

Date



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Essex CM9 5DL

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# MEMBERS' UPDATE

CHIEF EXECUTIVE  
Doug Wilkinson

Dear Councillor

## DISTRICT PLANNING COMMITTEE - WEDNESDAY 30 JULY 2025

Please find enclosed the Members' Update for the above meeting, detailing any further information received in relation to the following items of business since the agenda was printed.

5. **25/00160/FULM - Land South of Wycke Hill and Limebrook Way, Maldon, Essex**(Pages 3 - 6)

Yours faithfully

Chief Executive

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**CIRCULATED PRIOR  
TO THE MEETING**



**REPORT of  
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

to  
**DISTRICT PLANNING COMMITTEE  
30 JULY 2025**

## **MEMBERS' UPDATE**

**AGENDA ITEM NO.: 5**

### **1. SUMMARY**

Since the agenda was published the applicant has submitted a revision to the housing mix which was before members took in their consideration of this application on the 15<sup>th</sup> July 2025. The amendment relates to the mix of market housing and the details are set out in the information below. Relevant text has also been included to assist in the explanation and the reasoning for the amendment. The layout of the development will not change from that previously considered and in general the form and appearance of the built form will be largely unaltered except for modifications in the building types proposed for the 1 bedroom dwellings. Officers are satisfied that the amendment does not materially change the application in general substance from the proposal previously considered so no further public consultation is required. Should members be minded to approve the application, together with the amendments tabled in this update, appropriate planning conditions will be attached to the decision notice confirming the mix of market housing and associated drawing numbers.

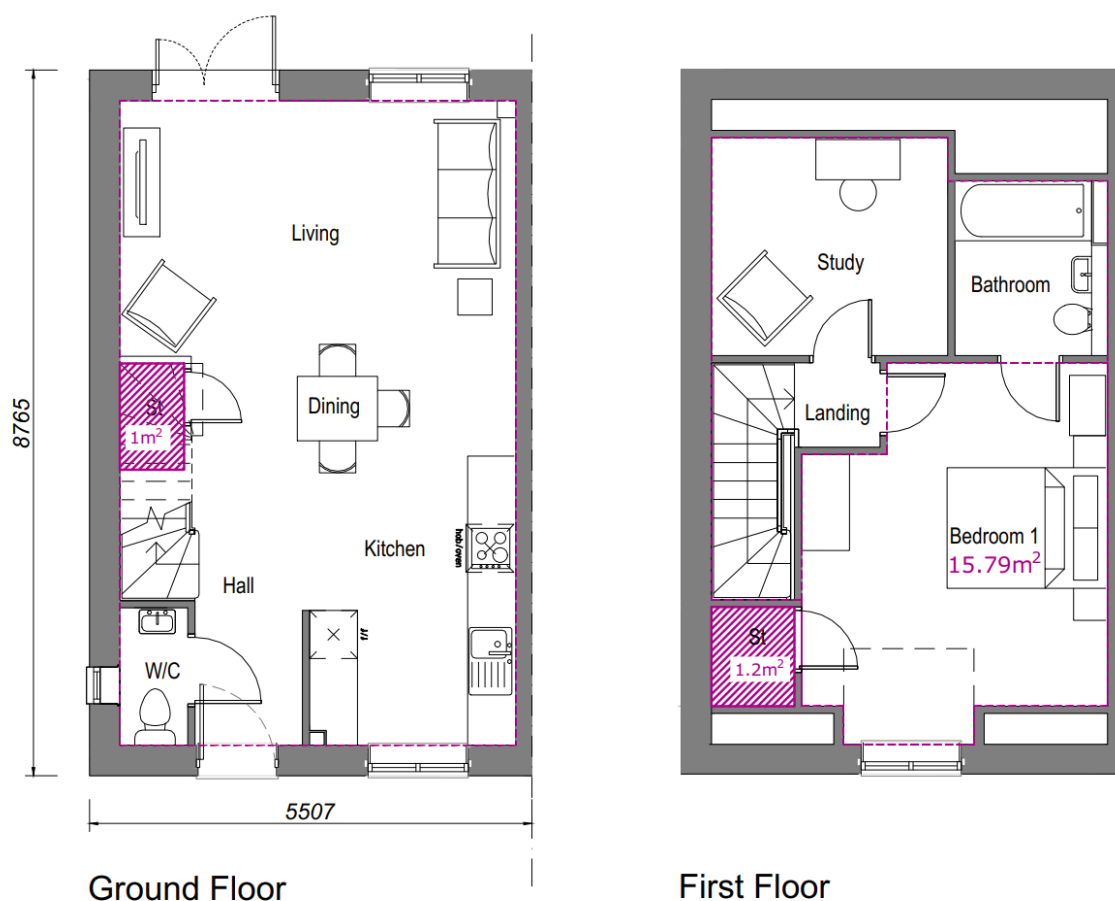
### **2. PROPOSED AMENDMENTS (DETAILS)**

Further to our conversations this week, Crest Nicholson would like to propose at the District Planning Committee that the mix of accommodation for homes to be sold on the open market be revised so that it aligns with the Local Housing Needs Assessment (LHNA), with a view to addressing comments made at the meeting on 15 July about the affordability of new homes in the district. The table below shows the LHNA's required level as a band, the number previously proposed and the updated proposal – for the latter, the proposed provision is now within the bands set by the LHNA, making the scheme fully compliant with Policy H2.

#### **Market housing mix (63 plots for sale)**

Bedrooms	Policy H2 and LHNA		Presented to committee (15 July)		Proposed (Committee 30 July)	
	Requirement (%)	Number	Number	Percentage (%)	Number	Percentage (%)
1	0 to 10	0 to 6	0	0	4	6
2	25 to 35	15 to 22	16	25	16	25
3	40 to 50	25 to 32	30	48	28	44
4 or more	15 to 25	9 to 15	17	27	15	24
Total		63	63		63	

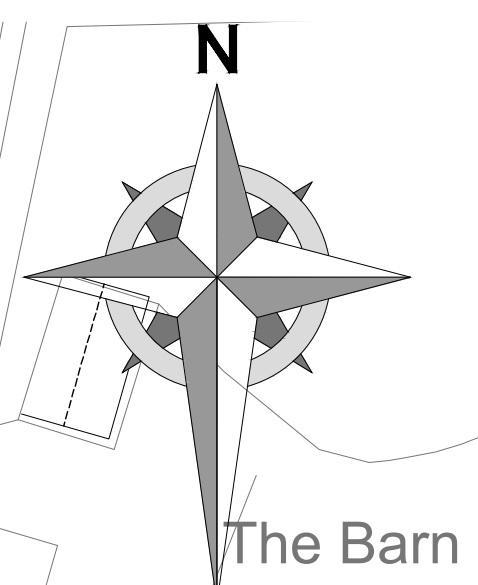
The change is made by proposing two fewer three bedroom houses and two fewer four bedroom houses, taking larger accommodation and changing it to the smaller accommodation that is needed to address the affordability of homes in the district. However, please note that the change is made by way of a cascade of dwelling types so that the change does not create gaps in the proposed layout: 2 x Maldon types (4 bedroom, plots 433 and 465) are changed to 2 x Chelmsford types (3 bedroom), 4 x Edgeworth (3 bedroom, plots 400, 401, 482 and 483) are changed to 4 x Calthorpe types (2 bedroom), 4 x Calthorpe types (2 bedroom, plots 441, 442, 446 and 447) are changed to a new one bedroom house. We previously discussed using maisonettes, but a design for a 1½ storey one bedroom house that can be plotted as a semi-detached pair is being prepared along with a layout to identify the plots where the changes described above will be made (Layout plan has been received). In the meantime, the draft floor plan is shown below to demonstrate that the design cannot be easily changed to a two bedroom house, ensuring that it delivers smaller accommodation in perpetuity:



No changes to the mix of accommodation for the affordable housing are proposed – this has already been agreed by John Swords.

The applicant is willing to accept a condition to allow revised drawings to be submitted, or a resolution to approve the scheme subject to the updated drawings being submitted for approval – we will let you decide on the most appropriate mechanism to ensure that the updated mix is shown on the list of approved drawings.





Accommodation Schedule

Private dwellings							
Total	Ref	Name	Beds	Person	Storey	ft²	m²
4	CO	Coveney	1	2	1.5	780	72.5
16	CL	Callthorpe	2	3	2	765	71.1
4	EW	Edgeworth	3	4	2	933	86.7
14	CH	Chelmsford	3	4	2	997	92.6
6	SE	Steeple	3	5	2	1043	96.9
4	AD	Alderborough	3	6	2.5	1255	116.63
2	RM	Richmond	4	5	2	1176	109
4	MA	Maldon	4	7	2	1347	125.2
7	WL	Winslow	4	6	2	1371	127.4
2	WI	Winchester	5	8	2.5	1751	163
Total							
63							

First Homes							
Total	Ref	Name	Beds	Person	Storey	ft²	m²
3	AP1 GF	HA52	1	2	1	559	51.97
3	AP1 FF	HA52	1	2	1	610	56.69
1	Needham		2	4	2	882	81.98
Total							
7							

Affordable Development							
Total	Ref	Name	Beds	Person	Storey	ft²	m²
0	AP1 GF	HA52	1	2	1	559	51.97
0	AP1 FF	HA52	1	2	1	610	56.69
2	1BB	Bungalow	1	2	1	658	61.1
8	NE	Needham	2	4	2	882	81.98
9	BA	Bacton	3	5	2	1013	94.07
1	FE	Feering	4	7	2	1242	115.38
Total							
20							

Total	90
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Legend

- 478 Plot Number
- 477 Affordable Dwelling
- 477 Parking Allocation (172 Spaces)
- 24 Garage Parking Allocation (20 Spaces)
- Vp Visitors Parking Allocation (23 Spaces)
- 480 2.9m x 5.5m Parking space
- 430 3.3m x 5.5m Parking space
- MA House Type Reference
- Sg1 Garage Reference
- 1.8m high close board gate
- 1.8m high close board fencing
- 1.8m high brick wall
- 1.1m high black painted railings
- Front Grass
- Rear Grass
- Public Realm
- Existing Trees & Planting
- Feature Paved Space
- Block Paving
- Access Path
- Grasscrete or similar
- Gravel Path & Bldie Way
- Road
- Footpath
- Proposed Trees
- Proposed Hedging & Planting
- Timber bench on gravel base & access path
- 6m x 5.5m Private drive entrance
- 8m x 8m Turning space

Project:-  
**Western Parcel Phase 4**  
Land South of Limebrook Way, Maldon, Essex

Description:-  
**Development Layout**

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