



**REPORT of
CHIEF EXECUTIVE**

**to
SOUTH EASTERN AREA PLANNING COMMITTEE
9 OCTOBER 2017**

Application Number	OUT/MAL/17/00713
Location	Land South Of 97 South Street Tillingham Essex
Proposal	Outline planning application for change of use of land to residential and construction of 14 residential dwellings
Applicant	Mr Oliver Mee - J D Mee & Sons
Agent	Sarah Threlfall - TMA Chartered Surveyors
Target Decision Date	4 October 2017
Case Officer	Yee Cheung
Parish	TILLINGHAM
Reason for Referral to the Committee / Council	Member Call In

1. RECOMMENDATION


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

2. SITE MAP

Please see overleaf.

Land South of 97 South Street, Tillingham
OUT/MAL/17/00713



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	Organisation:	Maldon District Council
	Department:	Department
	Comments:	SE Committee 17/00713/OUT
	Date:	26/09/2017
MSA Number:	100018588	

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The development site comprises 0.57 hectares of open land to the south of the village of Tillingham. The site is currently farmed and forms a part of the Applicant's agricultural holding. The application site adjoins existing residential properties on South Street to the north. To the east of the site is a continuation of open farmland. The site is bounded by Grange Road on the south which is a narrow country lane. There is an existing hedge / trees on the western boundary of the site along South Street. There is also a hedge / trees along the southern boundary along Grange Road.
- 3.1.2 Located approximately 120 metres to the north of the site is the Tillingham Village Conservation Area.
- 3.1.3 To the west, on the opposite side of the application site is a new residential development 'Southfields' which has been recently completed (planning reference: FUL/MAL/13/00945).
- 3.1.4 Outline planning permission is sought to erect 14 dwellings with associated off-street parking and turning area and private amenity space. Four of the 14 dwellings would be affordable. The matters for consideration are the principle of the development and the access to the development. The appearance, landscaping, layout and scale of development will form the reserved matters to be determined at a later stage.
- 3.1.5 The illustrative Proposed Site Plan (TMA/686/01) shows Plots 1 - 9 and Plot 14 to be three bedrooms and Plots 10, 11, 12 and 13 to have two bedrooms.
- 3.1.6 The proposed dwellings would be positioned in a cul-de-sac arrangement. Access and egress to the site would be off South Street between Plot 1 and Plot 14. Two turning areas have been proposed within the site and would be shared between the future occupiers of the site. Based on the illustrative Proposed Site Plan (TMA/686/01) submitted, communal car parking spaces and driveways would be provided for the future occupiers of the site.
- 3.1.7 No details of the external materials to be used in the construction of the development have been submitted with this application.

3.2 Conclusion

- 3.2.1 The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development at Paragraph 14 and sets out the three strands of sustainable development at Paragraph 7. Also, Paragraphs 7 and 8 of the NPPF are clear that all three dimensions of sustainability must be met for the development to be acceptable.
- 3.2.2 The proposal would create jobs during the construction of the dwellings and this would contribute to the economic dimension of sustainability, albeit for a limited period. Future residents could also be expected to help to support the local facilities within Tillingham village. Nevertheless, taking into account the concerns over its harmful effects on the character and appearance of the rural area, it is considered that the benefits arising from the development would not outweigh the environmental

harm caused as a result of its negatively impact on the open landscape. Therefore proposal would not amount to a sustainable form of development and would not benefit from the presumption in favour of development set out at Framework or would it accord with the aims of Policies S1, S8, D1, H4, T1 and T2 of the Maldon District Development Plan and Government guidance contained within the NPPF and the NPPG.

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, 50, 56, 57, 58, 64, 109

4.2 Maldon District Local Development Plan approved by the Secretary of State

- Policy S1 – Sustainable Development
- Policy S2 – Strategic Growth
- Policy S8 – Settlement Boundaries and the Countryside
- Policy D1 – Design Quality and Built Environment
- Policy D2 – Climate Change and Environmental Impact of New Development
- Policy D5 – Flood Risk and Coastal Management
- Policy H1 – Affordable Housing
- Policy H2 – Housing Mix
- Policy H4 – Effective Use of Land
- Policy N2 – Natural Environment and Biodiversity
- Policy T2 – Transport and Infrastructure

4.3 Relevant Planning Guidance / Documents:

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

5. MAIN CONSIDERATIONS

5.1 Planning History of the Site

- 5.1.1 Outline planning permission OUT/MAL/14/01024 was refused and dismissed on appeal for the construction of up to 90 dwellings, with associated access, highway works, parking, landscape, open space, play space, drainage and infrastructure which included this application site. A subsequent application OUT/MAL/15/00483 for the construction of up to 85 dwellings with associated access, highways works, parking, landscape, open space, play space, drainage and infrastructure was also refused.

5.1.2 Whilst it is noted that the application site is materially different and the number of units proposed is significantly lower than two previous planning applications at this site from 90 and 85 to 14 dwellings, it is considered that the previous applications are a material consideration when determining this current application. The Council has acknowledged that the development would not impact on the Tillingham Village Conservation Area, however the proposal would still unacceptably harm the character and appearance of the area. This will be discussed in the report below.

5.2 Principle of Development

5.2.1 The Council is required to determine planning applications in accordance with its adopted Development Plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) and Section 70(2) of the Town and Country Planning Act 1990 (TCPA1990)).

5.2.2 The Local Development Plan (LDP), as approved, has been produced in light of the NPPF's emphasis on sustainable development and preferred policy S1 promotes the principles of sustainable development encompassing the three dimensions identified in the National Planning Policy Framework.

5.2.3 Policy S8 of the LDP defines the settlements of the Maldon District within which residential development is to be generally directed. The policy goes on to state that the countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty. Outside of the defined settlement boundaries, the Garden Suburbs and the Strategic Allocations, planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided that the development falls within one of thirteen specific, defined categories. This list of acceptable development does not include general open market new-build housing.

5.2.4 The application site is outside a development boundary and is in the countryside for the purposes of application of the abovementioned planning policies. As such the proposal is in conflict with the approved policies.

5.2.5 The Council published its latest Policy Advice Note regarding the Council's current status on the Five-Year Housing Land Supply 2015 / 16 in August 2016 which demonstrates that a five year housing land supply is available and it is noted that the housing policies of the Local Development Plan are up-to-date.

5.2.6 The application site is located at the southern end of the village of Tillingham and forms a corner site with South Street to the west and Grange Road to the south. The site is located immediately adjacent to the development boundary approximately 570 metres from the centre of the village which is within walking distance. Tillingham village has a number of services and facilities including a post office / shop, medical centre, primary school, church, village hall and two public houses. With regard to public transport there are bus services to Burnham-on-Crouch, Southminster and Bradwell-on-Sea with a school service to the secondary school at Burnham-on-Crouch. There are train stations located at Burnham-on-Crouch and Southminster, with the bus service providing early morning and early evening services to and from Southminster rail station which is located approximately 4.1 miles from the application site via the road network.

- 5.2.7 Based on the above, the site is considered to be in a reasonably sustainable location where future residents would have access to local community facilities as well as access to employment opportunities through the public transport links. The same approach was also taken when the residential development on the opposite side of the road, now known as ‘Southfields’ was approved.
- 5.2.8 In respect of this, Paragraph 17 of the National Planning Policy Framework sets out a core planning principle as part of its overriding sustainability agenda, stating that planning should “actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable”. This is reflected in policy T2 of the Local Development Plan. The proposal would therefore comply with this requirement.
- 5.2.9 Whilst the proposal complies with policy T2 of the LDP, it is considered that the principle of 14 new dwellings in this location would be contrary to policy S8 of the Local Development Plan and core principles of the NPPF which directs new dwellings to the defined development boundaries in order to promote sustainability and protect the countryside for its landscape, natural resources and ecological value as well as its intrinsic character and beauty. Detailed assessment of the character and appearance of the area will be discussed in the report below.

5.3 Housing Need and Mix

- 5.3.1 The proposal would provide 4 x two bedroom dwellings (affordable) and 10 x three bedroom dwellings (open market). Policy H2 of the LDP contains a policy and preamble (paragraph 5.2.2) which when read alongside the evidence base from the Strategic Housing Market Assessment (SHMA, published in June 2014) 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 therefore, encourages, in the policy H2 the provision of a greater proportion of smaller units to meet the identified needs and demands.
- 5.3.2 The outline planning permission triggers 25% affordable housing requirement under Policy H1 of the Local Development Plan 2014-2029. The requirements at 25% - 40% affordable provision based on the recommendations of the SHMA are as follows:
- 80% smaller - 35% 1 bed 2 person, 45% 2 bed 4 person 20% larger - 20% 3 bed 5 person, 4 bed 7 person as required 20% all affordable should be suited to meet needs of older people. 1 and 2 beds may be increased to 90% where required and viable in cases where this enables the provision of homes for older people and is consistent with identified need. The recommendation on tenure mix is 70% Social/Affordable Rented and 30% Intermediate (Shared Ownership).*
- 5.3.3 The Affordable Scheme detailing tenure, cost, allocation of units is to be agreed by Maldon District Council's Housing Department as part of the Section 106 Agreement.
- 5.3.4 It is to be noted that the Parish of Tillingham is in a Designated Protected Area (DPA) under the Statutory Instruments Number 2098, Designated Protected Areas in the East of England Schedule 7. This restricts occupants of any proposed Shared Ownership units from obtaining more than 80% ownership in the property. However, it is

possible to remove this restriction subject to the approval of both the Homes and Communities Agency and Maldon District Council.

- 5.3.5 The Housing Department has been consulted and supports the proposal which accords with Policy H1 in meeting / providing 25% of Affordable Housing provision as it would provide much needed affordable housing to meet the housing needs of the District.
- 5.3.6 Whilst the affordable housing contribution is mentioned in the Applicant's Planning Statement, there is no draft Heads of Term submitted in support of the application.

5.4 Design and Impact on the Character of the Area

- 5.4.1 National planning policy places great importance on the design of the built environment and states that high quality design should ensure that new development is visually attractive, responsive to local character, helps to promote healthy communities, and creates buildings which are durable, adaptable, and function well within the surrounding area to create a safe and accessible environment. Good design should enable and encourage people to live healthy lifestyles, reduce the risk of crime, create accessible environments which are inclusive for all sectors of society, and increase opportunities for social interaction.
- 5.4.2 Policy D1 of the Local Development Plan states that all development must, amongst other things, respect and enhance the character and local context and make a positive contribution in terms of: (b) Height, size, scale, form, massing and proportion; (d) Layout, orientation, and density; (2) Provide sufficient and useable private and public amenity spaces; (4) Protect the amenity of surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight.
- 5.4.3 The application site is located within the Tillingham and Latchingdon Coastal Farmland (E2), as identified with the Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) which forms part of the Council's evidence base. This character area is criss-crossed by drains and ditches, many of the field patterns have noticeable right-angled bends that the adjacent lanes follow, which is thought to demonstrate evidence of ancient planned landscape. The mainly rectilinear field pattern is medium to large scale. Extensive hedgerow loss in many places gives the appearance of a large-scale field pattern. Farming is a mix of arable and some pasture enclosed by elm-dominated hedgerows and copses, many of them containing a large proportion of dead elms, victims of Dutch elm disease. It is noted that the fringes of most of the older villages have been suburbanised in an unsympathetic way that visually intrudes into the local Landscape and urban expansion are visually intrusive in terms of density and architectural style. The development of this site would result in the loss of agricultural land which is currently being farmed.
- 5.4.4 Whilst it is noted that the application site is materially different and the number of units proposed is significantly lower than two previous planning applications at this site: OUT/MAL/14/01024 (90 dwellings) and OUT/MAL/15/00483 (85 dwellings) to 14 dwellings, it is considered that given the site's current rural appearance, the proposal would lead to a significant and harmful change to the open landscape of the

site and its surroundings where policies S1, S8 and D1 seeks to protect these areas from inappropriate development. Further, the cul-de-sac arrangement of development of the site for residential dwellings with associated domestic paraphernalia, hardstanding, and the communal parking of vehicles would erode the rural character and appearance of the area.

- 5.4.5 In terms of the layout of the development, the illustrative plans submitted effectively shows the dwellings to be two plots deep from the South Street frontage. The layout is not characteristic of Tillingham and the existing pattern of one plot depth development and single on plot parking and urbanises a particularly sensitive juxtaposition where the edge of the village meets open countryside. The layout of parking areas is also inconsistent with the traditional character of the village where single plot depth houses have parking on plot. Further, the public open space proposed on the corner of a busy road junction, where three principle roads meet, would not encourage the future occupiers or existing occupiers to the north and west of the site to use this space due to its size, location, poor accessibility and connectivity. This is particularly apparent on the Proposed Highway Plan (TMA/686/02) where the pedestrian crossing continues from No. 97 South Street but then abruptly stops at the front of Plot 2.
- 5.4.6 The indicative layout places plots 5-9 with their backs or sides to the countryside therefore requiring secure and private boundary treatments within the open field. Despite the proposal of a boundary hedgerow and scope for additional planting within the site which could provide some degree of screening, the proposed development would, nevertheless, encroach upon the open setting of the village which contributes to its aforementioned harm. Although new planting would be provided to the site boundary to the east, it is likely that the development would remain visible to a large extent, particularly given that any new planting introduced would take time to mature.
- 5.4.7 It is noted that the Applicant's Planning Statement dated 21 June 2017 has made reference to the 27 houses recently built out on the western side of South Street. It is important to note that application FUL/MAL/13/00945 was approved in January 2014 and was being built out at the time of the Appeal Site visit for the Gladman application on 25 August 2015. It is therefore considered that the Southfields site had a very different character to the site the subject of this application attributed to its *'undeveloped grassland and vacant light industrial building and storage buildings'* (quoted from the Design and Access Statement in support of planning application FUL/MAL/13/00945) existing on the land and its relationship to the existing residential dwellings on its western boundary fronting onto Tillingham Road.
- 5.4.8 No illustrative elevational have been plans submitted with this outline planning application for the Council to appropriately assess the design, scale, bulk, height and appearance of the development of the houses proposed within this site. Therefore the Council cannot assess the acceptability of the proposal at this stage.
- 5.4.9 Having taken into account the above, it is considered that the impact of the development on the character and appearance of the site and surroundings would significantly and demonstrably outweigh the benefits of the proposal when assessed against policies S1, S8, D1 and H4 of the Local Development Plan, and Government advice contained within the National Planning Framework. It is noted that the plans

submitted are indicative, but any arrangement of dwellings on this site would be harmful to the character of the countryside.

5.5 Impact on Residential Amenity

- 5.5.1 Policies D1 and H4 of the LDP advises that any development should protect the amenity of surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight and that any backland / infill development should not result in unacceptable material impact upon the living conditions and amenity of nearby properties.
- 5.5.2 The application is outline in nature with some matters reserved for consideration at a later date. Outline planning permission is sought to construct 14 dwellings with vehicular and pedestrian access off South Street between Plot 1 and Plot 14 located almost centrally within the plot. An illustrative Site Plan submitted shows an internal drive, two turning areas and communal parking spaces to the north and south of the site to serve the development.
- 5.5.3 With regard to impact on residential amenity, it is important to note that appearance, scale, layout and design are not matters for consideration in this application as this would be dealt with under a subsequent Reserved Matters application. Based on the illustrative plan submitted, it is considered that it would be possible to design a scheme that would not result in material overlooking to or loss of privacy to the neighbouring property No. 97 South Street to the north of the site in accordance with the criteria of policy D1 of the Local Development Plan, and the Government guidance contained within the NPPF.

5.6 Access and Highway Safety

- 5.6.1 Plots 1 and 14 are accessed via a private drive from South Street detailed on the Highways Plan. Plots 6, 7, 8 and 9 are to the rear of Plots 1, 2, and 10-14 effectively creating a 2 plot depth from the South Street frontage. Plots 6, 7, 8 and 9 have private driveways but Plots 2, 3, 4, 5 at the Grange Road cul-de-sac end and Plots 10, 11, 12, 13 at the South Street end of the cul-de-sac effectively have on street parking courts of 11 bays at the Grange Road end and 8 bays at the South Street end.
- 5.6.2 Concerns have been raised regarding the access, the bend in the road, and additional traffic that would be generated by this development proposal. The Highway Authority has been consulted and raises no objection regarding the proposal subject to conditions in relation to a Construction Method Statement (CMS) and details visibility splays, footways, dropped kerbs, boundary treatment and Residential Information Pack to be submitted to and approved by the Council prior to the occupation of the development. As such, the proposal would comply with policy T2 of the Local Development Plan.

5.7 Parking

- 5.7.1 The Council's Vehicle Parking Standards (VPS) state that for two / three bedroom dwellings, a maximum of two car parking spaces should be provided.

- 5.7.2 Based on the illustrative Site Plan submitted, it appears that Plots 1, 6, 7, 8, 9 and 14 would each have a driveway and off-street parking. Plots 2, 3, 4, 5, 10, 11, 12 and 13 would have off-street parking in the form of a communal parking area to the north and south of the site. Further, seven visitor spaces would also be provided for the future occupiers of the site.
- 5.7.3 In this instance, the proposal would accord with policy T2 of the Local Development Plan. Again, the Highway Authority has raised no objections subject to conditions and informative to be imposed should the application be approved. The precise number and layout of parking spaces would be agreed at Reserved Matters stage.

5.8 Private Amenity Space and Landscaping

- 5.8.1 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 a three or more bedroom dwelling should have at least 100 square metres of amenity space. Policy D1 of the Local Development Plan indicates the need for amenity space in new development and the spaces must be useable.
- 5.8.2 Based on the illustrative Site Plan submitted, the garden sizes provided are as follows:-

	Garden Sizes (Approx.)
Plot 1 (3 bed open market)	210sqm
Plot 2 (3 bed open market)	125sqm
Plot 3 (3 bed open market)	150sqm
Plot 4 (3 bed open market)	130sqm
Plot 5 (3 bed open market)	105sqm
Plot 6 (3 bed open market)	100sqm
Plot 7 (3 bed open market)	110sqm
Plot 8 (3 bed open market)	115sqm
Plot 9 (3 bed open market)	140sqm
Plot 10 and 11 (2 bed affordable)	120sqm
Plot 12 and 13 (2 bed affordable)	100sqm
Plot 14 (3 bed open market)	170sqm

- 5.8.3 It appears that the garden size for each proposed dwelling would meet, and in some instances, be in excess of the minimum standards. This is considered an important part of the development due to its rural location of the site and relationship to the adjacent open farmland to the eastern boundary of the application site. The proposal would therefore meet the requirements contained within Policy D1 of the Local Development Plan and The Essex Design Guide.
- 5.8.4 The Coast and Countryside Officer has assessed the application and has commented that site lies within the planned ancient co-axial boundary system of the Dengie which forms important features within the landscape and should be conserved and enhanced. As such, as part of any site layout, the Council would wish to see the creation and maintenance of a new boundary hedgerow along the eastern boundary. This would need to be created and managed within the public realm to ensure its maintenance in perpetuity. In addition, as the site appears to be bounded by hedgerows and/or trees

on at least two boundaries, a Preliminary Ecological Appraisal would be needed. To address these issues, appropriately worded planning conditions could be imposed regarding the submission of a landscaping scheme and an ecology report should the application be approved.

5.9 Other Material Considerations

5.9.1 Essex County Council (ECC) Sustainable Urban Drainage Systems (SUDs) Team

5.9.1.1 Policies S1, D1 and D5 of the Local Development Plan seek to prevent flooding by ensuring the satisfactory storage of / disposal of surface water from the site; to ensure the effective operation of SuDS features over the lifetime of the development and to provide mitigation of any environmental harm which may be caused to the local water environment.

5.9.1.2 The SUDs Team at Essex County Council has reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application and has issued a holding objection to the granting of planning permission based on the fact that no Surface Water Drainage Strategy has been submitted to support the case. As such, the proposal would conflict with Policy D5 of the Local Development Plan and Government advice contained in the NPPF.

5.9.2 Connection to Utilities

5.9.2.1 With regard to connections to utility services (electricity, gas, water etc.) the onus would be on the Applicant to obtain permission from the relevant providers.

5.9.3 Education

5.9.3.1 Concerns were raised regarding the development and its likely impact on the local primary school. In the two previous applications: OUT/MAL/14/01024/OUT and OUT/MAL/15/00483 where the development proposal had involved a much larger residential scheme for 85 and 90 houses, this issue regarding to impact on the local primary school was not considered by the Planning Inspectorate or in the most reason for refusal. It is therefore considered that to refuse the development for 14 dwellings on the basis that the development would affect the capacity on the local primacy would be unreasonable and would be difficult for the Council to sustain this on appeal.

6. ANY RELEVANT SITE HISTORY

- **OUT/MAL/14/01024** - Outline application for up to 90 dwellings, with associated access, highway works, parking, landscape, open space, play space, drainage and infrastructure. Refused on 20 October 2014. Dismissed on Appeal on 5 February 2016.
- **OUT/MAL/15/00483** - Outline application for up to 85 dwellings with associated access, highways works, parking, landscape, open space, play space, drainage and infrastructure. Refused: 21 July 2015.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Tillingham Village Council	Object to the application as it fails on economic, social and environmental grounds	Noted

7.2 Statutory Consultees and Other Organisations (*summarised*)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
ECC SUDs Team	Holding Objection - In the absence of a surface water drainage strategy, we object to this application until a satisfactory one has been submitted.	Noted.
Anglian Water Services	No objection subject to a foul drainage strategy and surface water management strategy to be submitted to and agreed by the Council.	Noted.
ECC Highway Authority	No objection subject to conditions and Informative.	Noted.
Essex and Suffolk Water (ESW)	No objection to this development subject to compliance with ESW requirements.	Noted.
Archaeology	No objection subject to conditions.	Noted.

7.3 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Conservation Officer	The proposal would cause no harm to the significance of the conservation area.	Noted.
Urban Design Officer	Object to the proposal as it does not accord with Paragraph 58 of the NPPF in terms of responding to local character and history and reflecting the identity of local surroundings.	Noted.

Name of Internal Consultee	Comment	Officer Response
The Coast and Countryside Officer	Object to this scheme due to the absence of a Landscape Appraisal and a Preliminary Ecological Appraisal.	Noted.
Environmental Health Services	No objection subject to conditions and informative.	Noted.

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:

- Mark Pilkington 1 North Street Tillingham Essex
- Dr Julie McGeachy C/O Dengie Medical Partnership Tillingham Medical Centre 61 South Street Tillingham
- Mrs H M Bowley & Mr R G Tugnutt 2 Slindon Close Broadwater Worthing
- Stephen Jennings 123 Holloway Road Heybridge Essex
- Jane Bodley 14 St Nicholas Road Tillingham Southminster
- Mr Clive Hawkins Franklin Farm 6 Bill Tanners Road Barnawatga
- Stephen Rumbles 38 South Street Tillingham Southminster
- Mr & Mrs Annison 55 South Street Tillingham Southminster
- Mrs Hickey-Short 78 South Street Tillingham Southminster
- Mrs Hylton 88 South Street Tillingham Southminster
- Adam Lewalski 95A South Street Tillingham Essex
- Mrs J E Purkiss 58 South Street Tillingham Essex
- Michael Johnson 3 Bakery Close Tillingham Southminster
- George Atkins 97 South Street Tillingham Southminster
- Mrs Susan Way 2 Mill Close Tillingham Southminster
- Mrs K Fox Mark Farm Cottage Bradwell Road Tillingham
- Christine & David Bragg 3 Marlborough Avenue Tillingham Essex
- Mr L Fox Mark Farm Cottage Bradwell Road Tillingham
- Mr & Mrs Hammond 92 South Street Tillingham Southminster
- Mr & Mrs B Rivers 11 Southfields Tillingham Essex
- Mr & Mrs Morris 7 Southfields Tillingham Southminster
- Mrs J Hill 13 North Street Tillingham Southminster
- Mr R Hill 13 North Street Tillingham Southminster
- Mr M Purkiss 58 South Street Tillingham Southminster
- Mr M Bowley Seldom Seen Angmering Park No. Littlehampton
- The Occupier 36 North Street Tillingham Southminster
- Emily-Ann Robinson High House Farm Tillingham Road Asheldham

- Marian Bays High House Farm Asheldham Essex
- Jordan Robinson High House Farm Tillingham Road Asheldham
- Marcus Robinson High House Farm Tillingham Road Asheldham
- Mr Patrick Thornton Clifton 1 Vicarage Lane Tillingham Southminster
- Arthur Williams 3 Englefields Tillingham Essex
- Mr W A Crowhurst 16 Marsh Road Tillingham Essex
- Chris Harvey Thandiswa 61A South Street Tillingham
- Leigh Baker 57 South Street Tillingham Essex
- Frances Eaton Pabena South Street Tillingham
- Malcolm Bodley 14 St Nicholas Road Tillingham Southminster
- A J Eaton Pabena South Street Tillingham
- Mr Andrew Snowdon Burdons Manor Road Dengie Southminster
- Ms Sharon Connell 29 South Street Tillingham Southminster
- Lawrence Smart 3 Kemp Cottages Marsh Road Tillingham
- John WJ Way 2 Mill Close Tillingham Essex
- Les Short 2 Bakery Close Tillingham Essex
- Mrs S Graves 54 Cross Road Maldon Essex
- TW & BL Webber 10 Marlborough Avenue Tillingham Essex
- Anthony Mallett 69 South Street Tillingham CM0 7TH
- Diane Mallett 69 South Street Tillingham CM0 7TH
- Mr Michael Tuckett Rotherne 4 Marlborough Avenue Tillingham
- Mr & Mrs Pocklington 45 St Nicholas Road Tillingham Essex
- Ray & Sue Travi 13 Southfields Tillingham Essex
- Jude Gardner Merchants House 40 Southminster Road Tillingham
- Mrs Bernice Moore Mullingers Tillingham Road Asheldham
- Brogan & Karl Scott 5 Southfields Tillingham Essex
- Michael Henry Moore Mullingers Tillingham Road Asheldham
- Mrs Lyndsey Dennis 31 Kings Farm Meadow Tillingham Essex
- Jayne Stublely 15 Chapel Lane Tillingham Essex
- John & Darian Williams Bluebell Cottage Grange Road Tillingham
- Joyce De Rosa 16 St Nicholas Road Tillingham Essex
- Pauline Hubbard 38 North Street Tillingham Essex
- Mrs B R Crowhurst 16 Marsh Road Tillingham Essex
- Emma Bratek 22 Southfields Tillingham Southminster

Objection Comment	Officer Response
Localised flooding / surface water drainage issues.	Where relevant these comments have been addressed in the Officer report.
The affordable housing are not for local people.	
There are still properties for sale in the Southfields development.	

Objection Comment	Officer Response
Detrimental impact for the village.	
Impact towards the view of the conservation area.	
The construction of Southfields has been disruptive to village life.	
Lack of services in Tillingham village.	
No employment opportunities in Tillingham village.	
Unused public transport.	
Highway safety.	
This application will set a precedent for further development.	
Concern how connections will be made to utility services.	
Impact on local primary school.	
Loss of agricultural land.	
Additional cars on the road means more traffic and pollution.	
The proposal is excessive, disproportionate and not sustainable.	
More on-street parking.	
More weight should now be given to the LDP.	
Impact on wildlife.	

7.4.2 Letters were received **in support** of the application from the following and the reasons for support are summarised as set out in the table below:

- Mrs Francesca Sweeney 100 Harestone Lane Caterham CR3 6AL

Supporting Comment	Officer Response
1. For a potential new power station, there will be a requirement for additional houses in the local area, including Tillingham, for its new employees.	Noted.
2. It will enhance the local economy including the village shop, the two village pubs and hairdressers, as well as all the local sole trader businesses.	
3. Both the school, and the Doctors surgery (following its amalgamation with Maylandsea's surgery) has space for additional residents.	
4. The new housing development will likely attract younger families to the area which will promote gentrification in the village.	

Supporting Comment	Officer Response
5. There is a national shortage of houses for the growing population in the country as outlined by the government.	

8. **PROPOSED REASONS FOR REFUSAL**

- 1 Policies S1 and S8 of the Maldon District Local Development Plan seek to provide control over new buildings in rural areas that are beyond defined settlement boundaries, to ensure that new residential developments are directed to appropriate and sustainable locations and that the countryside is protected for its landscape value as well as its intrinsic character and beauty. The proposed development would be an unwelcome visual intrusion into the open and undeveloped part of the countryside, resulting in an urbanisation of the site to the detriment of the character and appearance of the rural area. Further the development would represent an inappropriate form of ribbon development which would seriously damage the current open vista of the site resulting in demonstrable harm to the predominantly rural character of this site and its immediate surroundings. As such, the proposal would be contrary to policies D1, S1, S8, H4 and N2 of the Maldon District Local Development Plan, and the core planning principles and guidance contained in The National Planning Policy Framework.
- 2 The submitted Flood Risk Assessment and associated documents are considered inadequate; and no Surface Water Drainage Strategy has been submitted for assessment to be made of the risks arising from the proposed development. On this basis, the application would fail to accord with Policy D5 of the Maldon District Local Plan and Government advice contained in the National Planning Policy Framework.

Unless a completed Section 106 to deliver four x two bedroom affordable homes is submitted and agreed prior to the approval of planning permission, it is also recommended that the application is refused for the following reason:

- 3 Inadequate provision to secure the delivery of affordable housing to meet the identified need in the locality and address the Council's strategic objectives on affordable housing has been made, contrary to policy H1 of the Maldon District Local Development Plan (2017) and Government advice contained within the National Planning Policy Framework (2012).