

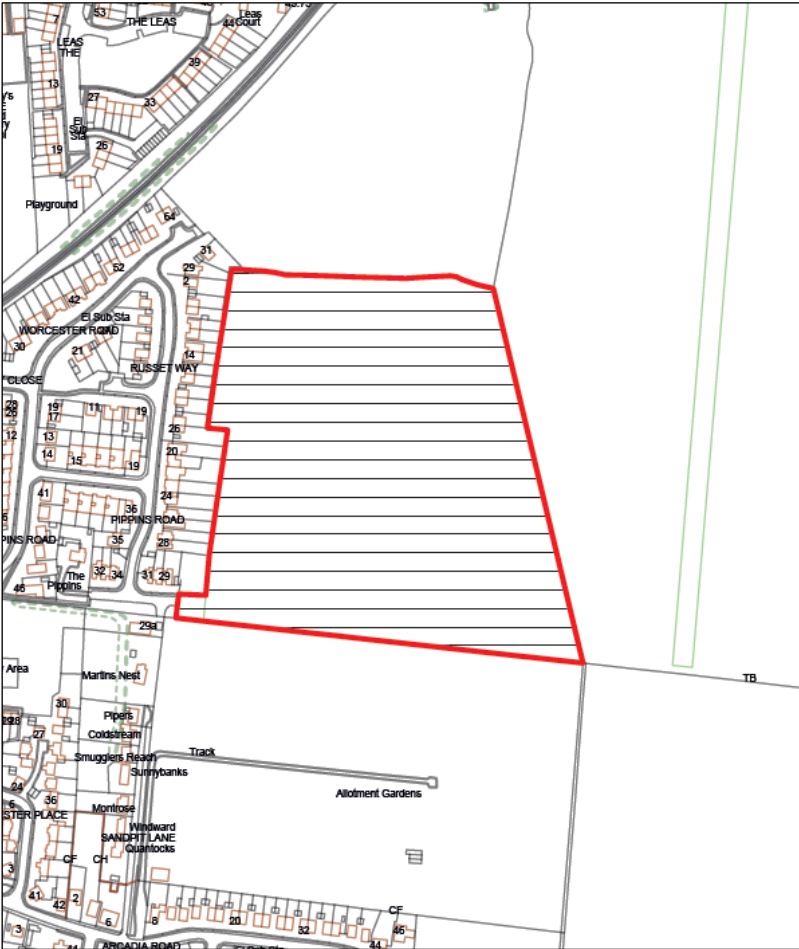


Maldon District Council

Draft Local Development Plan (LDP) Consultation – October 2013

LAND TO THE EAST OF PIPPINS ROAD, BURNHAM-ON-CROUCH

Strutt and Parker Farms Ltd



CONTENTS

1. Introduction
2. Site and Surroundings
3. Planning Policy Considerations
4. Detailed Evaluation of the Site and Delivery of Development
5. Conclusion

Figure 1: Location of the site

Figure 2: Position of the site in relation to amenities

Figure 3: Public transport links

1. INTRODUCTION

- 1.1 This representation has been prepared by Hayley Morley MRTPI on behalf of Strutt and Parker Farms Ltd to support the promotion of land to the east of Pippins Road, Burnham-on-Crouch as part of the current Maldon District Council Draft Local Development Plan Consultation (2013).
- 1.2 The site is being promoted for a residential development for 75 dwellings. As part of the proposals it is also intended to provide an area of public open space within the site.
- 1.3 The representation sets out planning policy support for proposals in relation to the emerging Local Plan Consultation and National Planning Policy Framework. This includes an assessment of the credentials of the site against the key questions from within the consultation document.
- 1.4 In accordance with criteria set out in the Planning and Compulsory Purchase Act (2004) and the National Planning Policy Framework (NPPF), when allocating sites for development Local Authorities need to be satisfied that their plan is 'sound'. As set out in paragraph 12 of the NPPF to be sound a development should be positively prepared, justified, effective and consistent with national policy. Namely that it is:
 - Positively Prepared-** The plan should be prepared on a strategy, which seeks to meet objectively assessed development and infrastructure requirements and consistent with achieving sustainable development.
 - Justified-** The plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.
 - Effective-** The plan should be deliverable over its period and based on effective joint working cross- boundary strategic priorities; and
 - Consistent with National Policy-** The plan should enable the delivery of sustainable development in accordance with the policies in the Framework.
- 1.5 This document provides an assessment of Maldon District Council's Preferred Options Consultation against the key points set out above, with reference to the land east of Pippins Road, Burnham on Crouch and provides support for a residential allocation on the site and the early delivery of the development.

2. THE SITE AND ITS SURROUNDINGS

- 2.1 Burnham-on-Crouch sits in the south eastern part of the Maldon District on the River Crouch. It is the second largest town in the District after Maldon, and has a population of approximately 8,000. Given its location, it is the principal service town for the southern part of the District.
- 2.2 The site itself is located approximately 1 Km north-east of the centre of Burnham, adjacent to the existing extent of the defined settlement boundary. Figure 1 shows the location of the site in relation to the existing settlement of Burnham.
- 2.3 The site, extending to approximately 3.5 hectares in size, is broadly rectangular in shape and is currently in arable production. It is bounded to the north and south by hedgerows with ditches. The west boundary of the site is adjacent to the rear gardens of existing residential housing which is defined by garden fencing. The east boundary of the proposed development bisects the arable field.
- 2.4 There is existing residential development to the west of the site, which is accessed via Eastern Road. The roads, which are a network of cul-de-sacs, comprise Worcester Road, Pippins road and Russet Road. The existing properties comprise a mixture of bungalow, chalet style properties, and two storey houses with a variety of styles and designs.

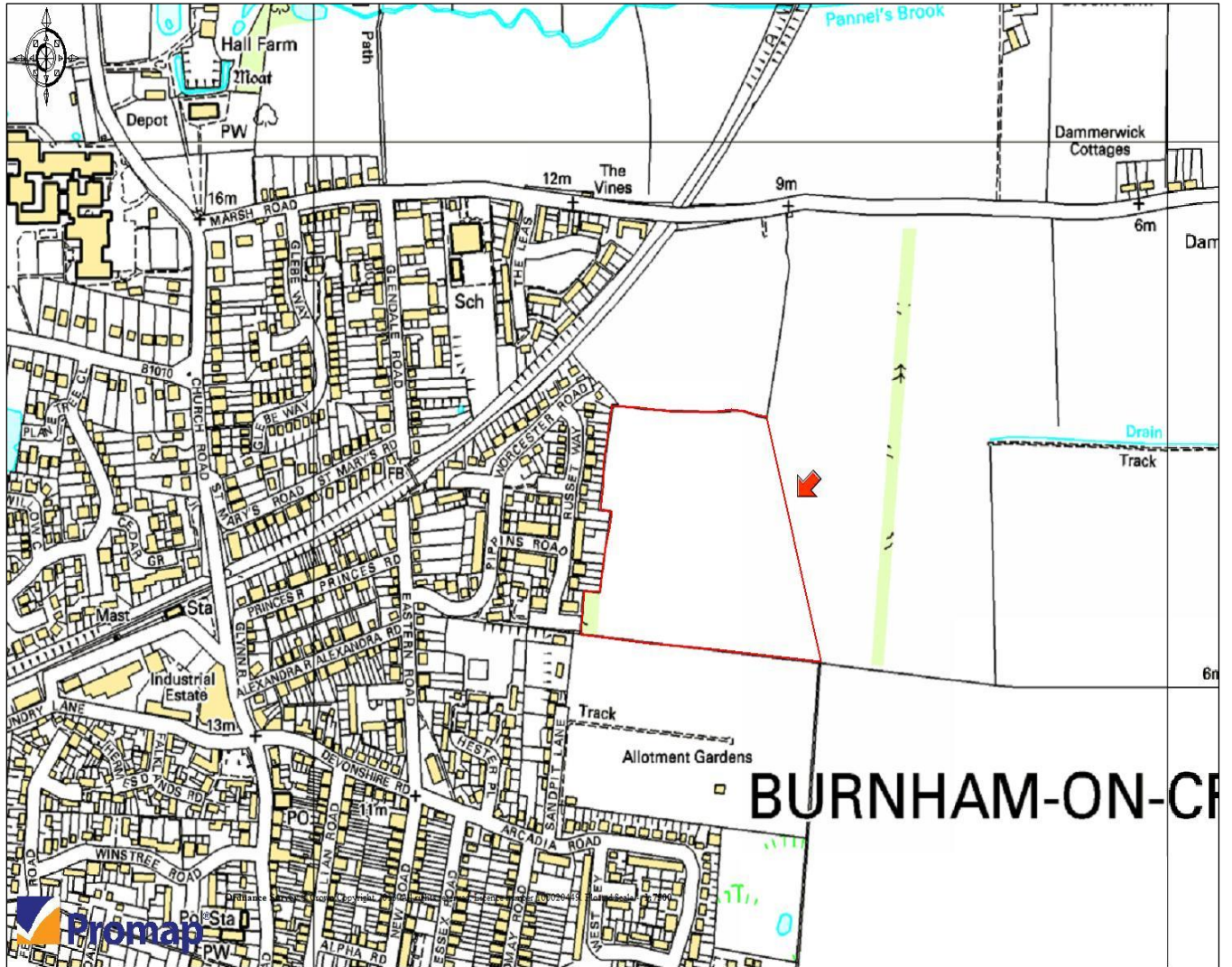


Figure 1 Location of the site

3. PLANNING POLICY CONSIDERATIONS

3.1 Maldon District Council is working towards adoption of its Local Development Plan. This section of the report focuses on the current Draft Local Development Plan Consultation (2013). This section provides response to the questions set out in the consultation document as appropriate.

Question 1: Do you support the overall vision for the District set out in the Draft LDP?

3.2 Yes, the overall vision for the District is supported.

Question 2: Do you support the proposed level of growth in the District?

3.3 Yes, the council's proposal to increase the proposed number of new homes from 3,000 to 4,410 between 2014 and 2029 is welcomed and displays a forward-thinking attitude from Maldon District Council. The suggested strategy is considered to be in accordance with paragraph 47 of the NPPF which states that to boost the supply of housing, local authorities should:

- Use their evidence base to ensure the Local Development Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.
- Identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against their housing requirements to ensure and choice and competition in the market for land.

Question 3: Do you support the proposed distribution of new housing (Policy S2)?

3.4 Specifically in relation to Burnham on Crouch, the distribution of new housing is not supported. The alternative spatial distribution options considered by the Council previously have indicated that Burnham is capable of accommodating further development over and above that proposed in the current plan.

3.5 Subject to the provision of the required infrastructure, it is considered that Burnham-on-Crouch could accommodate some of the additional growth planned for the District, and this should take place on the site the subject of these representations.

Question 5: Do you support the strategy for housing development in Burnham-on-Crouch (Policy S6)?

3.6 The strategy of new housing in Burnham on Crouch, in that the new housing will be distributed between three smaller sites, it not supported. In principle, it is agreed that all of the development should not be concentrated on one site as previously proposed however it is considered that the housing growth for Burnham should be spread across a further site allocation.

- 3.7 The proposals map accompanying the Draft LDP indicates that development would be provided to the west of Burnham, and also on two sites to the north of Burnham, both of which are more remote from the town centre than the subject site. No additional growth is proposed to the east of the existing settlement.
- 3.8 The ability of the sites identified to deliver the housing units required within the necessary time frame is questioned. The spatial options set out in Policy S2 of the Draft LDP require that 86% of the total units for Burnham will come forward within the first 5 years of the plan period. There is no evidence to suggest that this rate of delivery on these sites is possible.

Question 6: Are there any other sustainable locations that the Council should consider for housing growth?

- 3.9 Yes, the site the subject of these representations is considered to be located in a sustainable position and should be considered for housing growth in Burnham.
- 3.10 The Maldon District Council SHLAA 2012 Site Assessment indicated that the land to the east of Burnham on Crouch (the subject site) has very few constraints to development and those that do exist are only minor. There is a constraint relating to the provision of primary school places, but this is applicable to Burnham as a whole.
- 3.11 The SHLAA assessments of the alternative sites suggest that there will require a much higher level of infrastructure investment which may affect the development and delivery of the sites. A full range of investigations has already been undertaken in relation to the subject site, which suggests that the site is able to accommodate 75 dwellings, and is readily developable and deliverable. This will be discussed in more detail in the next section of this statement.

4. DETAILED EVALUATION OF THE SITE AND DEVELOPMENT DELIVERY

- 4.1 This section and the following sections provide further detail to support section 3 and provides further evidence to support the promotion of the site. This section provides evidence to demonstrate that land to the east of Pippins Road, Burnham-on-Crouch is fully deliverable and a suitable site to bring forward for residential development, as part of the growth of Burnham.
- 4.2 The site is under the single ownership of Strutt and Parker Farms Ltd, who is a well-established local land owner fully committed to bringing the site forward for residential development.
- 4.3 The site is capable of providing 75-90 dwellings. In order to demonstrate that development on this site is both fully deliverable and achievable a number of consultant's reports have been undertaken. A brief summary of the key findings of each report is set out in this section.
- 4.4 It is the landowner's intention to bring forward an early planning application in respect of the residential development of this site, and the key reports required have already been prepared.
- 4.5 An initial consultation with Essex County Council has been carried out and it is acknowledged that there is a need for additional schools places to accompany the growth in Burnham. The landowner would be happy to contribute towards the provision of additional education places as deemed necessary by Essex County Council. In addition the landowner would also be prepared to make a proportional contribution to other facilities that may be required.

ACCESS

- 4.6 The site is located within walking distance of local services such as shops catering for everyday needs, schools (two primary and one secondary), employment opportunities and community and leisure facilities as demonstrated by the plan shown on Figure 2.
- 4.7 The site is also highly accessible by public transport, with bus stops served by routes providing links to neighbouring towns and a railway station within easy walking distance (700-750m, less than a 10-minute walk). This is demonstrated by the plan shown as Figure 3.
- 4.8 Ardent Consulting Engineers have provided an Access Appraisal in relation to the site.

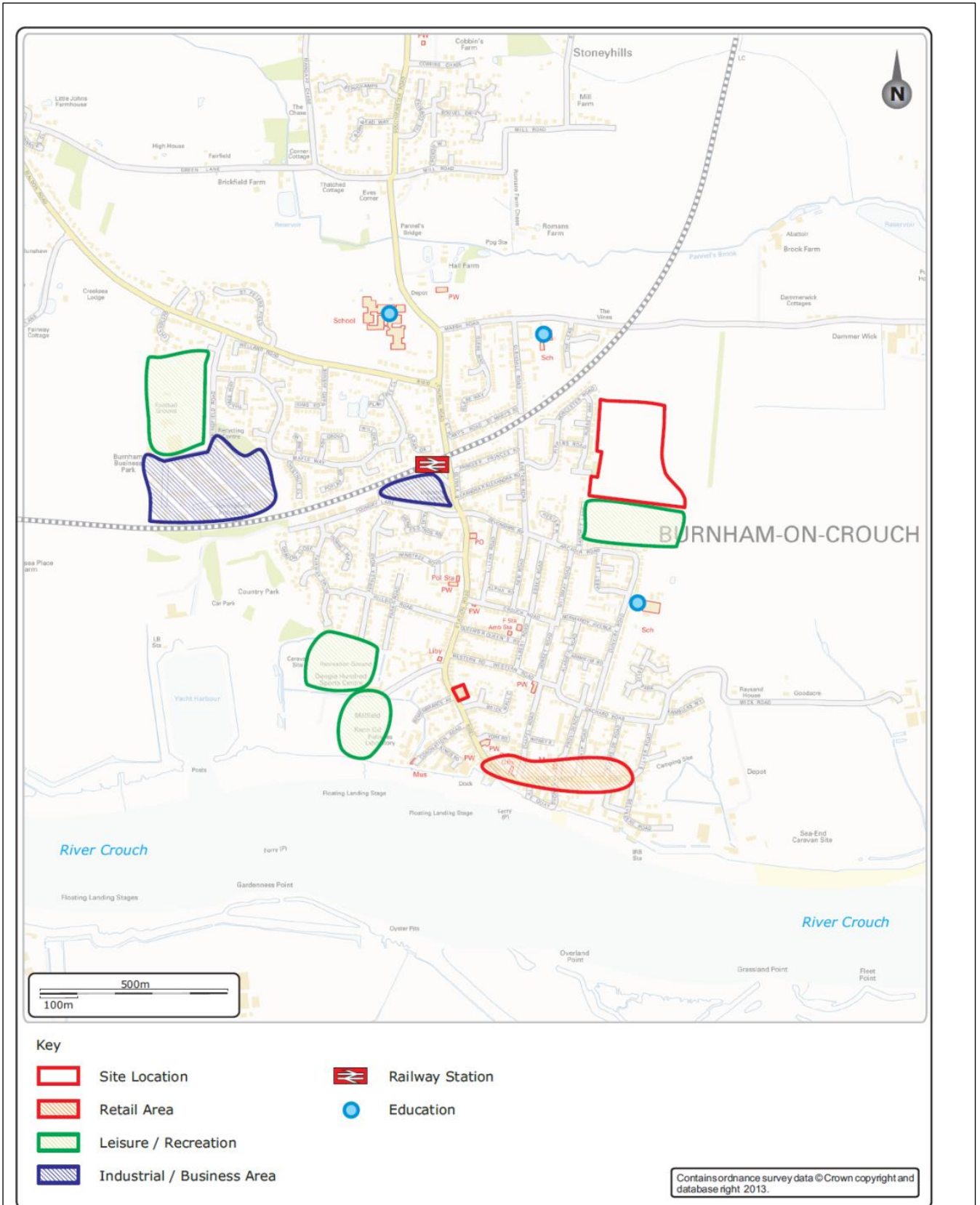


Figure 2 Position of the site in relation to amenities

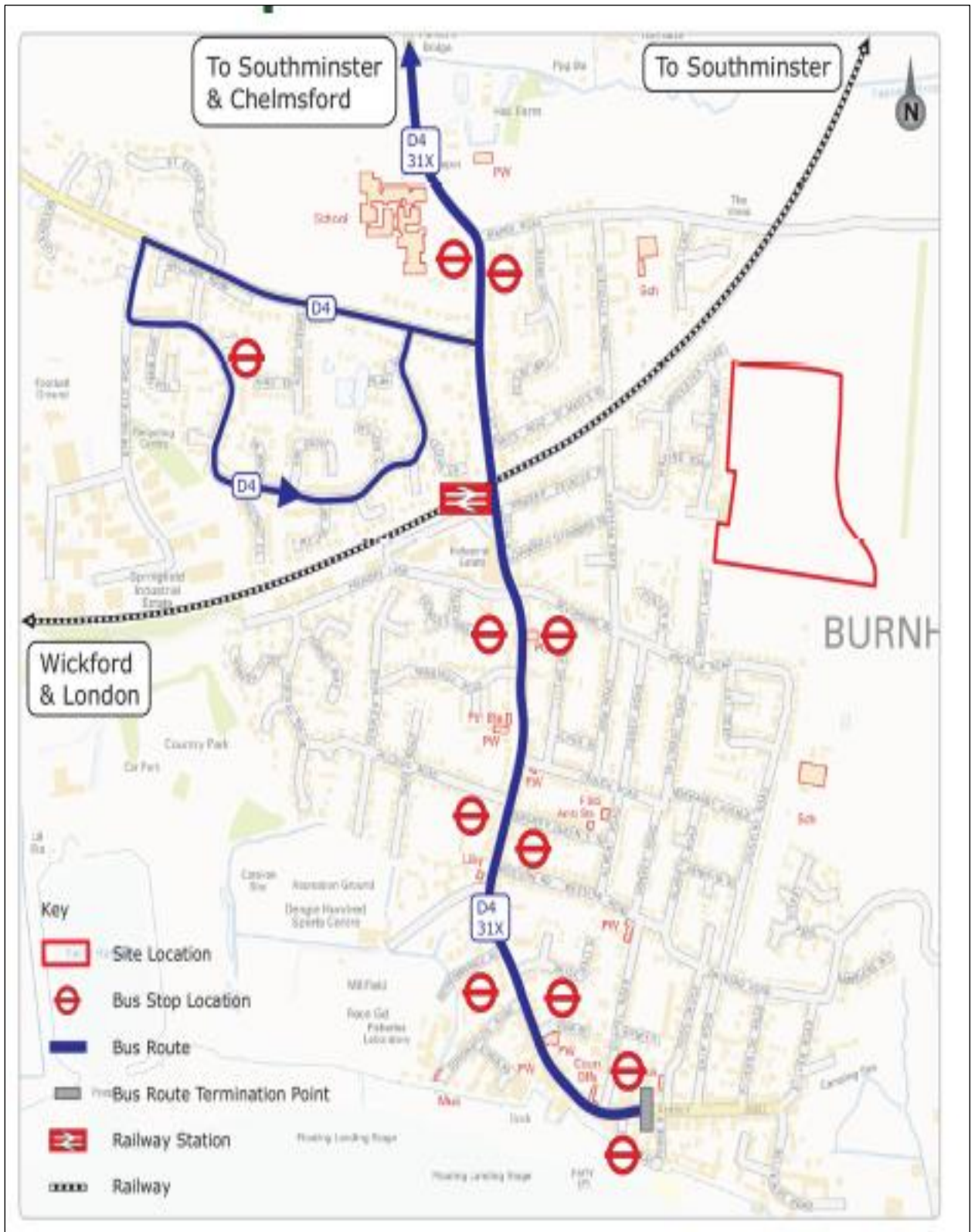


Figure 3 Public transport links

- 4.9 Pippins Road would be used to provide access to the site. Pippins Road is an adopted residential estate road fronted by houses on both sides. It has a carriageway width of approximately 5.5 metres and the initial western section currently provides the sole means of access from Eastern Road to a total of 110 dwellings. A road of this width would be designated as a “Type 3 Feeder Road” by the *Essex Design Guide* and deemed capable of serving up to 200 dwellings as a cul-de-sac. It could therefore serve approximately 90 further dwellings beyond those existing.
- 4.10 Discussions with Essex County Council to-date have indicated that they would be supportive of the access arrangements from Pippins Road, subject to the implementation of a number of measures.

DRAINAGE

- 4.11 A network of adoptable Foul Sewers will be constructed on site which will drain via gravity to a foul pumping station. The pumping station will be located within the public open space in the south east corner of the site, away from the existing and proposed dwellings. Anglian Water has confirmed there is sufficient capacity to accommodate development flows.
- 4.12 The surface water drainage will discharge to an existing watercourse to the east of the site. The discharge from the site will be limited to a rate of less than the existing Greenfield run-off from the site to reduce flood risk to the surrounding area. This will be achieved through the use of Sustainable Drainage Systems (SuDS), such as ponds, swales and dry basins which fill during storm events and slowly release the stored water.

UTILITIES

- 4.13 All utilities companies known to operate in the vicinity of the site have been contacted to confirm the location and details of any plant in the area. Local diversions may be required to accommodate the site access, but this will depend on the depth of the existing plant and the depth and finished levels of the carriageway. UK Power Networks, Essex and Suffolk Water and National Grid have all confirmed that a connection to the site can be made from the existing plant within Pippins Road without the need for any upgrade works.

FLOODING

- 4.14 The Environment Agency considers the site to be in Flood Zone 1, with an annual risk of coastal and river flooding of less than 1 in 1000. Within the National Planning Policy Framework, Residential Development is considered as ‘More Vulnerable’ and is acceptable within Flood Zone 1. Any residual risk to the development from overland run-off groundwater flooding will be addressed by designing roads and gardens at a lower level than the finished floor levels of the dwellings, filter drains or swales could also be used to intercept any overland run-off, diverting flows around the development.

LANDSCAPE

- 4.15 A Landscape and Visual Appraisal undertaken by Nigel Cowlin Landscape Planning and Design found that the landscape and visual impacts of the proposed development of this site were very minor nature, and would not compromise any attractive aspects of the surrounding landscape and will not harm the visual amenities of local residents, drivers on Marsh Road, or the experience of walkers in the countryside.

ECOLOGY

- 4.16 An Extended Phase 1 Habitat Survey Report was undertaken by Conservation Construction on 20th July 2013. A data search of protected sites within a 2Km search area was undertaken, while Essex Ecology Services Ltd provided information on local wildlife sites and records of protected species. The site in question is separated from any protected habitats by the town of Burnham-on-Crouch.
- 4.17 It has been found that a badger sett exists in the north hedgerow however a number of the entrances found were old and the amount of other evidence was also relatively low. This suggests that the number of occupants will be low but in accordance with best practice it has been assumed that it is a main sett until demonstrated otherwise. Further surveys will establish the status of the sett and depending on the outcome it could be possible to either obtain a licence, or most likely adjust the layout to accommodate and retain the sett.
- 4.18 In compliance with the Conservation of Habitats and Species Regulations 2010 the development will include natural green space to off-set any recreational pressure on the Estuary SPA. Hedgerows will be retained and enhanced as recommended, and bird habitat on the site will be enhanced by the open space and hedgerows.
- 4.19 The key point is that the site is of a low ecological value overall and is considered to be fully deliverable in ecology and biodiversity terms.

5. CONCLUSION

- 5.1 This statement has been prepared in response to Maldon District Council's Draft Local Development Plan Consultation (2013). This representation has responded to a number of questions raised in the consultation, but with specific focus in relation to Policy S2 and the distribution of housing within the District as a whole and also within three sites in Burnham on Crouch. The representation is made specifically in relation to land to the east of Pippins Road, Burnham on Crouch as shown on figure 1.
- 5.2 The Draft LDP Consultation (2013) is generally fully supported, in particular the housing growth of 4,410 dwellings over the plan period. The Draft is considered to be generally in full compliance with the principles of the NPPF. The Council is both positively planning for growth and the strategic growth in Burnham is considered to be appropriate.
- 5.3 The site the subject of this representation is located to the east of Burnham. It is adjacent to the existing settlement boundary and is considered to be a suitable and sustainable site to accommodate some of the growth within Burnham. The site benefits from the following:
- The site is under the single ownership of Strutt and Parkers Farms Ltd and they are fully committed to working with the Council and other statutory bodies to provide a high-quality design led development.
 - The site is very well related to the town centre of Burnham, in close proximity to a number of services, which are only a short walk from the site.
 - It is located close to a main bus route and within walking distance of the station.
 - The site is of low ecological value and is capable of being developed without a significant impact on long/medium distance views in the local landscape.
- 5.4 This site in Burnham on Crouch is suitable for development and would be readily developable. It should be considered by the Council as part of the growth of Burnham on Crouch, and should be allocated for the provision of residential development.