



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

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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.

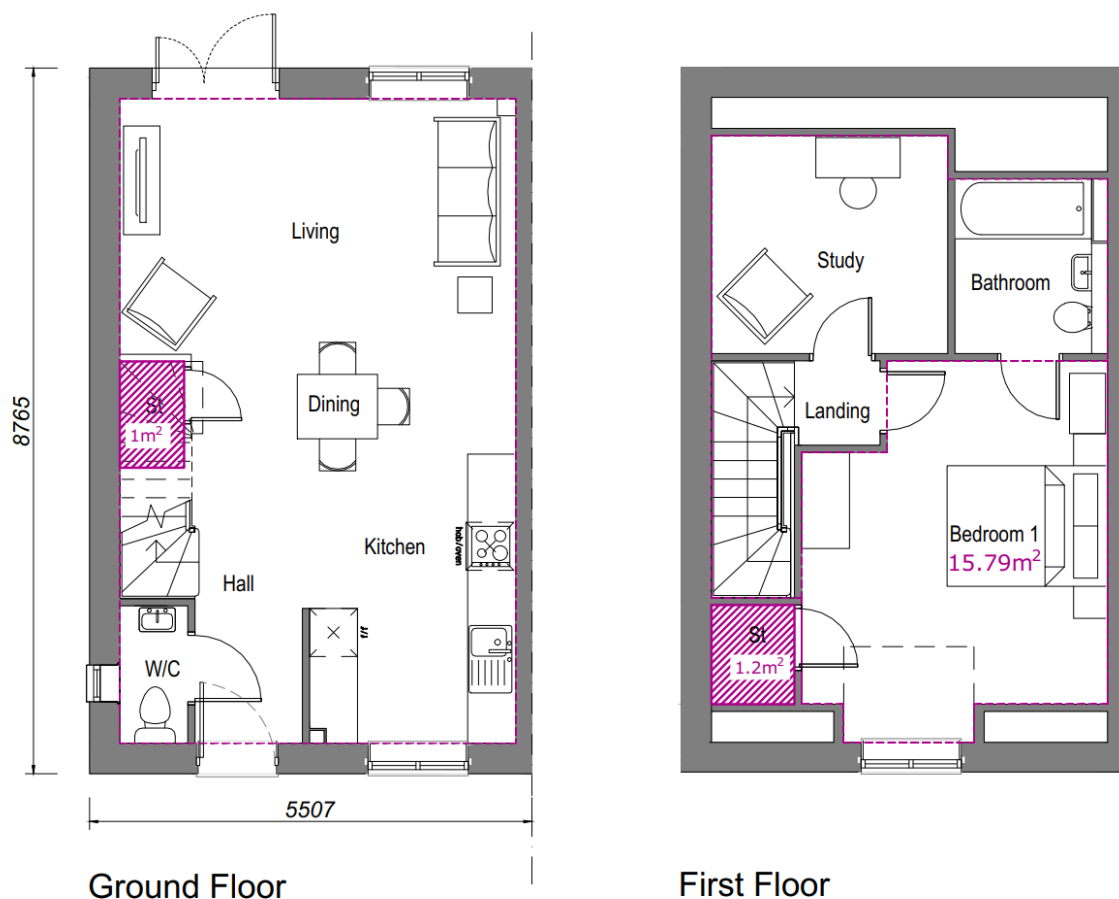
**2. PROPOSED AMENDMENTS (DETAILS)**

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.