved matters application.
- 5.2.15 Within areas of this land parcel south of Heybridge Wood more structured landscaping would be formed in the northwest part of the site. This area would also feature surface water management and the pumping station compound. There are parts of the swales that project into the 15m buffer zone around the perimeter of Heybridge Wood but SDC GE02 allows for this. The arrangement of swales with landscaping would restrict access into this area and therefore this would help maintain the buffer zone around Heybridge Wood. The Place Services Tree Officer has no objection to the application with the applicant's Arboricultural Impact Assessment confirming that no development other than the surface water drainage provision would be constructed within the woodland buffer zone.
- 5.2.16 The structured landscaping would include flowering lawn seed, native planting, hedgerow and tree planting. The hedgerow arrangement in this location would provide a natural boundary alongside the footpath that passes through this site and forms part of this development. Trees are shown to be planted at various locations throughout the site. Hedgerow boundaries to be up to 1m in height would be formed along the site's southern boundary where this would front onto the access road that serves the future areas of public open space to the south. Other structured landscaping has already been approved through various applications to the discharge condition 12 of application reference 15/00419/OUT.
- 5.2.17 The application includes a landscape plan and a landscape management plan. The landscaping plan shows each dwelling would have a laid to lawn garden with a small

patio area and pathways to rear and side access points (where applicable), along with the boundary treatment stated above. To the front of each dwelling including the apartment blocks there would be a mix of ornamental planting, hedgerow planting, turf and hard landscaped pathways and driveways. The landscape management plan provides details about the long-term maintenance and management of this land parcel and will be subject to a planning condition along with a planning condition requiring the soft landscaping to be implemented in the first available planting season.

- 5.2.18 There are no objections raised to the proposed landscaping of this land parcel which is considered acceptable in regard to LDP policy D1 and the policy and criteria guidance within the NPPF.

Conclusion for this section

- 5.2.19 Overall, the development would accord with the approved parameter plans and the guidance contained within the NHGS SDC regarding the Garden Suburb character area. The development would also follow the good design principles set out in the Maldon District design SPD. Overall, it is considered that the layout, mass, height, form, design and appearance of the development would be acceptable and would be a good representation of the Garden Suburb character area that is aimed for this section of the NHGS. Therefore, it is considered that proposed development would meet with the requirements of policies D1, H4 and S1 of the LDP and Policies DP3, DP4, L3 and N2 of the NPPF

5.3 Amenity Space and Living Conditions

- 5.3.1 For amenity space, the application submission includes an amenities plan showing that generally all two-bedroom properties would have at least or more than 50 sqm of garden space and generally all three- and four-bedroom properties would have at least or more than 100 sqm of garden space. There would be few properties with less than 100 sqm of garden space and these are located at plots 100, 104, 108, 109 and 72, with plot 75 having less than 50 sqm of garden space. The plan shows areas of shared amenity space for the apartment blocks, but this building does also face onto the large area of public open space that would be formed to the south of the site. The land parcel does not include any designated formal open space. Overall, the proposed private amenity, the shared amenity space for the apartment block and the wider public open space to be formed to the south would provide an acceptable level of amenity provision with regard to LDP policy D1 and NPPF policy L2.
- 5.3.2 There are no requirements in the Parameter Plans from the hybrid permission 15/00419/OUT for any play space locations within this land parcel. The Green Infrastructure Parameter Plan shows the playing fields to the south along with an area to the southwest of the land parcel for a Local Equipped Area of Play (LEAP), which is a play space that can easily be accessed by future occupiers of this land parcel.
- 5.3.3 In terms of living conditions for future occupiers, 78 dwellings would comply with the National Described Space Standards, but 32 dwellings would be below the National Described Space Standards and whilst this is undesirable the LDP does not have a policy requiring all dwellings to meet the National Described Space Standards. The National Described Space Standards remain an optional consideration and the most recent NPPF does not include a policy requiring all new dwelling to meet these requirements. The proposed layout of the development would ensure all windows would have sufficient light and would not give rise to any harmful overlooking or loss of privacy issues to other properties within the land parcel. On this basis, it is

considered that a good quality of life for the occupiers of the proposed residential units would be provided.

5.4 Impact on Neighbouring Amenity

- 5.4.1 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 (2017). Policy H4 seeks to ensure development proposals have regard to the impacts upon the amenities of neighbouring properties.
- 5.4.2 NPPF policy P3 considers living conditions and pollution for occupiers, users and sensitive receptors including vulnerable groups and the environment. NPPF policy P4 considers the impact of development on existing activities and follows the 'agent of change' principle where the impact of development should not place unreasonable restrictions on existing business, community facilities, public services, defence and security.
- 5.4.3 This land parcel's eastern side would be in close proximity to the properties in Heywood Way as the nearest dwellings to the proposed development. There is a strip of land in between the boundary of the land parcel and the location of the properties in Heywood Way. There are approximately 16 properties that have a boundary adjacent to this land parcel, with the strip of land in between. There are approximately four existing properties that have their side (flank) wall facing towards the land parcel and the rest of the properties would have the rear garden and rear elevation facing the land parcel. The existing properties with side walls facing towards the land parcel either don't have any window openings or appear to have openings that are for non-habitable rooms such as a landing window. The properties with rear gardens and rear elevations facing the land parcel would appear to have habitable rooms facing the land parcel.
- 5.4.4 The proposed layout has carefully considered the arrangement of the new dwellings in relation to existing neighbouring properties to the east of the site. Within the central part of the eastern side of the land parcel would be one of the internal roads where there are bungalows and two storey dwellings that would front onto this road, but these are set back from the eastern site boundary and are located on the western side of this internal road, so sufficiently distant in terms of building-to-building distances. To the northern section of the land parcel one dwelling would have its principal elevation facing towards the east and two dwellings would have flank walls facing east towards the neighbour but these properties are set in from the site's boundary where road is proposed. Two bungalows and parking areas, and one pair of semi-detached dwellings would be located towards the site's southeastern corner.
- 5.4.5 SDC BE02 requires a minimum back-to-back to distance of 20m between the existing rear elevations and proposed housing on this land parcel, with rear gardens to minimise overlooking and loss of privacy for both new and existing properties. The nearest proposed building to existing building distance would be for plot 92 towards the side elevation of 99 Heywood Way measuring approximately 11.73m but this arrangement is not a back-to-back to distance as the proposed dwelling on plot 92 would have a flank side elevation facing towards the flank side elevation of the neighbouring property. For all other properties the proposed layout of the development would not involve any back-to-back distances with gardens in between. Instead, the proposed layout shows dwellings fronting onto an internal road within the land parcel with the front elevation of dwellings set back from the road with parking in front of many of them. Some of these properties are bungalows and some have flank

walls facing towards the neighbouring properties in Heywood Way. There is no conflict with SDC BE02 requirements as all building-to-building distances, apart from the one stated, would be exceeded and the proposal would not result in any overlooking or loss of privacy issues. These layout arrangements would not adversely impact upon residential amenity of neighbouring occupiers to the east in Heywood Way.

- 5.4.6 In reaching the above conclusions, consideration was given to the changes in ground levels. The existing dwellings in Heywood Way are located at similar ground level to the existing field but some raising of the ground levels would result as shown in the 'site levels plan'. To assist in the consideration of the impact of the changing ground levels a 'site sections plan' was created to show the differences. The most significant change would be at the southeastern corner of the site adjacent to 101 Heywood Way and to assist in integrating the proposed development with the existing neighbourhood the two storey dwellings in this location were amended to accommodate two bungalows instead. The site sections plan' shows similar ground levels to the existing dwellings in the neighbourhood to the east.
- 5.4.7 The proposal would result in a change from the existing field to a residential land use, but this has already been agreed through the hybrid application ref 15/00941/OUT so any increase in activity, noise and disturbance has already been considered. The proposed residential land use of the existing field would not adversely impact upon residential amenity of neighbouring occupiers to the east in Heywood Way.
- 5.4.8 Overall, it is considered that the proposals would not result in harm to the amenities of occupiers of the neighbouring residential properties and therefore there is no conflict with LDP policies D1 and H4 and NPPF policies P3 and P4. There is also no conflict with section C07 of the MDDG nor the requirements of SDC BE02.

5.5 Access, Parking and Highway Safety

- 5.5.1 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 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 and include safe and secure vehicle and cycle parking having regard to the Council's adopted VPS, as minimum standards. This takes into account Government guidance which encourages the reduction in the reliance on the car and promotes methods of sustainable transport. The SDC also includes parking guidance that requires parking provision to comply with the Council's adopted parking standards.
- 5.5.2 NPPF policy TR4 require development to provide safe and suitable access for all users. Refusal on transport grounds is appropriate only where there would be an unacceptable impact on highway safety or a severe residual cumulative impact on the road network.

Access

- 5.5.3 The main vehicle access into this land parcel would be from the western side of the site which would link up with the proposed and existing road network through the wider NHGS and onto the existing highway network. This land parcel would generally form a cul-de-sac development with no through route other than another junction in the southern part of the site onto the access road that serves the future areas of public open space to the south. Beyond that the eastern end of the NHGS has no

further vehicle access opportunities due to the existing housing development to the east in Heywood Way, with Heybridge Wood to the north and the areas of future public open space to the south.

- 5.5.4 For pedestrian access, the Access and Movement Parameter Plan from the hybrid permission ref 15/00941/OUT requires a pedestrian and cycle route through this land parcel running to the south of Heybridge Wood. Condition 28 of the hybrid permission ref 15/00941/OUT requires details of pedestrian and cycle routes to be provided for determination with the reserved matters application. The pedestrian and cycle access complies with the Access and Movement Parameter Plan and this shared footpath/cycle path links to the northeast corner of the site where the paths can join with existing paths into the existing housing development that form LDP site S2(f) West of Broad Street Green and the roads of Swifts Boulevard.
- 5.5.5 A second footpath would link through to Heywood Way adjacent to numbers 123 to 131 and would join to the existing footpath that currently provides access to these properties. The proposed footpath is shown on the plans to this application adjacent to plot 81 but the provision of this footpath is subject to a separate planning application reference 26/00422/FUL because it falls outside of the red line area for the original outline planning permission and this reserved matters application. For this reserved matters application there are no objections raised to the principle of the provision of this footpath or the area located for the footpath. Application reference 26/00422/FUL will determine the exact location of this path.
- 5.5.6 On that basis, no objection is raised to the proposed access arrangements with regard to LDP policy T2 and NPPF policy TR4.

Parking

- 5.5.7 Condition 29 of the hybrid permission ref 15/00941/OUT requires details of vehicle parking provision to be provided for determination with the reserved matters application. In terms of parking provision, policy D1 of the LDP requires developments to provide safe and secure vehicle and cycle parking in accordance with the Council's VPS sets the standards as follows:
- On plot parking: Minimum one parking space per dwelling; one space per one-bed; two spaces per two- to three-bed; and three spaces per four+bed;
 - Visitor parking: One per four dwellings;
 - Off street parking: At least one home charging point per dwelling
 - Cycle parking: None, if garages provided; otherwise, one per one-bed unit, two per two+ beds unit; plus one per eight units (for visitors)
- 5.5.8 The proposed parking arrangements would include on-site parking provision for all houses on the site. The bungalows and apartment block would provide parking in parking courts adjacent to those buildings. Parking provision shows that each house would have two off street parking spaces, with the larger houses having three off street parking spaces and each bungalow or apartment one space per unit. There would also be 13 visitor spaces located in different locations throughout the proposed development. Parking is mainly in the form of open air parking although there would be garages and car ports proposed in various locations throughout the site.
- 5.5.9 Each house and bungalow would have room within the rear garden to provide a cycle store or shed type of building to store a bicycle, and some houses would have a garage. The apartment block would include cycle storage within the same building as the bin storage.

Conclusion to this section

- 5.5.10 Based on the above, the development would not cause harm in relation to highway capacity or highway safety, and parking and cycle provision is acceptable. The proposal is therefore considered to accord with LDP policies D1 and T2, the Council's VPS, the SDC guidance and NPPF policy TR4.

5.6 Flood Risk and Drainage

- 5.6.1 This reserved matters application only needs to consider the layout, scale, appearance, and landscaping of the surface water drainage systems.
- 5.6.2 The overall drainage strategy was approved as part of the hybrid application 15/00419/OUT. The approved drainage scheme does not consider this parcel, so information has been provided with this application, but the technical details and full details are subject to an application to discharge planning conditions 9 and 10 of application reference 15/00419/OUT for this parcel of land through reference 25/05144/DET. The surface water drainage scheme shows a series of swales and attenuation basins proposed towards the site's northern boundary with the surface water draining to these areas which then link to the NHGS site wide surface water drainage systems that were approved through applications references 22/05075/DET and 21/05121/DET in respect of conditions 9 and 10 of application reference 15/00419/OUT. The Essex County Council (ECC) Sustainable Drainage Systems (SuDS) team have no objections to the application to discharge the surface water drainage condition, reference 25/05144/DET.
- 5.6.3 With regard to foul drainage, it is noted that this is secured through condition 16 of application 15/00419/OUT, which required the submission of details of the foul water drainage. Foul water is drained by gravity to a discharge point in the southern part of the site to then connect to the wider infrastructure network within the Garden Suburb. However, application reference 25/05144/DET is also to consider the foul water drainage details of this land parcel, and through that application, Anglian Water has confirmed they have no objections.
- 5.6.4 Overall, the proposed layout, scale, appearance, and landscaping considerations for the surface water drainage scheme is considered acceptable in relation to flooding and drainage and LDP policy D5 and NPPF policy F8.

5.7 Refuse and Waste Management

- 5.7.1 With regard to refuse and recycling, condition 32 of the of the hybrid permission ref 15/00941/OUT requires details of the recycling facilities to be provided with any reserved matters application.
- 5.7.2 With regard to waste management, the 'Refuse Strategy Plan' shows bin storage locations within the garden areas of each house and bungalow and bin storage areas adjacent to the highway for each apartment block. Each property would have a bin storage area in accordance with the Council's current waste strategy. The 'Refuse Strategy Plan' shows the tracking arrangements for refuse and recycling collections and how this would work in practice.

5.8 Removal of Permitted Development Rights

- 5.8.1 It is noted that given the limited size of the plots and their relationship with neighbouring occupiers, any alterations / extensions to the dwellings or erection and installation of fencing and hardstanding may result in an unacceptable impact upon

residential amenity. Furthermore, the living conditions of the future occupiers could be adversely affected by rear extensions or outbuildings if they reduced the back-to-back distances between dwellings. For these reasons it is considered reasonable that permitted development rights for the proposed dwellinghouses are removed for Schedule 2, Part 1 Classes A, B, C, D and E and Schedule 2, Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is also reasonable and necessary to impose a condition requiring that one master antenna is installed on the roof of each apartment block, rather than separate satellite dishes and antenna for each flat, to protect the character and appearance of the area.

5.9 Other Matters

- 5.9.1 The following information are for information purposes and do not form part of the determination requirements of this reserved matters application.

Housing Mix

- 5.9.2 The housing mix requirements were set through the imposition of planning conditions and obligations in the Section 106 (S106) of the approved hybrid application 15/00419/OUT. In particular condition no. 37 requires the housing mix of the development to include a minimum of 50% one- and two-bedroom dwellings, a minimum 30% of three-bedroom properties and no more than 20% four-bedroom+ dwellings. As part of previous reserved matters applications on the wider site, Maldon District Council has confirmed that this applies to the development as a whole and not individual reserved matters applications.
- 5.9.3 This reserved matters application the proposed development would deliver 110 new dwellings on the site (Use Class C3) comprising of 92 houses (70%), six bungalows (5%) and 12 apartments (25%).
- 5.9.4 A breakdown of the mix shows that this parcel would deliver 55no. one- and two-bedroom units equating to 50%, 29no. three-bedroom units equating to 26% and 26no. four-bed units equating to 24%. When combined with that already approved across the Garden Suburb ensuring compliance with Condition 37 of the hybrid permission.
- 5.9.5 It is also important to refer to outline condition no. 37 which requires the housing mix of the development to include a minimum of 50% one- and two-bedroom dwellings, a minimum 30% of three-bedroom properties and no more than 20% four-bedroom+ dwellings for the entire development across the NHGS. The proposed development would provide a range of house types that would meet the requirements of condition 37 for housing mix across the NHGS.
- 5.9.6 The table below shows the dwelling mix for this application:

House type	Bedrooms	Storeys	Total Number
Type B	2	2	6
Type B SP	2	2	11
Type C	2	2	4
Type F	2	2	7
Type A	3	2	9
Type D	3	2	4
Type G	3	2	10
Type T	4	2	2

House type	Bedrooms	Storeys	Total Number
Type X	4	2	10
Type N	4	2	6
Type R	4	2	4
Type I	4	2	4
Total			77
Affordable			
AF1	1	3	3
AF2	1	3	3
AF3	1	3	3
AF4	1	3	3
HA1B	1	1	3
HA2B	2	1	3
HA3	2	2	9
HA1	3	2	6
Total			33

5.9.7 Condition no. 38 on the outline consent requires not less than 4% of the dwellings be smaller one- and two-bedroom properties that are single-storey in height. This application includes six bungalows, which is 5% of this reserved matters application and therefore meets the condition requirement.

5.9.8 Overall, the proposed development would deliver a range of accommodation types and sizes, including two-, three- and four-bedroom houses suitable for families, as well as smaller one apartments and bungalows suitable for first time buyers or couples. This mix will assist in providing a sustainable and balanced community within this phase of the development.

Affordable Housing

5.9.9 There would be 33 affordable housing units provided (30%) through this application. The locations of the affordable housing units are shown to be located throughout the site and would be provided through a mix of houses, bungalows and apartments. Although not for determination through this application, as affordable housing is a requirement of the S106 legal agreement, a plan within the application shows that all affordable units would be offered for Affordable Rent.

5.9.10 The provision of affordable housing on this parcel shows that 23 units would for affordable rent and 10 units would be for shared ownership.

5.9.11 The table below shows the total number of affordable housing units provided for the entire Garden Suburb development.

PHASE	PARCEL	TOTAL	PD	AFF
1	1 & 2	160	112	48
2	10, 11 & 12	262	183	79
3A	4	234	164	70
3B	5	104	72	32
4A	3, 6, 7	246	172	74
4B	8	0	0	0
5	9	110	77	33
		1116	780	336
		PERCENTAGE	70%	30%

- 5.9.12 The Councils Strategic Housing Services have reviewed the application and fully support this mix, and further support is attributed to the distribution of the affordable housing which would meet the Nationally Described Space Standards. It should be noted that the ongoing delivery of affordable housing across the phases as they have progressed has been carefully monitored to ensure a coordinated approach to compliance across the development as a whole.
- 5.9.13 The proposed dwelling mix, and provision of affordable housing on this parcel would assist in the deliverability of the future phases and compliance with the wider requirements of the NHGS, and policy H2 of the LDP.

Ecology and Biodiversity

- 5.9.14 The outline planning permission predates the introduction of the mandatory requirement for development to deliver a 10% net gain in the biodiversity value of the site. However, because the principle was already established by LDP policy N2, adding biodiversity value is already designed into the wider green infrastructure within the garden suburb and does not form part of the detailed design at Parcel 9.
- 5.9.15 An Ecological Conservation Management Plan (August 2022) has been approved pursuant to condition 13 on the outline planning permission and secures enhancement measures through the creation of new habitats, and would conserve protected and priority species such as bats, badger, reptiles, nesting birds, and common toad. Furthermore, the proposed biodiversity enhancements, which have been recommended by the Ecological Conservation Management Plan (August 2022) and secured via condition 13 on the outline permission, would secure net gains for biodiversity and is supported.
- 5.9.16 On the basis of the above and the landscape proposals included in this application there are opportunities for ecology improvements, and which would help provide certainty to the LPA of the likely impacts on designated sites, protected and priority species & habitats and, which confirm that, with appropriate mitigation measures secured, the development can be acceptable.

Lighting

- 5.9.17 With regard to lighting, condition 35 of the hybrid permission ref 15/00941/OUT requires details of any external lighting to be agreed prior to its installation. There are no details regarding this information with this application, and such matters would be secured through the discharge of a planning application process.

6. ANY RELEVANT SITE HISTORY

- 6.1 The relevant planning history is set out below:

Application No.	Description	Decision
15/00419/OUT Site Wide Planning Permission	Part outline/part detailed (hybrid) application for mixed use development including: (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline); (ii) Residential Care for up to 120 beds (Use Class C2) (Outline); (iii) "Neighbourhood" uses which may include retail, commercial, and	Refused - 08.03.2019 – Allowed on Appeal – 25.10.2019. 47 Planning conditions S106 agreement

Application No.	Description	Decision
	community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline); (iv) Primary school and early years childcare facility (Use Class D1c) (Outline); (v) A relief road between Broad Street Green Road and Langford Road (Detailed element); (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity sub-stations (Detailed); and All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, onsite drainage, and infrastructure works (Outline).	
20/05035/DET Strategic management and maintenance plan	Compliance with conditions notification of approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 12 - Strategic management and maintenance plan	Approved 11.05.2020
20/05039/DET Strategic Phasing Plan	Compliance with conditions notification 15/00419/OUT allowed on appeal APP/X1545/W/19/3230267 (Part outline/part detailed (hybrid) application for mixed use development - Condition 11 - Strategic Phasing Plan	Approved 29.04.2021
21/05187/DET Strategic Phasing Plan	Compliance with conditions notification 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development - Condition 11 - Strategic phasing plan	Approved 14.01.2022

6.1.1 Phase 5 – Abbey Homes Parcel 9

Application Number	Description	Decision
25/05144/DET	For Phase 5 Parcel 9 - Condition 9 - Surface water drainage scheme. Condition 10 - Details identifying who is responsible for the management and maintenance of all aspects of the proposed SuDS network. Condition 16 - Foul water drainage.	Pending consideration
26/05032/DET	Compliance with conditions notification 15/00419/OUT allowed on appeal APP/X1545/W/19/3230267 (Part outline/part detailed (hybrid) application for mixed use development including: Condition 18 - Tree retention and protection	Pending consideration

Application Number	Description	Decision
26/00422/FUL	Proposed footpath, 2m wide by some 10m long, to form pedestrian link between Heywood Way and Phase 5 (Parcel 9) (25/00865/RESM) of "Westcombe Park".	Pending consideration

7. **CONSULTATIONS AND REPRESENTATIONS RECEIVED**

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

Name of Parish / Town Council	Comment	Officer Response
Heybridge Parish Council	No objection but approval of access must include connectivity of footpaths and cycle parts between the development and Heywood Way. Adequate pedestrian access should be provided to ensure safe passage and integration for the community.	Connectivity is shown on the plans and is referred to in this report for pedestrian routes to the existing neighbourhoods to the north and east of the site for pedestrians and cyclists.
Great Totham Parish Council (Neighbouring Parish)	No comment	Noted

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

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Anglian Water	No objection	Noted
Environment Agency	No response	Noted
Essex County Fire and Rescue Service	No response	Noted
Essex County Council Highways	No objections	Noted
Essex County Council SUDS team	No objection to reference 25/05144/DET for the surface water drainage system that is also shown in this application	The approval DET for the surface water drainage system is subject to a separate application, reference 25/05144/DET.
Essex Police	No objections and provide advice on security, lighting, parking provision, EV charging points, landscaping and public realm	Noted

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Forestry Commission	Do not object or support but provide general advice and guidance requiring the 15m buffer zone to remain undeveloped	The 15m buffer zone would be maintained as shown on the plans and some of the land in the buffer zone is outside of this land parcel so not subject to any changes
Natural England	No response	Noted
Place Services – Archaeology	No comments to make	Noted
Place Services - Ecology	No objection but make recommendations on planting and management	Ecology conditions are part of the outline application and for consideration with this application.
Place Services – Tree Consultant	Support subject to a condition requiring retention and protecting of existing hedges and shrubs at the site	The condition is not required as there is already condition 18 from the appeal decision that deals with retention and protection measures, plus there is none or very limited vegetation within this land parcel.

7.3 Internal Consultees (summarised)

Name of Internal Consultee	Comment	Officer Response
Environmental Health	No objection	Noted
Housing	No objection	Noted

7.4 Site Notice/Advertisement

- 7.4.1 The application was advertised by way of a site notices posted on the 17.11.2025 and on (with expiry date for comments by 08.12.2025). The site notices were affixed at eye level to street furniture around the site.
- 7.4.2 Notice was also given by way of newspaper advertisement posted in the Maldon and Burnham Standard, published on 20.11.2025 (with expiry date for comments by 11.12.2025).

7.5 Representations received from Interested Parties (summarised)

- 7.5.1 No representations received.

8. **PROPOSED CONDITIONS**

1. The development shall be carried out in accordance with the approved plans as listed below.

- P25-1444_DE_04 Site Location Plan
- P25-1444_DE_30-01 Rev D - Site Sections
- P25-0144_DE_014 Rev D - House type Portfolio
- ABBEY24957-09 - Strategic Landscape Masterplan
- E24-019-1017 Rev P4 - Flood Exceedence Plan
- P25-1444_DE_017 B - Parking Plan
- P25-1444_DE_15-01D - Proposed Street Scenes
- P25-1444_DE_013 K - Refuse Strategy Plan
- E24-019-1023 Rev P2 - Type 3 Adoptable Pump Station Compound Layout Detail
- E24-019-1001 Rev P2 - External Construction Details
- E24-019-1002 Rev P2 - External Construction Details
- E24-019-1022 Rev P1 - Cross Sections
- P25-1444_DE_11 K - Land Use Plan
- P25-1444_DE_09 K - Building Heights Plan
- P25-1444_DE_15-01 Streetscenes
- P25-1444_DE_15-02 Streetscenes
- P25-1444_DE_07 J - Material Distribution Plan
- P25-1444_DE_05 M - Planning Layout
- P25-1444_DE_06 M - Presentation Layout
- E24-019-1009 Rev P2 - Drainage Construction Details Sheets 3 of 3
- E24-019-1008 Rev P2 - Drainage Construction Details Sheets 2 of 3
- E24-019-1020 Rev P1 - Road Long Sections - Road 2&3
- E24-019-1019 Rev P2 - Road Long Sections - Road 1
- E24-019-1007 Rev P2 - Drainage Construction Details Sheets 1 of 3
- E24-019-1021 Rev P1 - Road Long Sections - Road 4&5
- P25-1444_DE_10 K - Tenure Plan
- P25-1444_DE_012 K - Garden Size Layout
- P25-1444_DE_016 K - Secure By Design Principles
- E24-019-1016 Rev P4 - SUD Maintenance Plan
- E24-019-1015 Rev P4 - Proposed Site Finishes Plan
- E24-019-1014 Rev P4 - Proposed Adoptable Roads Plan
- E24-019-1013 Rev P4 - Fire Tender Tracking Plan
- E24-019-1012 Rev P4 - Refuse Vehicle Tracking Plan
- E24-019-1011 Rev P4 - Strategic Site Visibility Plan
- E24-019-1010 Rev P7 - Strategy Site Drainage Plan
- E24-019-1000 Rev P6 - Strategy Site Levels Plan
- ABBEY24957-04 - Ancient woodland buffer plan
- P25-1444 Accommodation Schedule - Rev B

REASON: To ensure that the development is carried out in accordance with the details as approved 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 policy DP3 of the NPPF.

2. No development shall commence above ground level until written details or samples of all materials to be used in the construction of the external surfaces of the development including boundary and hard surfacing treatments have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out using the materials and details as approved.

REASON: In the interest of the character and appearance of the area in accordance with policy D1 of the approved Maldon District Local Development Plan and policy DP3 of the NPPF.

3. Prior to the occupation of a dwelling, the boundary treatment shall be constructed as approved and shall be retained and maintained as such thereafter.

REASON: In order to safeguard the amenities of neighbouring occupiers and in the interests of the visual amenity of the area in accordance with policies D1 and D2 of the approved Maldon District Local Development Plan and policy P2 of the NPPF.

4. Within the first available planting season (October to March inclusive) following the commencement of the development the landscaping works as shown on the approved plans and specifications attached to and forming part of this permission shall be fully implemented. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

REASON: To secure appropriate landscaping of the site in the interests of visual amenity and the character of the area in accordance with policy D1 of the approved Maldon District Local Development Plan and policy DP3 of the NPPF.

5. Prior to the occupation of the development, the requirements of the 'Soft Landscape Management and Maintenance Plan' dated September 2025 shall be implemented in accordance with the 'Maintenance Schedule' for this land parcel and shall be maintained throughout the lifetime of the development.

REASON: To secure appropriate landscaping of the site in the interests of visual amenity and the character of the area in accordance with policy D1 of the approved Maldon District Local Development Plan and policy DP3 of the NPPF.

6. Prior to the occupation of a dwelling hereby permitted the vehicle parking spaces associated with that dwelling or building shall be hard surfaced, sealed, and marked out in parking bays and available for use in accordance with the plans and details hereby approved. The vehicle parking areas shall be retained in this form in perpetuity. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with policies D1 and T2 of the adopted Maldon District Local Development Plan and policy TRT4 of the NPPF.

7. The dwellings hereby permitted that are not provided with a garage shall not be occupied until the storage for bicycles as shown on the approved plans has been provided for the occupiers of these dwellings.

REASON: To comply with the adopted Vehicle Parking Standards SPD (2018) in accordance with policies D1 and T2 of the adopted Maldon District Local Development Plan and policy TRT4 of the NPPF.

8. The first floor windows on the side elevations of those properties that have a flank to back wall relationship with the neighbouring sites shall only be glazed in obscure glass (the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing with the Local Planning Authority) and fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal floor level unless otherwise agreed in writing by the Local Planning Authority. In the case of multiple or double-glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4.
REASON: To protect the privacy and environment of people in neighbouring residential properties, in compliance with policies D1 and H4 of the adopted Maldon District Local Development Plan and the guidance contained in the Maldon District Design Guide SPD policy P2 of the NPPF.
9. 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), and 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 adopted Maldon District Local Development Plan and policy DP3 of the NPPF.
10. No more than one Master Antenna/satellite dish shall be provided on the roof of each of the apartment blocks. No individual satellite dishes or antenna shall be provided per flat.
REASON: In order to protect the character and appearance of the area in accordance with Policy D1 of the approved Maldon District Local Development Plan and policy DP3 of the NPPF.