CIRCULATED PRIOR TO THE MEETING

REPORT of
DIRECTOR OF PLACE, PLANNING AND GROWTH

to
DISTRICT PLANNING COMMITTEE
5 AUGUST 2026

ADDENDUM

AGENDA ITEM NO. 5 Land North of West Street Tollesbury

Application Number	**25/00381/OUTM**
Location	Land North of West Street Tollesbury Essex
Proposal	Outline planning application, with all matters reserved except access for up to 159 residential dwellings (Use Class C3), a road link connecting West Street to North Road, ancillary infrastructure, public open space, play space, Suitable Alternative Natural Greenspace (SANG) and sustainable drainage.
Applicant	Welbeck Strategic Land IV LLP
Agent	DLP Planning Ltd
Target Decision Date	14 August 2026
Case Officer	Gareth Ball
Parish	**Tollesbury West**
Reason for Referral to the Committee / Council	• Departure – Site outside of the settlement boundary.

5.4 Unit Size Mix

Amend Paragraphs 5.4.1 and 5.4.2 as follows:

5.4.1 The matters of layout and scale are reserved, which would be considered at reserved matters stage. The current application therefore does not include a detailed unit size mix plan, which would be submitted and considered at reserved matters stage.

5.4.2 Officers have updated the housing mix condition (5), when compared to the one set out in the main report. The revised condition would secur the unit size mix to be in accordance with the most recent LHNA and the Technical Advice Note update, the latter in relation to the preferred market housing size mix. The applicant has confirmed their agreement to this amendment. This will ensure that the proposed housing responds to the progressing requirements of the District.

5.5 Quality of Proposed Accommodation

Amend Paragraph 5.5.1 as follows:

5.5.1 Matters relating to the internal size of dwellings, provision of private external amenity space, acceptable natural light etc are not a material consideration in

this outline application, as layout is reserved. The Site has sufficient space to accommodate the number of dwellings (which would be a manageable density of 25 dwellings per hectare if 159 dwellings are provided within the parameter plan area). The 2025 LHNA provides an up-to-date assessment of the District's population and housing requirements. Paragraph 11.11 of the LHNA highlights the need for the provision of accessible dwellings, per Building Regulations Approved Document M. Officers have had note of the planning obligations secured on the recent appeal decision at Land west of the Cemetery (MDC ref 25/00578/OUTM, PINS ref 6004910) in which 80 per cent of market and affordance units were secured as M4(2) (accessible and adaptable homes) while 10 per cent of affordable homes were secured as M4(3) (wheelchair user dwellings). Officers recommend securing this through a planning condition.

7.2 Statutory Consultees and Other Organisations (Page 70)

Amend consultee comments as follows:

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Highways Authority (ECC)	(In addition to previous comments) The submitted Transport Addendum Note demonstrates that the cumulative impacts of the developments will not have a severe impact on the road network.	Noted.
National Health Service Property	No objection, subject to a financial contributions of ~~£78,700~~ **£119,400** towards provision of additional health services in the local area.	Planning obligation added to Section 8 of this committee report and S106 draft Heads of Terms.

8 PROPOSED CONDITIONS INCLUDING HEADS OF TERMS OF ANY SECTION 106 AGREEMENT

HEADS OF TERMS OF ANY SECTION 106 AGREEMENT (Page 75)

Amend/add some of the Section 106 Heads of Terms as follows:

- NHS healthcare Primary Care Network infrastructure contribution of ~~£78,700~~ £119,400
- Maldon District Council Section 106 administration and monitoring fee of £1,638
- Affordable Housing – The requirement for a tenure layout plan, demonstrating acceptable clustering of between 15 and 25 units of affordable dwellings, and details of tenure type and unit size.

- At least 80 per cent of open market units to be constructed to Building Regulations Approved Document M requirements for M4(2) (Adaptable and Accessible Dwellings).
- At least 10 per cent of both the Affordable Rent and Intermediate dwellings to be constructed to Building Regulations Approved Document M requirements for M4(3) (Wheelchair User Dwellings) and 80 per of both the Affordable Rent and Intermediate dwellings to be constructed to Building Regulations Approved Document M requirements for M4(2) (Adaptable and Accessible Dwellings).
- Housing delivery and monitoring to include notification of the Council upon completion of the first dwelling and an annual build-out report on the completed units that preceding year and anticipated completions for the following year.

PROPOSED CONDITIONS (Pages 76 to 90)

Replace Condition 5 with the recommended condition as follows:

~~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.~~

Housing Unit Size Mix

5. The dwelling mix for the development hereby approved shall be agreed as part of the reserved matters application(s) and shall accord with the preferred dwelling mix set out in Table 2 within Section 5 of the Technical Advice Note accompanying the Maldon District Local Housing Needs Assessment 2025 (namely: 1-bedroom – 10%, 2-bedroom – 35%, 3-bedroom – 35%, and 4+ bedrooms – 20%) in relation to market housing and Table 1 within Section 5 of the Technical Advice Note in relation to affordable housing, or any subsequent updated Local Housing Needs Assessment and associated Technical Advice Note.

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 to meet the Local Housing Needs Assessment for the District, and the guidance contained in the National Planning policy Framework.