



**REPORT of
INTERIM HEAD OF PLANNING SERVICES**

**to
COUNCIL (EXTRAORDINARY)
23 MARCH 2017**

MEMBERS' UPDATE

**AGENDA ITEM NO. 4 OUT/MAL/15/01327 – LAND NORTH AND WEST OF
KNOWLES FARM, WYCKE HILL, MALDON**

Application Number	OUT/MAL/15/01327
Location	Land North And West Of Knowles Farm Wycke Hill Maldon Essex
Proposal	C3 residential development (up to 320 new homes) of mixed form, size and tenure, small scale B1 employment development (up to 2,000sqm), C2 / D1 community uses, a new relief road to the north of A414, strategic landscaping, pedestrian and cycle linkages, estate roads, open space, drainage and sewerage (including SUDS) and other associated development. - All matters reserved except for access.
Applicant	Mr Nick Mann - Dartmouth Park Estates Ltd.
Agent	Mr Oliver Yeats & Steven Butterworth of Litchfields
Target Decision Date	5 May 2016 but time extended until 31 March 2017
Case Officer	Debi Sherman, TEL: 01621 875862
Parish	MALDON WEST
Reason for Referral to the Committee / Council	Departure from the Local Plan Environmental Impact Assessment Major Application Parish Trigger Local Development Plan (LDP) site allocation site S2(b) in the South Maldon Garden Suburb

**9 PROPOSED CONDITIONS INCLUDING HEADS OF TERMS OF ANY
SECTION 106 AGREEMENT (PAGES 66 – 88)**

Green Infrastructure Management and Maintenance: (pages 72 – 73)

- 22 Prior to or concurrently with the submission of the first reserved matters application(s) a Strategic Management and Maintenance Plan for the entire Green Infrastructure, shall be submitted to and approved in writing by the Local Planning Authority. This information shall include:
- a) details of who is responsible for the management and maintenance of the entire Green Infrastructure including long-term design objectives,

maintenance schedules/specifications and monitoring processes for all landscape areas, including hard and soft elements in perpetuity.

- b) an explanation of planting design objectives; planting, grass cutting, weeding and pruning schedules; inspection, repair and maintenance details relating to hard landscaping (including tracks, paths, boundary treatment, play equipment, street furniture; litter picking, etc.); a programme of management activities and monitoring and operational restrictions; a maintenance programme for the establishment period of the planting and existing remaining planting for trees and hedgerows (the first five years after planting);
- c) a maintenance programme of the upkeep of and playspace equipment associated with the Local Equipped Area of Play (LEAP), Local Area of Play (LAP) and any other area of play;

The Strategic Management and Maintenance Plan for the entire Green Infrastructure shall be implemented as approved in accordance with the Strategic Phasing Plan, unless otherwise varied in writing by Local Planning Authority, and shall remain in place in perpetuity.

REASON: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of the entire Green Infrastructure in accordance with policies I1, S3, S4, D1, N1, N2, N3 of the Maldon District Submission Local Development Plan, the endorsed the South Maldon Garden Suburb Strategic Masterplan Framework, policies BE1, REC2 and REC3 of the adopted Maldon District Replacement Local Plan and the NPPF and PPG.

Youth and Children's Play Facilities: (page 78)

28 Prior to or concurrently with the submission of the first of the reserved matters application(s), a Strategy for Youth Facilities and Children's Play provision shall be submitted to the Local Planning Authority for approval. The Strategy for Youth Facilities and Children's Play shall include the following details:

- a) How the Strategy is intended to evolve following the occupation of the site to meet the needs of future local residents, young people and children.
- b) The size, type, location and provision of access to all youth facilities and play provision, including any Youth and Teen Shelters, the Local Equipped Area of Play (LEAP), Local Area of Play (LAP) and any other area of play.
- c) A proposed phasing programme for the delivery of youth facilities and play provision

No development of any youth and children's play facilities shall commence until the submitted Strategy for Youth Facilities and Children's Play has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and implemented in accordance the Strategic Phasing Plan and retained as such thereafter. The management and maintenance of Youth Facilities and Children's Play equipment shall be undertaken in accordance with the requirements of Condition 22.

REASON: To ensure that appropriate youth facilities and children's play provision are provided in relation to the development of the site in accordance with policies I1, S3, S4, D1, N1, N3 of the Maldon District Submission Local Development Plan, the endorsed South Maldon Garden Suburb Strategic Masterplan Framework, policies CC6, CC7, CC11, BE1, REC2 and REC3 of the adopted Maldon District Replacement Local Plan and the NPPF and PPG.