



**Strutt & Parker LLP  
Representation 3693**

# **Examination of the Maldon District Council Local Development Plan**

**Hearing Statement on behalf of Strutt and Parker (Farms)  
Ltd.**

**Matters, Issues and Questions**

**Re: Matter 5**

**January 2015**



**STRUTT  
& PARKER**

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**1.0 INTRODUCTION**

1.1 This Statement has been prepared by Strutt & Parker LLP on behalf of our client Strutt and Parker Farms Ltd, in response to the Matters, Issues and Questions (MIQs) identified by the Inspector in relation to legal compliance and housing policies (1<sup>st</sup> December 2014). This submission responds to the specific MIQs considered to be relevant to the points made in the original representations submitted on 11<sup>th</sup> March 2014 (policies H1, S2 and S6) in relation to the land east of Pippins Road, Burnham-on-Crouch.

**2.0 RESPONSE**

**Matter 5: Strategic Housing Growth: Burnham-on-Crouch Strategic Allocations**

- 2.1 **Question 1** – The strategy for the development of the strategic sites in Burnham-on-Crouch is not considered to be soundly based as their deliverability within the first five years of the Plan is questioned, and has not been adequately demonstrated. Contrary to the information contained in Table 2 of document CED10 (August 2014), the planning application for site reference S2 (i) has still not yet been determined, and the planning applications on sites S2 (j) and (k) have still not been submitted to the District Council for determination.
- 2.2 **Question 3** - It is considered that one or more of the Reserve Sites will be required due to issues with the development and deliverability of the strategic sites identified for Burnham-on-Crouch including environmental constraints. This is highlighted by the lack of progress made to date with the planning applications for the three identified strategic sites.
- 2.3 The main points from the Exploratory Meeting held on 3<sup>rd</sup> July 2014 state at paragraph 13 that a proactive approach was being taken by the Council in order to meet their housing need, and applications would be brought forward on some of the allocated site. The report of Head of Planning Services to Council on 10<sup>th</sup> July 2014 advises in the recommendations (6.(v)) that planning applications will be invited and favourably considered in respect of the strategic allocated sites S2(i), S2(j) and S2(k) in Burnham-on-Crouch. To-date only a planning application has only been submitted to the District Council in respect of site S2 (i).



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- 2.4 Recommendation 6. (vi) of the report of Head of Planning Services also goes on to advise that planning applications which are considered to be sustainable in accordance with the Local Development Plan and national Planning Policy Framework (paragraph 14) where proposals will contribute positively to the five year supply of deliverable housing land and will assist in demonstrating the deliverability of the LDP be favourably considered.
- 2.5 Planning application reference OUT/MAL/14/00108 has demonstrated that Reserve Site RE3 to the east of Burnham-on-Crouch is both readily developable and deliverable. The report of the Head of Planning Services to the South East Area Planning Committee on 11<sup>th</sup> August 2014 identifies that the site is sustainable and no objections were received from statutory consultees in relation to the development of the site including the highways authority. However contrary to the decision made at Council on 10<sup>th</sup> July 2014, members resolved to refuse the planning application.
- 2.6 It is considered that the Reserve Site RE3 should be identified for delivery within the first five years of the Plan period, and the provisions within the Plan currently do not allow for implementation within this timeframe.