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By email to: policy@maldon.gov.uk

Our Ref: SJT/sm/maldon1410

14 October 2013

Dear Sirs

Response to Draft Local Development Plan

I am pleased to attach a brief report in response to the Draft Local Development Plan.

This report is intended to address issues regarding land at Ratsborough Farm owned by our clients the Oyler Family and considered within the SHLAA under reference 4353.

If you have any queries or require any further information please do not hesitate to contact us.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'T C Matthews'.

T C Matthews BSc (Hons) FRICS
TMA Chartered Surveyors





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Maldon District Council

Draft Local Development Plan Public Consultation

Submission on behalf of The Oyler Family as landowners of Land at Ratsborough Farm, identified as site 4353 in the Maldon District Council Strategic Housing Land Assessment (SHLAA)

a) Introduction

This report is submitted by TMA Chartered Surveyors on behalf of The Oyler Family (“the landowners”) owners of approximately 8.46 hectares of land to the north of Burnham Cemetery, Stoney Hills and identified in the Strategic Housing Land Availability Assessment (SHLAA) under reference 4353.

Within the SHLAA the land is erroneously described as “Gravel Pit, Stoney Hills, Burnham”; the land is currently agricultural land and there has never been gravel extraction on the land – in fact, borehole investigation has revealed that there is no commercially viable gravel present on the land.

The Ordnance Survey plan, included in Appendix 1, shows the subject land hatched and edged in red. Additional adjoining land is also owned by the landowners as part of Ratsborough Farm. The relevant boundary of land in the same ownership is edged in blue.

For the purposes of this report the site is described as Land at Ratsborough Farm.



RICS

TMA PROFESSIONAL SERVICES LLP
REGISTERED IN ENGLAND AND WALES NO OC367703 REGULATED BY RICS

b) Purpose of this Report

The purpose of this report is to assist Maldon District Council with regard to its strategic decision making in respect of allocations of land for housing within the Local Development Plan.

The landowners and their advisers, TMA Chartered Surveyors, have noted some incorrect assumptions with regard to the suitability of the land which have led to it being 'passed over' and not properly considered for allocation in the Local Development Plan at this stage.

We have noted the scale of public reaction to other sites in Burnham on Crouch which have been proposed and we therefore believe that this parcel of land should be reconsidered in light of the additional evidence that this report presents.

We believe that this land, when considered with this additional information, will be beneficial to the Local Planning Authority, as presenting a development site capable of delivering up to 250 homes as an extension to the existing housing provision within the District.

The land offers potential to meet demand and offer a more sustainable and less contentious site than other sites already under consideration.

c) The site

The site is a rectangular parcel of land extending to approximately 8.46 hectares. It lies immediately north of the existing 'urban' developed fringe of Burnham on Crouch wholly within the Burnham on Crouch Parish boundary. The site adjoins the Parish boundary on its northern edge.

The land is currently in agricultural use. Adjoining land to the north has previously been used for gravel extraction. The site in question is not suitable for gravel extraction and has never been excavated. The description "gravel pit" in the SHLAA is therefore an error.

The land adjoins the existing defined settlement of Burnham on Crouch at Stoney Hills and runs alongside the town cemetery.

The land adjoins other sites which have also been assessed within the SHLAA. TMA Chartered Surveyors can confirm that these sites would also be available for development enlarging the available land holding, if required.

The site is assessed as being capable of delivering up to 250 homes based on a density of 30 homes per hectare. We do not disagree with this assessment. The additional land offers the potential for further planned development in the future, if required.

d) Issues

The primary issue influencing the suitability of the land is the question of vehicular access.

When previously presenting the site to the LPA for consideration within the SHLAA, the Landowners gave no information with regard to additional land that might be available in order to provide safe access to the site.

The landowners and TMA Chartered Surveyors are therefore pleased to use this report to provide clarity with regard to the proposed access to the site.

Vehicular Access

The Landowners at Ratsborough Farm own land to the north of the site and TMA Chartered Surveyor have considered the viability of creating vehicular access from this available land.

The Ordnance Survey map, attached in Appendix 2, indicates a proposal for access from the B1021 Southminster Road. The proposed access would be sited on a straight section of highway known locally as “the Burnham Straight”. It is therefore well suited to providing safe and compliant vehicular access.

This proposed access has the benefit of using land wholly in the same ownership as the site in question.

Pedestrian and Cycle Access

The landowners own additional land on which there is a bridleway which runs from the site to the Southminster Road. This bridleway joins the road immediately north of the cemetery via an existing gateway. This route has potential to provide an ideal pedestrian access to the land linking to the existing development in Burnham on Crouch.

The existing bridleway joins the Southminster Road approx 125 m from Cobbins Chase where the existing highway footpath ends.

This pedestrian / cycle access can be achieved on land already owned by the Oyler Family and without the need to involve any other party.

e) Additional Land

To the South of the site are two parcels of land already assessed within the SHLAA which are currently accessed off the private road known as Cobbins Chase.

TMA Chartered Surveyors have been in contact with the owners of these parcels of land and believe that this land and the access at Cobbins Chase could also be utilised within this proposal if Maldon District Council felt this to be appropriate. This would effectively serve to extend the Cobbins development north to the Parish boundary.

f) Conclusion

In conclusion, this submission is intended to draw the LPA's attention to the potential of this site, Land at Ratsborough Farm as included in the SHLAA under reference 4353, and address the issues which may have led to it being passed over in the Draft Local Development Plan.

We are able to confirm that safe and compliant access to the site is available both for vehicles and separately for pedestrians within a single land ownership.

We have noted the scale of public reaction to other sites in Burnham on Crouch and we strongly believe that this parcel of land should be reconsidered as it offers potential to deliver up to 250 homes, as an extension of the existing housing provision, without leading to 'over development' within the existing town.

Having regard to all the circumstances, we believe that this site offers a more preferable option to meet the strategic housing needs of the district and it should therefore be allocated for development at the earliest opportunity.

**TMA Chartered Surveyors
October 2013.**

Submission on behalf of The Oyler Family as landowners of Land at Ratsborough Farm, identified as site 4353 in the Maldon District Council Strategic Housing Land Assessment (SHLAA)

List of Appendices

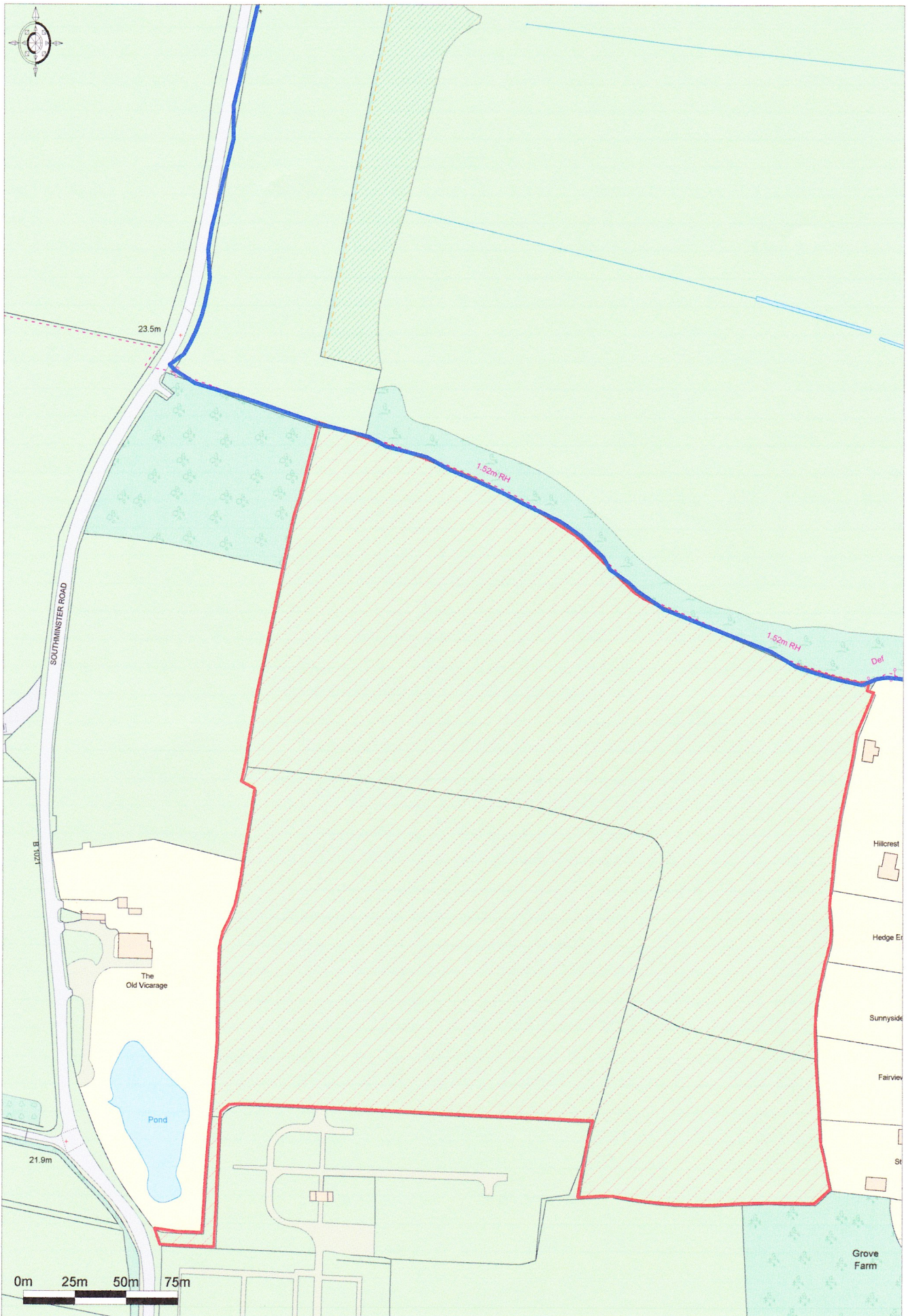
Appendix 1

Ordnance Survey of the Site with adjoining land in same ownership edged in blue

Appendix 2

Ordnance Survey showing Proposed Access from the B1021

Land at Ratsborough Farm - SHLAA ref. 4353

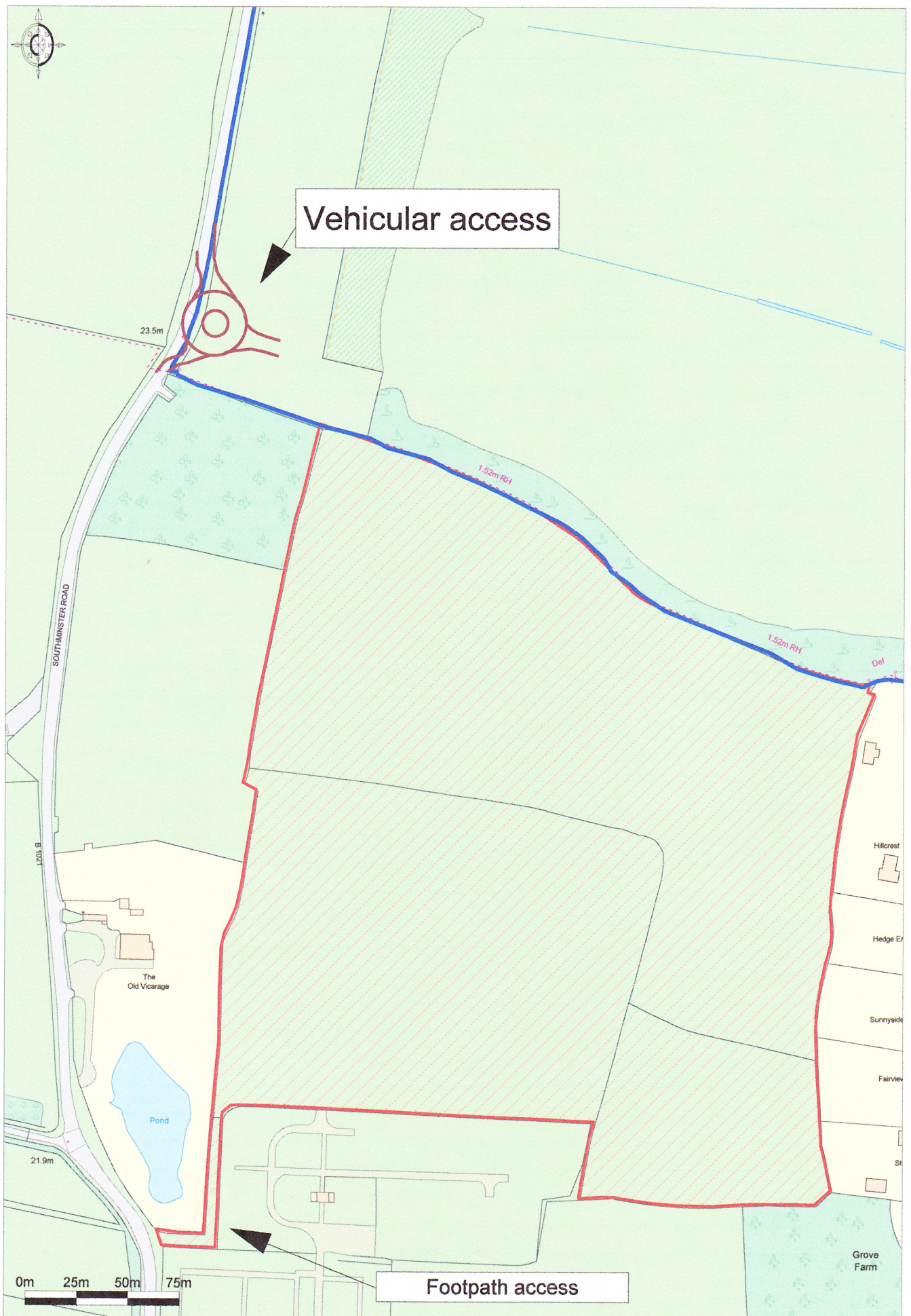


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T M A Chartered Surveyors

Land at Ratsborough Farm - SHLAA ref. 4353 - Vehicular access



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