



**REPORT of
CHIEF EXECUTIVE**

**to
COUNCIL (EXTRAORDINARY)
29 JUNE 2017**

MEMBERS' UPDATE

**AGENDA ITEM NO. 6 FUL/MAL/17/00396 – Land South of Wycke Hill and
Limebrook Way, Maldon**

Application Number	FUL/MAL/17/00396
Location	Land South Of Wycke Hill And Limebrook Way Maldon Essex
Proposal	Variation of condition 27 on approved application OUT/MAL/14/01103 (Outline application for up to 1000 dwellings, an employment area of 3.4 hectares (Use Classes B1, B2 and B8 uses), a local centre (Use Classes A1-A5, B1a, C2, C3, D1 and D2 uses), a primary school, two early years and childcare facilities, general amenity areas and formal open space including allotments, sports playing fields, landscaping, sustainable drainage measures including landscaped storage basins and SuDs features, vehicle accesses onto the existing highway network and associated infrastructure.)
Applicant	CEG and landowners
Agent	Michael Carpenter - Code Development Planners Ltd
Target Decision Date	3 August 2017
Case Officer	Mark Woodger, Principal Planner – Major Applications (Strategic Sites) TEL: 01621 875851
Parish	MALDON WEST
Reason for Referral to the Committee / Council	Strategic site within the strategic submitted Local Development Plan Member Call In – Councillor M S Heard

3 SUMMARY (PAGES 153 - 154)

3.1 Proposal / brief overview, including any relevant background information

Amendment to paragraph 3.1.5:

The applicants have provided the following amended table to indicate the likely mix of market housing in the completed site:

Beds	Type	Percentage	Number
1	Flats	3.4	24
2	Flats	0 – 2.9	0 - 20
2	Bungalows	5 - 10	35 - 70

Beds	Type	Percentage	Number
2	Houses	15 - 20	105 - 140
3	Houses	≥ 35 (or 35-40)	245 min
4+	Houses	≤ 35 (or 25-35)	245 max

8. PROPOSED REVISED CONDITION (PAGES 157 – 158)

That planning permission be granted for this Section 73 Application and that condition 27, as attached to approved application FUL/MAL/14/01103, be amended to read:

27. CONDITION

The development shall be carried out in accordance with the private market housing mix as stated below:

Beds	Type	Percentage	<u>Number</u>
1	Flats	<u>Minimum (min.)</u> 3.4	<u>24</u>
2	Houses, Bungalows, Flats	<u>Maximum (max.)</u> 26.6	<u>186</u>
3	Houses	<u>No less than</u> 35	<u>245 min.</u>
4+	Houses	<u>No more than</u> 35	<u>245 max.</u>

REASON To ensure that the housing mix deliveries a mix in accordance with Garden Suburb principles as detailed in the endorsed South Maldon Garden Suburb Strategic Masterplan Framework, policy H2 of the Maldon District Submission Local Development Plan and the NPPF and PPG.

In all other respects the conditions as attached to the original approval of planning permission shall remain as agreed and be added to the decision notice.