



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

**To
NORTH WESTERN AREA PLANNING COMMITTEE
15 MAY 2017**

Application Number	OUT/MAL/17/00028
Location	Land to the South East of Tiptree Road, Wickham Bishops, Essex
Proposal	Erection up to 15 dwellings
Applicant	Mr A Collier
Agent	Phillip McIntosh – Melville Dunbar Associates
Target Decision Date	14 April 2017
Case Officer	Terry Hardwick, TEL: 01621 875860
Parish	WICKHAM BISHOPS
Reason for Referral to the Committee / Council	Member Call In Departure from the Local Plan Major Development

1. RECOMMENDATION

REFUSE for the reasons as detailed in Section 8 of this report.

2. SITE MAP

Please see overleaf.

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The outline planning application seeks to construct 15 houses with associated off-street parking and associated garages on land to the south east of Tiptree Road and lies outside the defined settlement boundary of Wickham Bishops as shown on the Maldon District Replacement Local Plan Proposals Map Inset 27 and in the Local Development Plan Proposals Map (Map Number 1 of 4). The matters for consideration are the principle of the development and ‘access’ with the ‘layout’, ‘appearance’, ‘landscaping’ and ‘scale’ forming the reserved matters for subsequent approval.
- 3.1.2 The application site is an open field and is enclosed by existing trees, established hedgerows, some fencing where it shares its boundary with existing residential properties No. 20, 22 and 26 Tiptree Road. The site area is approximately 1.76 hectares, is relatively flat and is free from any built form of development. There is an existing access point on the northern corner of the site, next to No. 26 Tiptree Road. There is no footway or street lighting along this part of Tiptree Road.
- 3.1.3 It is proposed that that a new vehicular and pedestrian access point off Tiptree Road is proposed to serve the development proposal. The new access road would immediately provide access to Plots 3, 4 and 5 which would be located to the south west. The access road would be split into two further internal roads which would serve Plots 1, 2, 9, 10, 11, 12, 13, 14 and 15 to the northeast and Plots 6, 7 and 8 to the southeast. Each dwelling would have off-street parking the form of a garage or tandem parking arrangement.
- 3.1.4 For ease of reference, the housing mix proposed on this site are as follows:-

Housing Mix	Number of Units	Tenure	Plots
5 bedroom house	4	Market	2, 6, 8, 9
4 bedroom house	2	Market	3, 7
3 bedroom house	4	Affordable	10, 11, 12, 13
4 bedroom bungalow	3	Market	1, 4, 5
2 bedroom bungalow	2	Affordable	14, 15
Total:	15	Market: 60% Affordable: 40%	

- 3.1.5 In support of this outline planning application, indicative drawings have been submitted as contained within the Applicant’s Design and Access Statement (Page 9) to show the design and appearance of the houses / bungalows proposed.
- 3.1.6 In addition to the above, a public open space / dry surface water balancing pond has been proposed on the northern corner of the site.

3.2 Conclusion

- 3.2.1 The Framework makes clear that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 3.2.2 The purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development is defined by the Framework with reference to the policies in Paragraphs 18 to 219 taken as a whole. At the heart of the Framework in paragraph 14 is a presumption in favour of sustainable development. The Framework further identifies economic, social and environmental dimensions to sustainable development.
- 3.2.3 With regard to the environmental aspect of the National Planning Policy Framework (NPPF), it is considered that the impact of the development on the character and appearance of the application site and surrounding area, and with particular regard to its location and scale and its poor relationship to existing residential properties and network, would be unsustainable. The development would fail to meet the three strands of sustainable development as contained in the NPPF when viewed as a whole as well as policies BE1, S2, H1, CC6 and CC7 of the adopted local plan; policies S1, S8, D1, H4 and N2 of the Local Development Plan.

4. MAIN RELEVANT POLICIES

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

4.1 National Planning Policy Framework 2012 including paragraphs:

- 7, 8, 14, 17, 49, 56, 57, 60, 109

4.2 Maldon District Replacement Local Plan 2005 – Saved Policies:

- S2 – Development Outside Settlement Boundaries
- BE1 – Design of New Development and Landscaping
- CON5 – Pollution Prevention
- CC6 – Landscape Protection
- H1 – Location of New Housing
- H6 – Density of Housing
- H9 – Affordable Housing
- T1 – Sustainable Transport and Location of New Development
- T2 – New Infrastructure in New Development
- T8 – Vehicle Parking Standards
- PU1 – Provision of Education Facilities

4.3 Maldon District Local Development Plan submitted to the Secretary of State for Examination-in-Public on 25 April 2014:

- S1 – Sustainable Development
- S7 – Prosperous Rural Communities
- S8 – Settlement Boundaries and the Countryside
- D1 – Design Quality and Built Environment
- D5 – Flood Risk and Coastal Management

- H1 – Affordable Housing
- H2 – Housing Mix
- H4 – Effective Use of Land
- N2 – Natural Environment, Geodiversity and Biodiversity
- T1 – Sustainable Transport
- T2 – Accessibility
- I1 – Infrastructure and Services

4.4 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- Essex Design Guide
- Car Parking Standards

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 Outline planning application (with some matters reserved for later consideration) has been submitted to seek permission for the construction of 15 dwellings with associated off-street parking and turning areas within the site. A new vehicular and pedestrian access point would be created to Tiptree Road.
- 5.1.2 The proposal lies outside of the settlement boundary as defined by the adopted Local Plan and the Local Development Plan, the development proposal is therefore considered contrary to Development Plan Policies in principle.
- 5.1.3 The above would lead onto the Council's current position on the Five-Year Housing Land Supply. In August 2016, the Council published the latest Policy Advice Note regarding the Council's current status on the Five-Year Housing Land Supply 2015/2016 August 2016. The Council's position is that decision makers should give weight to relevant policies in emerging plans, in this instance of the Maldon District Local Development Plan (2014-2029), according to the stage of preparation, the extent of unresolved objections to relevant policies, and the degree of consistency with the Framework. The more advanced the stage of preparation, the greater the weight can be given; the less significant the unresolved objections, the greater the weight that may be given; and the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given in accordance with Paragraph 216 of The National Planning Policy Framework.
- 5.1.4 The Council considers that the current status of the Maldon District Local Development Plan (2014-2029) is at its advanced stage and therefore considerably weight can be given to policies S1, S2, S3, S4, S5, S6, S7, S8, H1, H2, H3, I1 and I2 contained within this emerging plan.
- 5.1.5 Further, since the submission of this application, the Secretary of State informed the Council on 6 March 2016 that he has carefully considered the Planning Inspector's

analysis and conclusions and disagreed with his interim findings set out in his letter of 8 May 2015.

- 5.1.6 In light of this letter from the Secretary of State, the Council considers that this is a material consideration. It should therefore be given significant weight when determining all planning applications, particularly with regard to the Council's current position on the Five Year Housing Land Supply, the latest evidence to be used for the Full Objectively Assessed Need for Housing, and the weight to be afforded to the status of the Local Development Plan. In this instance, it is considered that the proposed development fails to accord with policies S1, S2, S8, H1, H2 and I1 of the Maldon District Local Development Plan (2014-2029).
- 5.1.7 Policies S1 and S8 of the Maldon District Local Development Plan seeks to channel new residential development into the most appropriate site, within the district and to ensure that the countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty. Initially, any development proposals should be directed within the defined village settlement boundaries to ensure no demonstrable harm occurs unless material consideration indicates otherwise.
- 5.1.8 The above policies should also be read in conjunction with Policy S2 of the adopted Maldon District Replacement Local Plan (2005) where it states development outside development boundaries defined in the local plan, the coast and countryside, will be protected for their own sake, particularly for their landscape, natural resources and areas of ecological, historical, archaeological, agricultural and recreational value. The application site lies outside the development boundary where this rural planning Policy S2 restraint applies.
- 5.1.9 The application site lies to the south east side of Tiptree Road and lies just outside of the defined settlement boundary of Wickham Bishops as shown on Maldon District Replacement Local Plan Proposals Map Inset 27 and in the Local Development Plan Proposals Map (Map Number 1 of 4).
- 5.1.10 The NPPF recognises that opportunities to maximise sustainable transport solutions will vary from urban to rural areas. In recent appeal decisions, Planning Inspectors have noted Wickham Bishops and Great Totham to have a good supply of services and facilities with playing fields, a school, shops, garages a post office and other facilities within reasonable walking distances. However, in this instance, it is noted that there are lack of footways and street lighting along Tiptree Road for the future occupiers of this site to reach these facilities and services. Having considered the darkness of the road, particularly in winter months, with no footway, together with the distance to local services / facilities means that there would not be a safe or convenient pedestrian access to local services / facilities and it is likely that there would be greater reliance on the private car. As such, the development would not be considered a sustainable form of development, contrary to the aims of the NPPF.

5.2 Affordable Housing

- 5.2.1 Paragraph 50 of the NPPF provides support for boosting the supply of all types of housing, including affordable housing. Saved policy H9 of the adopted local plan,

and policy H1 of the Local Development Plan (LDP) provide thresholds for the provision for both on and off site affordable housing.

- 5.2.2 Policy H1 of the LDP is based upon an evidence base which requires Affordable Housing provision on - *"All housing developments that provide a gross of five or more homes, or comprise an area of 0.5 hectares or larger will be expected to contribute towards affordable housing provision to meet the identified need in the locality and address the Council's strategic objectives on affordable housing"*.
- 5.2.3 The Local Development Plan (LDP) requires 40% affordable social housing provision. Paragraph 216 of the National Planning Policy Framework (NPPF) states that decision takers may give weight to emerging plans according to the stage of preparation of the emerging plan, the more advanced the preparation, the greater the weight that may be given. As a submitted Plan currently being considered by the Secretary of State, the LDP is at an advanced stage of preparation. The Council is therefore now seeking to implement the affordable housing requirements contained with the LDP. In addition to this policy with regards to affordable housing provisions, it is important to note that a recent Court of Appeal decision dated 11 May 2016 has restored a government policy which means affordable housing contributions would only affect large residential development schemes, while smaller sites of 10 homes or fewer would be able to start work on sites without facing charges that could prevent developers from building at all. The national threshold of ten units or fewer (and a maximum combined gross floor space of no more than 1000 square metres) means that affordable contribution should not be sought.
- 5.2.4 As the development proposal is for the erection of 15 houses, affordable housing of 40% would be required to meet the aforementioned policies. The Applicant has confirmed that 2 x 2 bedroom bungalows and 4 x 3 bedroom houses (total of 6 units) would be provided should the application be approved. The application is proposing 3 bed houses as intermediate housing which is not in conjunction with the suggested recommendations of the SHMA - providing smaller units of affordable accommodation. The greatest housing need for affordable units is for 2 bed 4 person houses.
- 5.2.5 As such, the Housing Department cannot fully support this proposal until further discussions/agreements are met to comply with Policy H1 regarding the correct type of housing provision that will meet the housing needs of the District.

5.3 Design and Impact on Character and Appearance of the Area

- 5.3.1 The NPPF advises at Paragraph 56 states that 'the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, and is indivisible from good planning, and should contribute positively to making places better for people'. Such design principles are encapsulated by Local Plan policy BE1 that seeks to ensure new development is compatible with its surroundings in terms of design, scale, layout, appearance and architectural style, and harmonises with the character of the area in which it is located. It should be noted that design is not just about how buildings will appear visually but how buildings function and relate to their surroundings, and with regard to sustainable development. This is also reflected in policy CC6 which seek to protect the character and appearance of areas outside of defined settlements. Policies D1 and N2 of the

Local Development Plan carry such policy considerations into the future plan for the District in order to reflect the requirements in the NPPF.

- 5.3.2 The application site is located to the south east of Tiptree Road and is free from any built form of development and is fairly rural in nature. The site is laid to grass and enclosed by established hedgerows and protected trees. Based on the Illustrative Site Layout Plan submitted (Drawing No: 1523-PS001 Rev B), it is considered that the development proposal would fail to integrate with the rural area by reason of the location of the site and the position of the dwellings within the plot. Furthermore, the proposed development would move the urban form into a rural piece of land outside of the defined settlement boundary. This would urbanise the site and would be to the detriment of the rural character of the area.
- 5.3.3 Whilst it is an indicative plan, the proposed development shows pedestrian and vehicular connectivity within the site. However, it is considered that the development as a whole responds poorly to its existing context and fails to connect with the pattern of development and footpaths, both in and outside, of the site. The proposed urban form would not integrate or result in a smooth transition of the built form when viewed in the wider context. The development would appear incongruous and a remote bolt-on development to the village.
- 5.3.4 Having taken into account the scale and nature of the development, its layout, the number of dwellings, and its poor relationship and connectivity to the prevailing pattern of development in the locality, it is considered that the built form would result in an urbanising effect on the wider rural area. The introduction of additional domestic paraphernalia, hard surfacing and off-street parking as a result of the 15 new dwellings would also have a detrimental impact and adversely harm the intrinsic character and beauty of the site and its wider rural setting contrary to policies CC6, CC7 and BE1 of the adopted Maldon District Replacement Local Plan, policies S1, S8, D1, H4 and N2 of the Maldon District Local Development Plan and Government advice as contained within the NPPF.
- 5.3.5 Based on the indicative drawings submitted, it appears that the proposed development, on balance, would cause unacceptable harm to the character and appearance of the area. The proposal would conflict with policies BE1 and CC6 of the adopted local plan which seek to ensure that the design of new development is compatible with the character of its surroundings and to avoid harm to the character and appearance of rural landscapes. The proposal would also be contrary to the objective of the Framework, as set out in Paragraph 58, of ensuring that development responds to local character and reflects the identity of its surroundings.

5.4 Effect upon Neighbouring Properties

- 5.4.1 Policy BE1 of the adopted local plan and Policy D1 of the Local Development Plan seeks to ensure good design for new development proposals. These policies also encompass the need to ensure the protection of neighbouring amenity.
- 5.4.2 It is important to note that this is an outline planning application with the ‘layout’, ‘appearance’, ‘landscaping’ and ‘scale’ forming the reserved matters. No details have been submitted at this stage regarding the design, appearance and the exact height of the dwellings or the position of the fenestration on each property. The Council is

therefore unable to assess the impact regarding the loss of light or privacy to any of the existing residential properties fronting onto Tiptree Road.

- 5.4.3 On this basis it would be unreasonable for the Council to refuse planning permission regarding the loss of residential amenity as these issues can be addressed at the reserved matters stage through careful and appropriate design and by imposing appropriate planning conditions.

5.5 Access, Parking and Highway Safety

- 5.5.2 The Maldon District Council Vehicle Parking Standards (VPS) states that residential dwellings comprising two/three bedrooms require a maximum of two, off-street parking space. The Illustrative Layout Plan (Drawing No: 1523-PS001 Revision B dated January 2017) has been provided in support of this outline planning application and it appears that each dwelling is able to accommodate the level of off-street parking requirement in accordance with the VPS and Policy T8 of the adopted local plan. In this respect, the proposal would comply with the aforementioned policy and guidance.
- 5.5.3 In terms of the new vehicular and pedestrian access point to serve the development proposal, the Highway Authority has raised no objection to the proposal subject to conditions and informative to be imposed should the application be approved.
- 5.5.4 Letters of representation have been received concerning the connectivity and the lack of footway to the site. In the Design and Access Statement and on Drawing No: 1523PS.002.B dated 22.11.2016 submitted by the Applicant, it states that the footpath link from the application site would link to the footpath which is currently under construction to the north west of the site which was approved by application 13/01151/FUL for the development of 27 dwellings. It is important to note that this footpath which is currently under construction for that development proposal was subsequently amended by planning application 16/00972/FUL for it to be shortened. As such, the footpath connection between the approved site 13/01151/FUL and the current application site has been sabotaged by the approved 2016 application and would not be considered to be effective to serve this development proposal. The poor connectivity between the application site and the village itself would mean that it is likely that the prospective occupiers of the site would be reliant on the use of private cars other than alternative means of transport i.e. walking, cycling, bus services.
- 5.5.5 It is noted that concerns have also been raised with regards to the width of the Tiptree Road and the increase in traffic using the road would have an impact on highway safety. The Highway Authority has raised no objection to this.
- 5.5.6 Concerns have also been raised with regard to the internal access to Plot 5 and it appears that the road may connect to the site at Handleys Lane. It is important to note that each application is considered on its own merits and there is no evidence at this stage that these two sites would be connected.

5.6 Private Amenity Space and Landscaping

- 5.6.1 With regard to the size of amenity spaces, the Council has adopted the Essex Design Guide (EDG) as guidance to support its policies in assessing applications for

residential schemes. The EDG indicates that for dwellings with four bedrooms or more, at least 100 square metres of amenity space should be provided. Policy BE1 of the adopted Local Plan and Policy D1 of the Local Development Plan indicate the need for amenity space in new development and this must be useable.

- 5.6.2 Based on the Site Layout in Context Plan submitted (1523-PS.002 B) it appears that the garden sizes for each proposed dwelling would meet or would be in excess of the minimum standards. This is considered an important part of the development due to its location and its relationship with the surrounding rural area where there are pockets of open land to the north east, south east, south west and north-west. In this respect, the proposal would meet policy requirement contained within policy BE1 of the adopted local plan, policy D1 of the Local Development Plan and The Essex Design Guide.
- 5.6.3 In terms of landscaping, the indicative layout at this stage does not take into account the impact upon the surrounding trees. Trees on the north east boundary and the Oak and Ash trees on the south east boundary are protected by Tree Preservation Orders (TPO). These trees are likely to be subject to pressure to prune due to shade and other issues such as detritus and insect residue. There could also be potential effect of the proposed development on trees when viewed from Handleys Lane which would again impact on the character and appearance of the trees and its contribution to the wider rural area.
- 5.6.4 The Arboricultural Impact Assessment identifies requirement for some linear root pruning to accommodate the design. It is considered that the layout of the development should be designed around the trees and their future growth. The location of the Public Open Space could be used to buffer the public right of way and larger trees. The Tree Officer has advised that should the application be approved, a full Arboricultural Report and method statement would be required with landscaping scheme. The information to be submitted should include information such as foundation type and service routes, and detail of boundary treatment around the site. Solid boundary treatment is not advised as it would prevent movement of wildlife and would have a negative impact upon boundary vegetation.
- 5.6.5 As the application stands and without a full Arboricultural Report and method statement, the Tree Officer recommends refusal of this application. To address the Tree Officer's objection, appropriately worded planning conditions could be imposed should the application be approved for additional details to be submitted and subsequently approved by the Council.
- 5.6.6 With regard to the future management and maintenance of the Public Open Space and the dry surface water balancing pond proposed within the site, this can be dealt with either by a planning condition or alternatively be secured within a legal agreement.

5.7 Flood Risk

- 5.7.1 The application site is approximately 1.76 hectares in site area. As the site is over 1 hectare, the Environment Agency was consulted as part of the application process. No reply has been received regarding to flooding at the time of writing this report. Any comments received will be reported at the meeting.

- 5.7.2 The Council's Environmental Health Services (EHS) has assessed the planning application and is aware of the condition of the site. EHS has raised no objection to the proposal subject to conditions relating to foul drainage scheme to be imposed should the application be approved.

5.8 Ecology

- 5.8.1 An ecology report was submitted as part of the application submission. The Coast and Countryside Officer has assessed the content of the report and advised that the ecology report recommends reptile presence or absence and Badger surveys, which do not appear to have been completed. The results of these surveys may be material and should be made available to the Council before a decision is made. The application should therefore be refused until further information has been submitted. The Applicant has since submitted an additional report dated 30 March 2017 prepared by Eco-Planning UK to address the issues raised by the Coast and Countryside Officer. The Coast and Countryside Officer was re-consulted. However, no response has been received at the time of writing this report.
- 5.8.2 Irrespective of the above, it is noted that in recent Appeal Decisions, Planning Inspectors tend to impose planning conditions that no development, including the clearance of the site, shall commence prior to the submission of a detailed ecology report. In this respect, it is considered that to refuse the development proposal on the basis of the above would be unreasonable and may be difficult to sustain on appeal.

5.9 Anglian Water Services

- 5.9.1 Having assessed the application, Anglian Water Services (AWS) has advised that there are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. AWS has further advised that should planning permission be granted an informative should be included in any decision notice regarding the above.
- 5.9.2 There have been concerns raised regarding to foul drainage from this site. AWS confirms that the foul drainage from this development is in the catchment of Great Totham Water Recycling Centre that it will have available capacity for these flows. The sewerage system at present also has available capacity for these flows.

5.10 Other Material Considerations

- 5.10.1 The Council is fully aware that there was a planning application which was recently refused by the Council to the south west side of this application site for the development of five houses at land off Handleys Lane.(reference: 16/01475/FUL). Each planning application is considered on its own merits and it is important to note that this application should not be determined as being intrinsically linked to the application site at Handleys Lane.

6. ANY RELEVANT SITE HISTORY

No relevant planning history.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Wickham Bishops Parish Council	<p>Outside the development boundary. Sufficient housing available on other sites both constructed (Snows Corner) and granted planning permission (Maypole Road) and identified needs from the housing needs survey for the emerging neighbourhood plan.</p> <p>Bridleway and public right of way is popular with pedestrians and cyclists and the development would contribute negatively to public enjoyment and safety. Lack of footways and narrowness of Tiptree Road and speed of passing traffic noted from the traffic report.</p> <p>Acknowledged the effects on protected wildlife and loss of public amenity and concerns regarding coalescence with Central Wickham Bishops and Kelvedon Road ribbon development. Lack of capacity of local surgery and school were noted.</p>	Noted and addressed in Sections 3.1, 5.1, 5.5, 5.8 and 5.11 of the report

7.2 Statutory Consultees and Other Organisations (*summarised*)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Anglian Water Services	No objection subject to informative should the application be approved.	Noted in Section 5.9 of the report
ECC Highway Authority	No objection subject to conditions and informative	Noted.

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Archaeology	No reply received at the time of writing this report	Any comments received will be reported on the Members Update
Environment Agency	No reply received at the time of writing this report	Any comments received will be reported on the Members Update

7.3 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Environmental Health Services	No objection subject to conditions relating to foul drainage scheme and details aimed at mitigating or offsetting the impacts on local air quality from increased road traffic generated by the development to be imposed	Noted in Sections 5.7 and 5.10 of the report
Tree Officer	Object to the proposal. However, a full Arboriculture Report and method statement would be required should the application be approved.	Noted in Section 5.6 of the report
The Coast and Countryside Officer	The ecology report recommends reptile presence or absence and Badger surveys, which do not appear to have been completed. The results of these surveys may be material and should be made available to the Council before a decision is made.	Noted in Section 5.8 of the report
Conservation Officer	No objection	Noted
Housing Department	Strategic Housing Services cannot fully support this Application until further discussions/agreements are met to comply with Policy H1 regarding the correct type of housing provision that will meet the housing	Noted in Section 5.2 of the report

Name of Internal Consultee	Comment	Officer Response
	needs of the District.	

7.4 Representations received from Interested Parties (*summarised*)

7.4.1 Letters were received **objecting** to the application from the following and the reasons for objection are summarised as set out in the table below:

- Mrs J Butler Carr House Carters Lane Wickham Bishops
- Derek Hince 8 Blacksmiths Lane Wickham Bishops Essex
- John & Francesca Wratten Lizida Witham Road Wickham Bishops
- Mrs Oxana Tilling Middle Chantry Carters Lane Wickham Bishops
- Mr William Simpson Cherry Tree Cottage 32 Tiptree Road Wickham Bishops Witham
- Mrs J Rochester 24 Holt Drive Wickham Bishops Essex
- Sue Simonson Pen Rusha 6 Poney Chase Wickham Bishops
- David Simonson Pen Rusha 6 Poney Chase Wickham Bishops
- Mrs P M Brown 5 Beech Green Wickham Bishops Essex
- Linda Prentice 22 Tiptree Road Wickham Bishops Essex
- Mrs Alessandra Aldis 3 Perryfields Kelvedon Road Little Braxted Witham
- Mr Ian Burnett Tower Flat Great Ruffins Beacon Hill Great Totham
- David Gladman Wickham Wells 26 Tiptree Road Wickham Bishops
- Nick Smith Canters 2 Poney Chase Wickham Bishops
- Mrs Nicola Smith Canters 2 Poney Chase Wickham Bishops
- Ian Wiley The Lynne 10 Tiptree Road Wickham Bishops
- P J Brown 5 Beech Green Wickham Bishops Essex
- Julia Lansdell Thrift Cottage 61 Kelvedon Road Wickham Bishops
- Graham Spearman Oak House 18A Tiptree Road Wickham Bishops
- Richard Sanwell 18 Tiptree Road Wickham Bishops Essex
- Marion Rolfe 12 Handleys Lane Wickham Bishops Essex
- David Rolfe 12 Handleys Lane Wickham Bishops Essex
- J R Dixon 16 Handleys Lane Wickham Bishops Witham
- Helen & David Gilfillan Lemon Tree Cottage 9 Handleys Lane Wickham Bishops
- Mr Graham Jacob Quilters Beacon Hill Witham
- Mrs Nadia Harvey Drogue 5 Poney Chase Wickham Bishops
- Mrs Kay Soudah Lambourne Kelvedon Road Little Braxted Witham
- Dr Joanne Hopcroft Orchard Cottage 11 Handleys Lane Wickham Bishops
- John Kilmartin Tillicum Cottage Carters Lane Wickham Bishops

Objection Comment	Officer Response
<ul style="list-style-type: none"> • Outside development boundary • This is not an infill development • Inappropriate development • Additional traffic would impact on highway safety – Maybe widen the existing road to accommodate traffic and footpath? 	The points are noted in the report.

Objection Comment	Officer Response
<ul style="list-style-type: none"> • Tiptree Road is a fast and busy road • Impact on wildlife / loss of ecology • Flooding on site - The water flows from the proposed sites in an easterly direction across a culvert in Handley's Lane bridle way onto the sports fields behind the Cricket Scorers hut and then across the football pitches to Rainbow Path and onwards to Kelvedon Road. • The local school is at its capacity • The surgery is not accepting new patients / lack of healthcare • Visual impact on the character and appearance of the area • Development is out of character and appearance of the area • No footpath • Loss of green space • This application should be read in conjunction with the application at Handleys Lane (16/01475/FUL) • Loss of view from the rear of 22 Tiptree Road • Devaluing existing residential properties • Loss of privacy to the properties fronting onto Tiptree Road • The development would not meet the requirements contained in the WB Village Design Statement • Large houses are not affordable for young people • There appears to be an access which joins this application site to the neighbouring development site at Handleys Lane • If this proposal is allowed it would set a precedent for further development in the area • Erosion to the countryside • Increase in noise and disturbance to existing properties 	

7.4.2 Letters were received **commenting** on the application from the following, summarised as set out in the table below:

- Beacon Hill Rovers FC C/O Peter Mickelsen Beacon Hill Sports Association Sports Pavilion Great Totham Road
- Mr Paul Dellar 12 Brook Close Great Totham Maldon
- Mr John Smart 34, Tyelands Billericay Essex

Comment	Officer Response
<ul style="list-style-type: none"> • A good opportunity to build Swift nests as they are in decline • If approved, a condition should be imposed regarding to surface water run-off / flooding • Only objecting to this application if the proposal would lead to closure to public footpaths 	Noted in the report

8 PROPOSED REASONS FOR REFUSAL

- 1 The application site is in a rural location outside of the defined settlement boundary for Wickham Bishops where policies of restraint apply. The Council can demonstrate a five year housing land supply to accord with the requirements of the National Planning Policy Framework. The site has not been identified by the Council for development to meet future needs for the District and does not fall within either a Garden Suburb or Strategic Allocation for growth identified within the Local Development Plan to meet the objectively assessed needs for housing in the District. It is considered the proposed development would fundamentally alter the open character, on the north eastern edge of Wickham Bishops. If approved, the site would be poorly connected with the existing village, would be out of keeping with the existing pattern of development and urban grain thus failing to protect and enhance to the character and appearance of the rural area. Furthermore, the built form would have an urbanising effect on the rural character of the area and would result in an unwelcome visual intrusion into the undeveloped countryside, contrary to policies S2, H1, BE1, CC6, CC7 and T2 of the adopted Maldon District Replacement Local Plan, policies S1, S8, D1, H4, N2 and T2 of the Maldon District Local Development Plan and the guidance and provisions of the National Planning Policy Framework.

- 2 In the Council's Strategic Housing Market Assessment (SHMA), it identifies that there is a need for a higher proportion of two bedroom units to create a better housing offer and address the increasing need for smaller properties due to demographic and household formation change. Policy H2 of the Maldon District Local Development Plan which when read alongside the evidence base from the Strategic Housing Market Assessment (SHMA), shows an unbalanced high number of dwellings of three or more bedrooms, with less than half the national average for one and two bedroom units. The Council is therefore encouraged to provide a greater proportion of smaller units to meet the identified needs and demands of the District. In this instance, the development proposal would fail to meet the local need and mix as set out in the Strategic Housing Market Assessment (SHMA) for the District thus failing to provide a supply of housing required to meet the needs of present and future generations, contrary to Policy H2 of the Maldon District Local Development Plan, and Government advice contained within the National Planning Policy Framework.