



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

to
DISTRICT PLANNING COMMITTEE
15 OCTOBER 2026

ADDENDUM

AGENDA ITEM NO. 6 Land Adjacent Pump House Catchpole Lane Great Totham

Application Number	26/00267/OUTM
Location	Land Adjacent Pump House Catchpole Lane Great Totham Essex
Proposal	Outline planning application with all matters reserved except access for up to 150 dwellings (Class C3) including affordable homes, public open space, sustainable drainage systems, landscaping and associated development.
Applicant	Mr Jonny Hill, Burlington UK
Agent	Mrs Kate Sutton - Andrew Martin - Planning
Target Decision Date	22/10/2026
Case Officer	Gareth Ball
Parish	Great Totham
Reason for Referral to the Committee / Council	• Departure – Site outside of the settlement boundary. • Residential development which includes provision for 75 dwellings or more.

3.1 Proposal / brief overview, including any relevant background information

The site and surroundings

Amend typographical error in Paragraph 3.1.7 (Page 53) as follows:

3.1.7 The submitted planning application seeks outline planning permission for:

Outline planning application with all matters reserved except access for up to 150 dwellings (Class C3) including affordable homes, public open space, sustainable drainage systems, landscaping and associated development.

3.2 Planning Balance and Conclusion

Benefit

Amend typographical error in the second bullet point under 'Harm' considerations in Paragraph 3.2.9 (Page 56) by replacing the word "Southminster" with the words "Great Totham (south)".

5 MAIN CONSIDERATIONS

5.2 Principle of Development

Five-year Housing Land Supply (5YHLS)

Update to Paragraph 5.2.8 (Page 61) to reflect updated 5YHLS as follows:

- 5.2.8 The Council is required to provide annually updated housing supply calculations by NPPF Policy HO1 and Annex D. The Council's report published on 13/10/2026 established that on 1 April 2026, Maldon District Council (MDC) could demonstrate a Housing Land Supply (HLS) of 4.16 years. In addition, the report establishes an interim mid-year position for 1 October 2026 of 4.68 years. It is acknowledged that MDC cannot demonstrate a 5YHLS.

5.7 Design

Amend Paragraph 5.7.7 (Page 70) to fix incomplete sentence as follows:

- 5.7.7 The submitted DAS notes the 'Arcadian' nature of the local character and seeks to emulate this through setbacks from roads with low boundary treatments, lower densities near Site edges and substantial onsite green space and gaps between proposed houses.

5.11 Ecology and Biodiversity

Biodiversity Net Gain (BNG)

Amend Paragraph 5.11.4 (Page 75) to reflect the amended BNG Metric:

- 5.11.4 The application is supported by a BNG Assessment and Statutory Biodiversity Metric, which demonstrate that the development would result in a 68.47 per cent gain in hedgerow units and a 65.87 per cent gain in watercourse units; however, there would be an 11.98 per cent loss of habitat units which is currently land used for growing 'non cereal crops', which is defined as 'low distinctive' and 'low strategic significance' within standard BNG metric. This is not defined as a priority habitat, so no priority habitat would be lost as a result of the development. As such, the applicant is proposing to achieve the habitat gain through off-site biodiversity units through local Habitat Banks, which is an acceptable approach that is recognised within the guidance in the PPG on BNG.

Add the following after to the end of Paragraph 5.11.5 (Page 75):

The applicant has advised that they have engaged with the Environment Bank, who have offsite credits available at their local site in Heybridge. The 10 per cent net gain in habitat units would therefore be achieved within the district, which is the preferred offsite approach.

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils (Page 83)

Amend the naming error in the first set of comments within the table underneath 7.1 to read "Great Totham Parish Council".

7.5 Representations received from Interested Parties (Page 99)

Add the following after Paragraph 7.5.1:

7.5.1A Following the committee report being published, nine further representations have been received, comprising eight objections and one supporting comment. No new matters have been raised in the supporting comments. New issues raised in the new objection comments are summarised below:

Objection Comment	Officer Response
There is no requirement for housing in this location because of significant developments taking place in Heybridge and Maldon.	The district is not able to demonstrate a 5YHLS. Each application must be assessed on its own merits.
Too much emphasis is placed on affordable housing when we live in such a small village.	Officers have given appropriate weight in accordance with the relevant policies of the development plan, including NPPF Policies S5, HO7 and HO8.
The boundary between Great Totham (south) and Heybridge is being blurred.	The application Site would not result in any significant visual impact on the relationship between Great Totham (south) and Heybridge.
Public representations should be properly verified and reviewed. There are similar and anomalous recent submissions. The apparent number of supporting representations should not be given weight unless the Council is satisfied that they represent genuine and independent submissions.	Weight is not given to the number of supporting or opposing comments received, but to the content within the representations which represents material planning considerations.