

Report for Tollesbury Parish Council meeting on 6th October 2026 (report written 28th September 2026)

From Councillor Emma Stephens, Maldon District Councillor for Tollesbury (The Maldon District Independent Group)



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MALDON DISTRICT COUNCIL

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1. PLANNING

Next planning committee meetings: [North Western Area](#) 7Oct26, 4Nov26; [District](#), 15Oct26, 28Oct26.

2. MALDON DISTRICT COUNCIL NEWS

Maldon Youth Summits

"Building a brighter future for young people in Maldon. Maldon has many strengths but not every young person is finding their place".

The summits will be held on Saturday 3rd October in Maldon; and on Thursday 8th October in Southminster. If any Member would like to attend with me, please do get in touch. See page 4.

New Maldon District Local Plan

MDC is the first council in Essex to be producing a Local Plan under the Government's new 30-month plan-making system. The Plan will set out a long-term vision for the District, including where homes, jobs and infrastructure should be located, how high-quality design will be supported and how the district's distinctive natural and historic environment will be protected and enhanced.

Significant groundwork has already been completed since a review began in 2021 of the Council's previous Local Development Plan, and evidence and consultation findings already compiled will be updated and carried forward.

Timetable

Publish notice intention	25 Sep 26
Scoping consultation	25 Nov 26 - 22 Dec 26
Gateway 1 self-assessment	12 Mar 27
Plan content evidence consultation	27 Aug 27 - 7 Oct 27
Gateway 2 advice sought	19 Nov 27
Proposed plan consultation	26 May 28 - 19 Jul 28
Gateway 3 advice sought	14 Sep 28
Examination submitted	24 Oct 28
Adopted	2 May 29

For more information please see tinyurl.com/5dvdy6yz

One Maldon – Community, Connection, Communication

The Leader, Cllr Simon Morgan, is launching a new initiative where he visits local communities and organisations, so as to better understand the issues, problems, concerns and opportunities that matter most to residents and also, hopefully, applaud success and encourage endeavour.

If the Parish Council would like me to invite him, with the Deputy Leader (Cllr Maddie Thompson) and the Chief Executive (Mr Doug Wilkinson), then I can do that.

Blackwater seagrass

In 2023, the Council began working with Essex Wildlife Trust on a seagrass restoration trial in St Lawrence Bay. The work is now part of the wider

Transforming the Thames programme, which aims to restore connected coastal habitats across the Greater Thames Estuary.

St Lawrence Bay is home to two seagrass species: *Zostera marina* (common eelgrass) and *Zostera noltei* (dwarf eelgrass). These valuable habitats store carbon, improve water quality, reduce coastal erosion and provide important nursery grounds for fish and other marine wildlife.

The beds are flourishing, and the trial has proved a great success, so the Council is now working

with Project Seagrass to explore whether suitable habitat exists in Tollesbury for a similar restoration project.

Residents can volunteer to support planting and monitoring activities through Essex Wildlife Trust at tinyurl.com/3mj6p8cn.

Gold RSPCA PawPrints Award

The Council has achieved a Gold PawPrints Award for Animal Licensing in the national RSPCA PawPrints Awards 2026. This recognises

the good work of MDC's Environmental Health Team in safeguarding animals through effective licensing and inspection.

Council chamber refurbishment, including replacement audio-visual system

Members and residents who have observed MDC meetings that take place in the council chamber will be pleased to learn that refurbishment,

including a new audio-visual system, is due for completion by 1st October.

Planning: Welbeck 159 homes decision deferred (25/00381/OUTM - Land North of West Street)

Members will be aware that this application was debated by the District Planning committee on 5th August 2026, but was deferred to a future meeting

to allow time for more evidence. At the time of writing, the new date has not been set.

3. ESSEX COUNTY COUNCIL NEWS

Electric Vehicle (EV) charging opportunity for Parish Council

Essex County Council is moving forward with a project that will see thousands of EV charge points installed around Essex, and they are seeking to partner with local councils who own public car parks that would be well-suited for EV charge

points, to benefit residents and visitors but at no cost to the local council.

For more information, Tollesbury Parish Council can contact the ECC EV strategy team: email address provided separately.

Help for residents with heating oil costs: Crisis and Resilience Fund

Help is available for households that rely on domestic heating oil. This is part of the Crisis and Resilience Fund, which covers other costs too.

The application form and further information are at tinyurl.com/3wsdx8k6.

4. GOVERNMENT NEWS

From 31st October 2026, more planning applications will be determined by Officers

The Government has said it wants to bring greater clarity and consistency to planning committees, ensuring they focus on key proposals that matter to an area, and enabling other, often minor and technical, decisions to be made by Officers.

A new scheme of delegation therefore begins 31st October 2026, with no transitional arrangements.

Schedule 1 applications: Officers will be required, by law, to determine most applications, including householder; minor residential; minor commercial;

and reserved matters for below 500 houses.

Schedule 2 applications: Officers must also determine applications for most major development, listed buildings, and advertisements, as well as retrospective applications.

Presumption in favour of delegation to Officers: A Schedule 2 application will be delegated to Officers unless it meets at least one of these criteria:

- A. It raises an economic, social or environmental issue of significance to the local area;
- B. It raises a significant planning matter regarding the development plan and other material considerations;

AND it is agreed that it should come to committee by the Nominated Officer and Nominated Member. In most councils these will be the Planning Director and Planning Committee Chair respectively.

If they cannot reach agreement, then the application must be determined by officers.

‘Call-ins’ to end: Currently a Ward Member can call into committee an application that would normally be determined

by officers, but the new scheme ends this facility.

Smaller planning committees: Today at MDC all 31 Members belong to the District Planning Committee, but the new scheme limits the number to 13. MDC Members must therefore finalise our new Planning Committee membership during October.

The full statutory guidance is at tinyurl.com/2s45b3x8.

Pause for LGR (Local Government Reorganisation)

Members will be fully aware that the Government has announced that Essex LGR is on hold, to allow time to ensure decisions are lawful and right for local people.

The Government emphasises that this is not an admission that the original decisions were wrong, and that there have been no court findings against the Government.

Elections for Maldon District Council are still set for May 2027, so at the time of writing, this will be to elect Members to the existing council, not to a new Unitary Authority.

Meanwhile, elections for a devolved Essex mayoral combined authority are still set for May 2028.

Common Ground Award 2026 to 2027 opens for applications

The Ministry of Housing, Communities and Local Government (MHCLG) has announced new funding to help bring people together, create welcoming local spaces and strengthen relationships.

The Common Ground Award launched in 2025 and is now open to a second wave of applicants, backing groups that know their communities best and are already helping people from different backgrounds meet, mix and build trust.

This new round will provide up to £2.5 million in funding, with individual grants of £20,000 and £50,000 to improve the facilities, spaces and equipment to help continue delivering vital work in the community.

Applications can be submitted until 12th October; the prospectus is at tinyurl.com/ykif7vwe. To apply, please visit tinyurl.com/55mss46p.

Free bus travel for people with disabilities

From 1 April 2027, people who hold a disabled bus pass can travel on buses for free, no matter the time of day. Eligible disabled people across England will get free bus travel all day, every day,

after the Prime Minister announced that the government will lift time restrictions on concessionary passes.

End of TV licence savings stamp refunds

TV Licensing stopped issuing TV savings stamps 25 years ago, but they still honoured stamps purchased.

That facility is now ending, and anyone wishing to claim has until 31st December 2026 to send back their stamps. Details are at tvl.co.uk/stamps.

Maldon Youth Summits

3rd & 8th October 2026

Building a Brighter Future for Young People in Maldon

*Maldon has many strengths,
but not every young person is finding their place.*

**1 IN 5 children are
persistently absent from school**

**1 IN 5 children are
eligible for Free School Meals**

**1 IN 7 children receive
SEN Support**

*That's why every young person needs somewhere to
belong, something to do and someone to talk to.*

**Whether you're already supporting young people or
looking for ways to get involved, this summit is for you.**

We're particularly keen to connect with:

- Community & voluntary organisations
- Sports & uniformed groups
- Schools & faith organisations
- Businesses & employers
- Health & wellbeing partners

Together we'll explore:

- ✓ Hear directly from local young people
- ✓ Learn how organisations expanded into youth work
- ✓ Try bite-sized learning and practical tools
- ✓ Build local connections and partnerships

Two dates & locations:

Saturday 3rd October
Maldon Quaker House

Thursday 8th October
Southminster United Reform Church

✓ Free to attend | Lunch included | Places limited – [Register now](#)

Organised in
Partnership between



MALDON
DISTRICT COUNCIL



MALDON
DISTRICT COUNCIL



Essex County Council



BARNARDOS



Free outdoor cinema at Promenade Park

In partnership with Moonbeamers, MDC is bringing a Halloween-themed outdoor cinema experience to Promenade Park on Monday 26th October.

Enjoy a family favourite as the sun goes down, followed by a Halloween classic. With fancy dress encouraged and plenty of autumn atmosphere, it's the perfect way to celebrate the spooky season with family and friends.

The films showing will be Coco and Hocus Pocus and times will be announced shortly:
tinyurl.com/vpark4n5.



Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 28th August 2026



26/00428/HOUSE Tollesbury West

Alterations to the front lean to roof, installation of a new entrance canopy, new render to walls.

64 West Street Tollesbury Maldon Essex

(UPRN - 100090566177)

Mr & Mrs Smith

APPROVE subject to the following conditions:-

1 CONDITION

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91(1) of the Town and Country Planning Act 1990 (as amended).

2 CONDITION

The development hereby permitted shall be carried out in accordance with the approved plans as stated on the Decision Notice.

REASON

To ensure that the development is carried out in accordance with the details as approved.

3 CONDITION

The materials used in the construction of the development hereby approved shall be as set out within the application form/ plans hereby approved.

REASON

In the interest of the character and appearance of the area in accordance with policy D1 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework and the Maldon District Design Guide.

POSITIVE AND PROACTIVE STATEMENT

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Officer: Charlie Mumford

Dated : 24/08/2026

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 18th September 2026



26/00542/TCA

Tollesbury East

T1 - Purple leaved plum - Reduce by up to 3m, T2 - Purple leaved plum - Reduce by 1m to previous points

Grass Verge Outside 48 East Street Tollesbury Essex

(UPRN - 010094638533)

Mr Mark Davis - ECC Place Services

ALLOWED TO PROCEED

INFORMATIVE

- All works must be carried out in accordance with BS3998:2010 - Tree Works, Recommendations.
- The applicant is advised that it is an offence to disturb, kill or injure protected species and their associated breeding site/s and/or resting place/s under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2017. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice.
- You are advised that this notice is in respect of the Conservation Area only and it does not imply that consent would be forthcoming from the owner of the tree or any such other person from whom consent would be required.

Officer: Charlie Mumford

Dated : 16/09/2026

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 18th September 2026



26/00013/FUL

Tollesbury West

Proposed change of use of dwelling to a SEMH residential establishment for children (age 11-18yrs old)

Guisnes Lodge Back Road Tolleshunt D'Arcy Maldon

(UPRN - 100091257443)

Mr J Caprioli-Blake -Cross Path Care

REFUSE for the following reason:-

The proposed change of use is for care accommodation in a countryside location that is not appropriately accessible to public transport, shops, services or community facilities. No exceptional justification has been provided for siting the proposal in this unsustainable location, nor has any evidence been submitted to demonstrate that alternative, more sustainable sites are unsuitable or unavailable. The development would therefore result in an over-reliance on the private car to meet day-to-day needs, amounting to unsustainable development, contrary to Policies S1, S8, H3, T1 and T2 and the sustainable development principles of the NPPF.

POSITIVE AND PROACTIVE STATEMENT

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant/Agent the opportunity to consider whether there is a way forward to seek a revision to the proposal.

Officer: Charlie Mumford

Dated : 15/09/2026

Town and Country Planning Act 1990

Weekly List Of Decisions

Week Ending 25th September 2026



25/01057/OUTM Tollesbury West

Outline Planning permission with access for consideration for a residential development of up to 200 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works.

Land Opposite Prentice Hall Farm Prentice Hall Lane Tollesbury Essex
(UPRN - 010000236650)

Obsidian Strategic Asset Management

APPROVE subject to the applicants and all interested parties first entering into an Agreement pursuant to S106 of the Town and Country Planning Act 1990 and subject to the following conditions:-

1 CONDITION

The development shall be carried out in accordance with plans and particulars relating to the layout, scale, appearance, and the landscaping of the site (hereinafter called "the reserved matters"), for which approval shall be obtained from the Local Planning Authority in writing before any development is begun. The development shall be carried out fully in accordance with the details as approved.

REASON

The application as submitted does not give particulars sufficient for consideration of the reserved matters.

2 CONDITION

Application for the approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

REASON

To comply with the requirements of Section 92(2) of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3 CONDITION

The development hereby permitted shall be begun within two years from the date of the final approval of the reserved matters. The development shall be carried out as approved.

REASON

To comply with the requirements of Section 92(2) of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4 CONDITION

The reserved matters submitted pursuant to Condition 1 of this permission shall be submitted in accordance with the details set out in the following approved plans:

Site Location Plan LP-01 Rev B
Access and Movement Parameter Plan AMPP-01 Rev P3
Building Density Parameter Plan BDPP-01 Rev P3
Building Heights Parameter Plan BHPP-01 Rev P4
Green and Blue Infrastructure Parameter Plan GBIPP-01 Rev P2
Land Use Parameter Plan LUPP-01 Rev P5

REASON

To ensure that the development is carried out in accordance with the details as approved.

5 CONDITION

The housing unit size mix for the market and affordable residential units within the development hereby approved shall be agreed as part of the reserved matters application(s) and shall accord with the housing mix requirements set out within the Maldon District Local Housing Needs Assessment (2025) or any subsequent updated Local Housing Needs Assessment.

REASON

In order to ensure that an appropriate housing mix is provided for the proposed development taking into account the objective of creating a sustainable, mixed community contained in Policy H2 of the approved Maldon District Development Local Plan and the guidance contained in the National Planning policy Framework.

6 CONDITION

Full details of the onsite provision and subsequent retention of both hard and soft landscape works shall be submitted concurrently with the reserved matters submitted pursuant to Condition 1 of this permission. These details shall include:

- a) Details of proposed schedules of species of trees and shrubs to be planted, planting layouts with stock sizes and planting numbers/densities.
- b) Details of the planting scheme implementation programme, including ground protection and preparation, weed clearance, stock

sizes, seeding rates, planting methods, mulching, plant protection, staking and/or other support.

c) Details of the aftercare and maintenance programme.

The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the occupation of any part of the development hereby approved unless otherwise agreed in writing by the local planning authority. 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 its replacement, is removed, uprooted, destroyed, 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 in the same place, unless the local planning authority gives its written consent to any variation.

REASON

To secure the retention and provision of appropriate landscaping on the site in the interests of visual amenity and the character of the area and for their biodiversity value in accordance with Policies D1 and N2 of the Maldon District Local Development Plan (2017) and the Maldon District Design Guide.

7 CONDITION

No works related to the alteration of ground levels at the site and no works above ground level shall occur until details of existing ground levels and proposed finished ground levels, and their relationship to the adjoining land, and floor levels, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON

In order to safeguard the amenities of neighbouring occupiers and in the interests of visual amenity of the area in accordance with policy D1 of the approved Maldon District Local Development Plan (2017).

8 CONDITION

No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include (but not be limited to) the following details:

- safe access to the site
- vehicle routing
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- wheel and underbody washing facilities
- Construction Dust Management Plan
- Risk assessment of potentially damaging construction activities.

- Identification of "biodiversity protection zones".
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including impacts from noise or vibration
- The location and timing of sensitive works to avoid harm to biodiversity features
- The times during construction when specialist ecologists need to be present on site to oversee works
- Responsible persons and lines of communication
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
- Use of protective fences, exclusion barriers and warning signs

The applicant should ensure the control of nuisances during construction works to preserve the amenity of the area and avoid nuisances to neighbours and to this effect:

- a) no waste materials should be burnt on the site, instead being removed by licensed waste contractors;
- b) no dust emissions should leave the boundary of the site;
- c) consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site;

REASON

To ensure that on-road parking of these vehicles in the adjoining roads does not occur, prevent dust emissions, ensure that loose materials and spoil are not brought out onto the highway and that construction vehicles do not use unsuitable roads, and to protect priority and protected species and nearby designated habitats sites, in the interests of highway safety and in accordance with Policies D1, D2, D5, N1 and N2 of the Maldon District Local Development Plan (2017) and guidance contained within the National Planning Policy Framework.

9 CONDITION

Prior to first occupation of the development, the access arrangements and off-site highway works, as shown in principle on Motion drawings nos '2109082-03 Rev B' and '2109082-04 Rev B', shall be fully implemented and retained as such for the life of the development. All details are to be agreed with the Highway Authority and to include, but not be limited to, the following:

- Provision of clear to ground visibility splays of 2.4m x 132m to the west and 2.4m x 142m to the east of the proposed access;
- A bellmouth access with minimum radii of 6m with a 3m shared use pedestrian / cycleway on the eastern side;
- Provision of a 3m shared use pedestrian / cycleway running from the site eastwards along the southern side of West Street to a point adjacent to no 39 West Street, with appropriate signing, lining and tactile paving;
- Provision of a 2m wide footway together with appropriate dropped kerbs and

- tactile paving on the northern side of West Street; o Provision of a pair of dropped kerb crossing points and tactile paving across West Street to the new 2m footway mentioned above;
- Extend the 30mph speed limit to the west of the site entrance and provide a new gateway feature with appropriate signing and lining as necessary.

REASON

To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, and to make adequate provision within the highway for pedestrians, in accordance with Policies T1 and T2 of the Maldon District Local Development Plan (2017).

10 CONDITION

Prior to the first occupation of any dwelling within the development hereby approved, details of bus stop improvements shall be submitted to, and approved in writing by, the Local Planning Authority, to ECC specification, to include the following:

- Provision of raised kerbs, pole and flag with timetable on the northern side of West Street, for eastbound buses, with appropriate footway and hardstanding as necessary
- Provision of a shelter, raised kerbs, pole and flag with timetable on the southern side of West Street, for westbound buses, with appropriate footway and hardstanding as necessary
- Provision of a freestanding Real Time Passenger Information sign at 'The Square' bus stop, on the southern side of the High Street

The developer shall implement the approved bus stop improvements prior to the first occupation of any dwelling hereby permitted

REASON

To encourage trips by public transport and in the interest of accessibility, and to protect heritage assets and local townscape, in accordance with Policies S1, D1, D3, T1, T2 and I2 of the Maldon District Local Development Plan (2017).

11 CONDITION

Prior to the commencement of the development hereby approved, a scheme for the diversion and upgrading of Public Footpath no 8 (Tollesbury parish) within the application site shall be submitted to and approved in writing by the Local Planning Authority. The scheme of works shall be implemented in accordance with the approved details, prior to the first occupation of any residential dwelling hereby permitted.

REASON

To ensure the continued safe passage of the public on the definitive right of way and provide safe accessibility to nearby facilities and services in accordance with Policies T1 and T2 of the Maldon District Local Development Plan (2017).

12 CONDITION

Prior to the first occupation of the proposed development, the Developer shall submit an updated residential Travel Plan to the Local Planning Authority for approval in consultation with Essex County Council. The approved Travel Plan shall then be actively implemented for a minimum period from the first occupation of the development until 1 year after final occupation.

REASON

In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with Policies S1, T1, T2 and I2 of the Maldon District Local Development Plan (2017).

13 CONDITION

Prior to first occupation of the development, the Developer shall be responsible for the provision, implementation and distribution of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge.

REASON

In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with Policies S1, T1, T2 and I2 of the Maldon District Local Development Plan (2017).

14 CONDITION

The reserved matters for the approval of layout and appearance shall include details of all proposed external finishing materials to be used in the development. No development above ground level shall commence until details or samples of all external finishing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and be retained as such in perpetuity.

REASON

In the interest of the character and appearance of the conservation area in accordance with Policy D1 of the Maldon District Local Development

Plan (2017) and the guidance contained in the Maldon District Design Guide (2017) and the National Planning Policy Framework.

15 CONDITION

Prior to the first occupation of any dwelling hereby approved, details of the siting, height, design and materials of the treatment of all boundary treatments including gates, fences, walls, railings and piers shall be submitted to, and approved in writing by, the Local Planning Authority. The approved boundary treatments shall be constructed prior to the first occupation of the dwelling to which it relates, or first use of adjoining land, and be retained as such thereafter for the duration of the development.

REASON

To ensure the use of appropriate details to safeguard the character and appearance of the area and ensure satisfactory residential amenity, in accordance with Policy D1 of the Maldon District Local Development Plan (2017) and the guidance contained in the Maldon District Design Guide (2017) and the National Planning Policy Framework.

16 CONDITION

No works except demolition shall take place until a detailed Surface Water Drainage Scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme should include but not be limited to:

- Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753.
- Limiting discharge rates to 9.3l/s for all storm events up to and including the 1 in 100 year rate plus 45% allowance for climate change. All relevant permissions to discharge from the site into any outfall should be demonstrated.
- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 45% climate change event.
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 45% climate change critical storm event, OR, if impracticable,
- Demonstrate that features are able to accommodate a 1 in 10 year storm events within 24 hours of a 1 in 30 year event plus climate change
- Provision of 10% urban creep allowance applied to the impermeable areas used to calculate the required storage, in accordance with BS8582

- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to the first occupation of any dwelling hereby permitted. It should be noted that all outline applications are subject to the most up to date design criteria held by the LLFA.

REASON

To prevent flooding, ensure effective operation of SuDS features over the lifetime of the development and mitigate environmental harm to the local water environment, in accordance with Policies D1 and D5 of the Maldon District Local Development Plan (2017) and guidance contained within the National Planning Policy Framework.

17 CONDITION

No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the approved scheme, with any prevention or mitigation measures in place at all times as required.

REASON

To prevent flood risk at construction stage and prevent contamination or pollution to residents or ecology, in accordance with Policies D1, D5 and N2 of the Maldon District Local Development Plan (2017) and the National Planning Policy Framework.

18 CONDITION

Prior to the first occupation of any dwelling hereby approved, a maintenance plan detailing the maintenance arrangements of the hereby approved surface water drainage system, including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, shall have been submitted to, and agreed in writing by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided. The development

shall be carried out and maintained in accordance with the approved details.

REASON

To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk, in accordance with Policies D1 and D5 of the Maldon District Local Development Plan (2017) and guidance contained within the National Planning Policy Framework.

19 CONDITION

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

REASON

To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk, in accordance with Policies D1 and D5 of the Maldon District Local Development Plan (2017) and guidance contained within the National Planning Policy Framework.

20 CONDITION

Prior to the commencement of any development hereby permitted, details shall be submitted to, and approved in writing by, the Local Planning Authority in accordance with the requirements of BS5837:2012 in relation to tree retention and protection as follows:

- Tree survey detailing works required
- Trees to be retained
- Tree retention protection plan
- Tree constraints plan
- Arboricultural implication assessment
- Arboricultural method statement (including drainage service runs and construction of hard surfaces)

The tree protection measures shall be carried out in accordance with the approved details and any protective fencing and ground protection shall be implemented prior to the commencement of construction works and retained until all equipment, machinery and surplus materials have been removed from the site. If within five years from the completion of the development an existing tree is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement tree shall be planted within the site of such species and size and shall be planted at such time, as specified in writing by the local planning authority.

REASON

To secure the retention of appropriate landscaping of the site in the interests of visual amenity and the character of the area and for their biodiversity value in accordance with Policies D1 and N2 of the Maldon District Local Development Plan and the Maldon District Design Guide.

21 CONDITION

Prior to the commencement of any development hereby permitted, details relating to fencing/ground protection to protect the hedges/shrubs to be retained in accordance with BS5837:2012 shall be submitted to, and approved in writing by, the Local Planning Authority.

The protective fencing shall be erected in accordance with the approved details before the commencement of any clearing, demolition and building operations and shall be retained until all equipment, machinery and surplus materials have been removed from the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced protection zone nothing shall be stored or placed, no fires lit, no vehicle shall gain access, ground levels shall not be altered, no excavation shall be made and no structure shall be erected. If within five years from the completion of the development a retained shrub or hedge is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement shrub or hedge shall be planted within the site of such species and size and shall be planted at such time, as specified in writing by the local planning authority.

REASON

To secure the retention of appropriate landscaping of the site in the interests of visual amenity and the character of the area and for their biodiversity value in accordance with Policies D1 and N2 of the Maldon District Local Development Plan and the Maldon District Design Guide.

22 CONDITION

- (1) No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation, including aerial photographic rectification, geophysical survey and archaeological trial trenching has been secured in accordance with a Written Scheme of Investigation (WSI) which has been submitted by the applicant, for approval by the Local Planning Authority.
- (2) No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the WSI defined in Part 1 and confirmed by the archaeological advisors to the Local Planning Authority.
- (3) No development or preliminary groundworks of any kind shall take place until the submission of a mitigation WSI detailing the

excavation/ preservation strategy for approval by the Local Planning Authority.

- (4) No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation WSI, and approved by the Archaeological Advisors to the Local Planning Authority.
- (5) The applicant will submit a Post Excavation Assessment and/or Updated Project Design for approval by the Local Planning Authority. This shall be done within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance in writing by the Local Planning Authority. This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

REASON

To protect the site which is of archaeological interest, in accordance with Policy D3 of the Maldon District Local Development Plan (2017) and the National Planning Policy Framework.

23 CONDITION

An Acoustic Design Statement shall be submitted to the Local Planning Authority concurrently with the reserved matters submitted pursuant to Condition 1 of this permission. The statement shall demonstrate that acceptable internal and external noise environments will be achieved for future occupiers, having regard to road traffic noise and other relevant noise sources. The statement shall include details of layout, façade design, glazing and ventilation. No development shall commence until the Acoustic Design Statement has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with all recommendations of the approved Acoustic Design Statement, which shall be implemented prior to the occupation of the relevant dwelling they relate to, and be permanently retained thereafter.

REASON

To ensure that future occupiers are provided with a satisfactory living environment and are not exposed to unacceptable levels of noise, in accordance with Policy D1 of the Maldon District Local Development Plan (2017) and the National Planning Policy Framework.

24 CONDITION

No development shall commence until a Phase 2 intrusive site investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The investigation shall assess the nature and extent of contamination and ground gas risks and include appropriate recommendations.

REASON

To ensure that potential land contamination risks are fully assessed and that the site is suitable for residential use, in the interests of public health and environmental protection, in accordance with Policy D2 of the Maldon District Local Development Plan and the National Planning Policy Framework.

25 CONDITION

Where contamination is identified, no development shall take place until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority and implemented in full.

REASON

To ensure that any contamination present on site is appropriately remediated to protect future occupiers, buildings, and the environment, in accordance with Policies D1 and D2 of the Maldon District Local Development Plan and the National Planning Policy Framework.

26 CONDITION

Prior to the first occupation of any dwelling hereby approved, a verification report shall be submitted to and approved in writing by the Local Planning Authority, confirming that any approved remediation works have been satisfactorily completed.

REASON

To confirm that the site is suitable for residential use and does not pose a risk to human health or the environment, in accordance with Policy D2 of the Maldon District Local Development Plan (2017) and the National Planning Policy Framework.

27 CONDITION

No development (including demolition, site clearance or groundworks) shall commence until a Site Waste Management Plan (SWMP) has been submitted to, and approved in writing by, the Local Planning Authority. The submitted SWMP shall include, but not be limited to the following details:

- a site-wide approach to address the key issues associated with sustainable management of waste, throughout the stages of site clearance, design, construction and operation
- strategic forecasts in relation to expected waste arisings for construction,
- waste reduction/recycling/diversion targets, and monitor against these
- advise on how materials are to be managed efficiently and disposed of legally during the construction phase of development, including

their segregation and the identification of available capacity across an appropriate study area

The development hereby approved shall be implemented in accordance with the approved SWMP.

REASON

To promote sustainable resource management, minimise waste generation and ensure waste is managed in accordance with the waste hierarchy, in accordance with policies D1 of the Maldon District Local Development Plan (2017) and Policy S4 of the Essex Minerals Local Plan (2014).

28 CONDITION

Prior to the commencement of the development hereby approved, details of the source of water for construction purposes have been submitted to, and approved in writing by, the Local Planning Authority. The submitted details shall include:

- All proposed sources for water supply for construction activities
- Details of any temporary connections to the public water network or alternative sources such as deliveries or onsite abstraction
- Mitigation measures to minimise the use of water and prevent adverse impacts on the public network

The approved details shall be implemented and complied with for the duration of the construction phase.

REASON

To ensure that adequate water supply is available for construction purposes without adversely affecting the integrity and capacity of the local water supply network, in accordance with Policies S1, D1 and I1 of the Maldon District Local Development Plan (2017) and the relevant parts of the NPPF.

29 CONDITION

A scheme for the proposed area of public open space shall be submitted to the Local Planning Authority concurrently with the reserved matters submitted pursuant to Condition 1 of this permission. The details shall be broadly in accordance with the Landscape Illustrative Masterplan '8158.ASP4.ILSP'. The development shall be carried out only in accordance with the approved details.

REASON

To ensure sufficient amenity space is provided to future occupiers and to mitigate visual impact on the surrounding area, in accordance with Policy D1 of the adopted Maldon District Local Development Plan.

30 CONDITION

Prior to the first occupation of any residential unit hereby permitted, details of the future management, maintenance schedules and funding provision of the public open space and associated landscaping (this could include surface water management provision) shall be submitted to and approved in writing by the Local Planning Authority. The site shall then be managed, maintained and funded in accordance with these details at all times thereafter.

REASON

To ensure the site is managed and maintained for the benefit of the users of the site and its implications on the surrounding area in accordance with policy D1 of the adopted Maldon District Local Development Plan.

31 CONDITION

Prior to the first occupation of any residential unit hereby permitted, details of children's play space equipment specifications, layout and safety features shall be submitted to, and approved in writing by, the Local Planning Authority. The play space equipment shall be implemented prior to the occupation of any residential unit hereby permitted and retained in accordance with the approved details for the lifetime of the development.

REASON

To provide sufficient local play options for children, in accordance with Policy N3 of the Maldon District Local Development Plan (2017).

32 CONDITION

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) 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 Maldon District Local Development Plan and the provision and guidance as contained within the National Planning Policy Framework.

33 CONDITION

The reserved matters for the approval of layout and appearance shall include details of energy efficient and renewable energy installations for each dwelling. The energy efficient and renewable energy installations as approved shall be provided prior to the first occupation of each dwelling they serve and shall be permanently maintained and retained at all times thereafter.

REASON

In the interests of residential amenity and to ensure that the development can be integrated within its immediate surroundings in accordance with Policies D1 and D2 of the Maldon District Local Development Plan (2017).

34 CONDITION

A Waste Management Plan shall be submitted to the Local Planning Authority concurrently with the reserved matters submitted pursuant to Condition 1 of this permission. The Waste Management Plan shall provide details including the number, size, location, design and materials of bin and recycling stores to serve the development, together with details of the means of access to bin and recycling stores for residents and refuse operatives, including collection points and bin drag distances if necessary. No development shall commence until the Waste Management Plan has been approved in writing by the Local Planning Authority. The bin and recycling stores as approved shall be provided in accordance with the approved details prior to the first occupation of each dwelling and permanently retained at all times thereafter.

REASON

To ensure that adequate refuse facilities are provided and in the interest of the visual amenity of the area in accordance with the requirements of policy D1 of the Maldon District Local Development Plan and the provision and guidance as contained within the Maldon District Design Guide.

35 CONDITION

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- Purpose and conservation objectives for the proposed enhancement measures;

- detailed designs or product descriptions to achieve stated objectives;
- locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- persons responsible for implementing the enhancement measures; and
- details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

REASON

To enhance protected, Priority and threatened species and allow the LPA to discharge its duties within the NPPF and s40 of the NERC Act 2006 (as amended), and in accordance with policy N2 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

36 CONDITION

Prior to first operation of the development, a Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan shall be submitted to and approved in writing by the local authority, this shall include:

- the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;
- the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and
- details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Notice in writing shall be given to the Council when the:

- initial enhancements, as set in the HMMP, have been implemented; and
- habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Unless otherwise agreed in writing, monitoring reports shall be

submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

REASON

To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development and to meet the requirements of Policies N1 and N2 of the Maldon District Local Development Plan (2017).

37 CONDITION

Prior to the commencement of any development hereby approved, including any site clearance or preparation, a Materials Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include, but not be limited to, the following details:

- Details of the quantity and location of sand and gravel to be excavated as part of the development hereby approved
- An assessment of the onsite construction uses and quantities of the materials
- Confirmation of how the identified materials will be processed, stored and re-located within the development

The development hereby approved shall thereafter be carried out in accordance with the approved Materials Management Plan.

REASON

To encourage the sustainable use of existing mineral resources and to reduce the need for construction vehicle trips in the interests of sustainable development, in accordance with Policies S4 and S8 of the Essex Minerals Local Plan (2014).

38 CONDITION

Prior to the commencement of the development hereby permitted, an updated badger survey shall be undertaken to identify any new or active badger setts within the site. The survey results and any required mitigation measures shall be submitted to and approved in writing by the Local Planning Authority.

If any changes in badger activity are detected or where the survey results indicate that changes have occurred that will result in badger-related ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Works will then be carried out in accordance with the proposed new approved ecological measures and timetable."

REASON

To ensure the development does not harm protected species or their habitats, in accordance with Policy N2 of the Maldon District Local Development Plan (2017); and to allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

39 CONDITION

Prior to the commencement of development hereby permitted, a Skylark Mitigation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The Strategy shall including, but not be limited to:

- An assessment of existing Skylark territories and the impact/loss as a result of the development
- Details of all onsite/offsite mitigation measures to compensate for the loss
- Details of long-term management of the mitigation areas/features and a timetable for implementation

The approved mitigation measures, including any habitat creation, shall be implemented in accordance with the approved timetable for implementation and retained as such for the duration of the development.

REASON

To protect and enhance protected, Priority and threatened species in accordance with Policy N2 of the Maldon District Local Development Plan (2017) and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

40 CONDITION

No works that would affect the breeding / resting place of Great Crested Newts shall commence until the local planning authority has been provided with: (a) a licence issued by Natural England pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/ development to go ahead; or (b) evidence of site registration supplied by an individual registered to use a Great Crested Newt Low Impact Class Licence; or (c) a Great Crested Newt District Level Licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/ development to go ahead; or (d) a statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.

REASON

To ensure the development does not harm protected species or their habitats, in accordance with Policy N2 of the Maldon District Local Development Plan (2017); and to allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

41 CONDITION

Prior to the first occupation of any residential unit hereby permitted, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON

To ensure the development does not harm habitats or foraging areas for light-sensitive species, in accordance with Policy N2 of the Maldon District Local Development Plan (2017); and to allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

INFORMATIVES

1. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Maldon District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

2. Anglian Water

Anglian Water advise that:

1. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087 Option 2.
2. Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
3. Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087 Option 2.
4. The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 Option 2 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

3. ECC Highways

The Highways Authority (ECC Highways) advise that:

- i. Please note that as the application is Outline for Access only; no detailed assessment of the internal layout has been undertaken at this time.
- ii. The Stage 1 Road Safety Audit and subsequent designers' response have been noted and accepted.

- iii. The Public Right of Way network is protected by the Highways Act 1980. Any unauthorised interference with any route noted on the Definitive Map of PROW is considered to be a breach of this legislation. The public's rights and ease of passage over public footpath no 8 (Tollesbury Parish) shall be maintained free and unobstructed at all times to ensure the continued safe passage of the public on the definitive right of way.

The grant of planning permission does not automatically allow development to commence. In the event of works affecting the highway, none shall be permitted to commence until such time as they have been fully agreed with this Authority. In the interests of highway user safety this may involve the applicant requesting a temporary closure of the definitive route using powers included in the aforementioned Act. All costs associated with this shall be borne by the applicant and any damage caused to the route shall be rectified by the applicant within the timescale of the closure.
- iv. There shall be no discharge of surface water onto the Highway from the site.
- v. All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org
- vi. The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design checks, safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.
- vii. Mitigating and adapting to a changing climate is a national and Essex County Council priority. The Climate Change Act 2008 (amended in 2019) commits the UK to achieving net-zero by 2050. In Essex, the Essex Climate Action Commission proposed 160+ recommendations for climate action. Essex County Council is working with partners to achieve specific goals by 2030, including net zero carbon development. All those active in the development sector should have regard to these goals and applicants are invited to sign up to the Essex Developers' Group Climate Charter [2022] and to view the advice contained in the Essex Design Guide. Climate Action Advice guides for residents, businesses and schools are also available.

4. Waste Authority

You are advised that access for collection vehicles including private roads should be suitable for 26 tonne vehicles to minimise collection points and manual handling for residents and crews. Storage for flats - new legislation 'Simpler Recycling' requires the Council to collect a full range of recycling including food waste for all properties including flats from 31 March 2026.

<https://www.gov.uk/government/publications/simpler-recycling-in-england-policy-update/simpler-recycling-in-england-policy-update>

5. Lead Local Flood Authority

Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to suds@essex.gov.uk.

Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office.

Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in the attached standing advice note.

It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners.

The Ministerial Statement made on 18th December 2014 (ref. HCWS161) states that the final decision regarding the viability and reasonableness of maintenance requirements lies with the LPA. It is not within the scope of the LLFA to comment on the overall viability of a scheme as the decision is based on a range of issues which are outside of this authority's area of expertise.

We will advise on the acceptability of surface water and the information submitted on all planning applications submitted after the 15th of April 2015 based on the key documents listed within this letter. This includes applications which have been previously submitted as part of an earlier stage of the planning process and granted planning permission based on historic requirements. The Local Planning Authority should use the information submitted within this response in conjunction with any other relevant information submitted as part of this application or as part of preceding applications to make a balanced decision based on the available information.

6. Essex Fire and Rescue

You are advised to contact Essex County Fire & Rescue Service in relation to the detailed design of the development, including placement of firefighting water supplies. Details are provided in the Essex County Fire & Rescue Service consultation response, dated 12 December 2025.

7. Essex Police

You are advised to refer to Essex Police Designing Out Crime Officer advice (see consultation response dated 18 December 2025) when considering the detailed design at reserved matters stage.

POSITIVE AND PROACTIVE STATEMENT

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant/Agent, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Officer: Gareth Ball

Dated : 22/09/2026