

## **Matter 6 Strategic Housing Growth**

### **Burnham – on – Crouch Strategic Allocations**

**Matter Statement prepared by Evolution Town Planning on behalf of Pigeon Land Ltd who are the developer of sites S2(i) and E1(q), and who control the land edged red and blue in the plan in Appendix 2.**

This Matter Statement addresses the Inspectors questions, we have sought to avoid repetition of detail so this Statement should be read alongside our representations on policy S2.

#### **1.0 Questions 1, 2, 4**

- 1.1 A single reserve site for 100 homes has been allocated to Burnham-on-Crouch, site number RE3. This site was subject to a recent planning application for 75 homes on part of the site area. This gives rise to concerns over the deliverability of the remainder of the site if that is required.
- 1.2 The planning application on site RE3 was refused on the 27<sup>th</sup> August 2014 because a single vehicular access point was deemed to be poor urban design, and would not be safe. A copy of the refusal is attached to this Statement in Appendix 1. Given the constraints of the site it is difficult to see how this concern could be overcome. To date the Council records show that an appeal has not been submitted.
- 1.3 This history highlights that there is insufficient evidence that the reserve site in Burnham will come forward and also that it is insufficient in scope to meet the needs of the area. In our Matter 2 and Matter 5 representations we set out the increased housebuilding that is required in Burnham-on-Crouch to achieve sustainable growth, and the landscape and historic constraints to delivering homes from the two northern

strategic sites in the town. Therefore a larger reserve site would be appropriate to provide necessary flexibility in the Plan.

- 1.4 An alternative location for a reserve site would be an extension to the Burnham West development. As set out in our Matter 2 and Matter 5 Statements the wider site extending beyond the boundaries of the current housing and employment allocations sites S2(i) and E1(q) is available and deliverable, having been subject to a draft allocation in 2012, and with the current planning application on the site showing no constraints to prevent development taking place. We attach a plan in Appendix 2 that shows the planning application site boundary and other land in our client's ownership in blue. The site edged blue to the south west could become a reserve site. The blue edged land could provide accommodate 125 homes without difficulty. This would be deliverable as the 2012 consultation proposed a total of 450 homes on the Burnham West site including the land now proposed as a reserve site. The planning application currently being considered for Burnham West shows that the remainder of the site is deliverable. Therefore an extension to this proposal would provide a logical reserve site. Once the main spine road were developed the reserve site could come forward along site the main development or after its completion.
- 1.5 The Submission Plan should be amended to include land to the West of Burnham-on-Crouch shown edged blue on the attached plan as a reserve site for around 125 homes.

## Appendix 1

# MALDON DISTRICT COUNCIL

Princes Road, Maldon, Essex CM9 5DL  
Telephone: MALDON (01621) 854477  
FAX: (01621) 852575

## TOWN AND COUNTRY PLANNING ACT 1990

### APPLICATION REFERENCE

OUT/MAL/14/00108

### PROPOSAL

Outline planning application for the provision of up to 75 dwellings, provision of public open space, a pavilion building, a new vehicular access from Pippins Road and a temporary haul road access from Marsh Road.

### LOCATION

Land South Of Marsh Road Burnham-On-Crouch Essex  
(UPRN - 010013998555)

### NAME OF APPLICANT:

Strutt And Parker Farms Ltd

### NAME AND ADDRESS OF AGENT:

Mrs Hayley Morley, Strutt And Parker  
LLP  
Coval Hall  
Rainsford Road  
Chelmsford  
Essex  
CM1 2QF

**DECISION DATE** 27 August 2014

In pursuance of the powers exercised by them as Local Planning Authority this Council having considered your application to carry out the above development in accordance with the submitted drawing(s) referenced LOCATION PLAN, PROMAP LOCATION PLAN, 2013-163-SC010, DFCP 2638 TSP, DFCP 2638 TPP, do hereby give notice of their decision to:

## REFUSE PERMISSION

for the said development for the reasons appended to this Notice.



DEREK LAWRENCE  
HEAD OF PLANNING SERVICES

**IMPORTANT: PLEASE REFER TO THE NOTES ATTACHED TO THIS DOCUMENT**

## **REASON FOR REFUSAL**

The proposed development would provide a single vehicular access point into the development which is of a poor urban design and would not result in a permeable development that would increase the flow of traffic and vehicular movements within the adjoining residential streets to the detriment of the free flow of traffic and highway safety and the amenity of the adjoining residents. Furthermore, the development does not provide safe and convenient pedestrian and cycling access to sustainable transport nodes or local facilities. Therefore, the development is not considered to be sustainable. The development is therefore, considered to be contrary to Policies BE1, T1 and T2 of the adopted Maldon District Replacement Plan, to Policies D1 and T2 of the submitted Maldon District Local Development Plan and to the National Planning Policy Framework.

## **POSITIVE AND PROACTIVE STATEMENT**

Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and clearly setting these out in the reason(s) for refusal. Furthermore, Members of the planning committee which took the decision to refuse planning permission have been asked to consider whether there are opportunities to amend the development to address this harm. Where a potential way forward has been identified, this has been communicated to the Applicant/Agent. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

## **NOTES:**

### **Your Right of Appeal**

If you disagree with the decision of the Local Planning Authority to refuse permission for the proposed development you can appeal to the Secretary of State. If you want to appeal, you must do so within six months of the date of this notice, using a form that you can get from:

The Planning Inspectorate, Appeals Registry, Room 3/15A, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

The Secretary of State can allow a longer period for giving notice of an appeal, but this will only be done where there are special circumstances that excuse the delay in giving notice beyond the six month period.

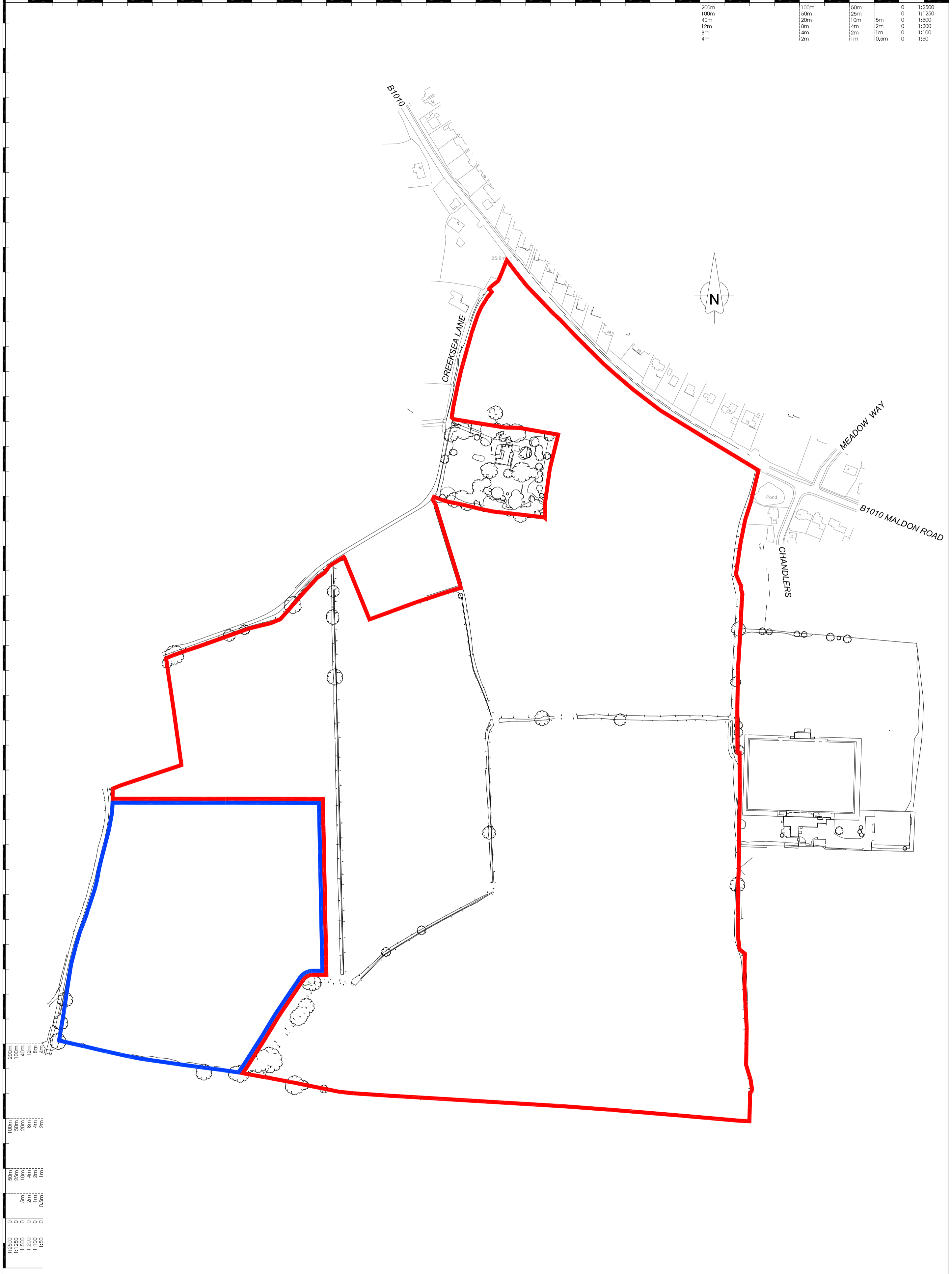
The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development, having regard to the relevant statutory provisions and any relevant directions. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

### **Purchase Notice**

If following this decision of the Local Planning Authority to refuse permission to develop land, or any decision of the Secretary of State, the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that the Council purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

## Appendix 2

200m	100m	50m	0	1:2500
100m	50m	25m	0	1:1250
40m	20m	10m	0	1:500
12m	8m	4m	0	1:200
8m	4m	2m	0	1:100
4m	2m	1m	0	1:50



200m	100m	50m	0	1:2500
100m	50m	25m	0	1:1250
40m	20m	10m	0	1:500
12m	8m	4m	0	1:200
8m	4m	2m	0	1:100
4m	2m	1m	0	1:50

**note**  
 © This drawing is the copyright of Parc Design Solutions Ltd. and may not be reproduced or amended without written permission. No liability will be accepted for amendments made by other persons. The contractor is to check and verify all dimensions and levels prior to work commencing. The contractor is to comply with all current Building Legislation whether or not specifically stated on this drawing. This drawing must be read with and checked against all relevant Engineers and Architects drawings and all other specialist information provided.

Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation. Sketch proposals may be based on enlargements of OS Sheets and estimations of existing site features and will therefore need to be verified by survey.  
 Do not scale. Only figured dimensions to be worked to. Any discrepancies are to be reported to Parc Design Solutions Ltd.

**site**  
 Proposed Residential Development  
 MALDON ROAD, BURNHAM-ON-CROUCH  
**drawing title**  
 Location Plan

<b>drawn</b> SC	<b>checked</b> SC
<b>scale</b> 1: 2500 @ A2	<b>date</b> April 2014
<b>drawing number</b> 010 - 004 - 003	<b>revision</b> A

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SCHEDULE OF ACCOMMODATION			
Code	Type	Floor Area (sqm)	Number
<b>Open Market Housing</b>			
OM1	1 bed Apartment	823	15
	1 bed Apartment	897	15
	2 bed Apartment	1177	11
OM2	2 bed semi-detached terraced	852	11
OM3	3 bed detached	1081	4
OM4	3 bed detached	1033	4
OM5	3 bed detached	1022	4
OM6	3 bed detached	824	4
OM7	4 bed detached	1182	17
OM8	4 bed detached	1337	4
OM9	4 bed detached	1208	4
OM10	5 bed detached	1885	2
OM11	5 bed detached	2000	2
OM12	5 bed detached	2410	1
OM13	5 bed detached	2561	1
OM14	5 bed detached	2051	1
Subtotal			178
<b>Affordable Housing</b>			
AH1	1 bed Apartment	823	15
AH2	1 bed Apartment	897	15
AH3	2 bed Apartment	1177	11
AH4	2 bed Apartment	852	11
AH5	3 bed semi-detached terraced	852	11
AH6	3 bed detached	1081	4
AH7	3 bed detached	1033	4
AH8	3 bed detached	824	4
AH9	4 bed detached	1182	17
Subtotal			152
Total			330

