



**REPORT of
DIRECTOR OF PLACE, PLANNING AND GROWTH**

**to
DISTRICT PLANNING COMMITTEE
22 SEPTEMBER 2026**

ADDENDUM

AGENDA ITEM NO. 5

Application Number	25/00607/OUTM
Location	Land 100M East Of 53 Seagers Great Totham
Proposal	Outline application for the development of up to 150 homes alongside public open space, with all matters reserved except for access.
Applicant	BDW Trading Ltd & Britt Snelling C/o Whirlledge & Nott
Agent	Belinda Greenwell - Stantec
Target Decision Date	30.09.2026 (with Extension of Time agreed to 22 December 2026 to allow for S106 completion in the event of resolution to grant planning permission)
Case Officer	Chris Purvis
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	Major Development Departure from the Policies in the Local Plan

5 MAIN CONSIDERATIONS

Correction to paragraph 5.1.8 which at the end of the first line should say 150 dwellings not ten dwellings.

Since the report was published it was brought to the attention of Officers that the reference in paragraph 5.1.15 of the main report did not accurately reflect with the minutes of the Full Council meeting on 17 June 2025 which considered a report on 'Maldon District Growth Options'. That Full Council report agreed the recommendation set out in the report to enabling modelling and further testing of the options approved Options 3 and 5 from that report. In summary option 3 of that report was to agree to growth generally focused on the towns Maldon / Heybridge and Burnham-on-Crouch and all the large villages of the Settlement Pattern, and option 5 is to create a new satellite settlement or large urban extension bolted onto one of the towns, larger villages and/or settlement adjacent to the district boundary.

Although not referred in the main report the application was originally submitted for 170 dwellings and included land for a medical centre. It was during the course of the application that the application was amended to reduce the dwelling numbers to 150 and remove the land for the medical centre as the NHS, through their planning

consultation response, required a financial contribution and not the provision of land for the medical centre.

Correction to paragraph 5.3.2 where reference is given to a land for community use or medical centre, this was withdrawn for the reasons stated above.

Paragraph 5.1.16 of the main report refers to a secondary transport financial contribution which would remain the same as stated in the main report of £178,410. However, ECC Education has clarified that this would be used for transporting pupils to The Plume School in Maldon and Maltings Academy in Witham as both schools are over 3 miles away from the development and therefore pupils would be entitled to the transport under the ECC Education Transport policy, so there would be a requirement for a school transport contribution provision. This also amends the details in paragraph 5.9.15 that referred to the secondary transport financial contribution being used for Thrustable School in Tiptree which is no longer the case.

Since the report was published the applicant has clarified that the proposed area of land for residential development would be 4.78 hectares which is less than the 6.75 hectares stated in paragraph 5.3.6 of the main report.

CONSULTATION RESPONSES

7.2 Statutory Consultees and Other Organisations (summarised)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
ECC Education	The closest secondary schools to this development are The Plume and Maltings Academy. As both are over 3 miles away from the development, they would be entitled to transport under the Education Transport policy, so there would be a requirement for a school transport contribution to this establishment	Please see 'Main Considerations' section above.