

Examination of the Maldon District Local Development Plan

Matters, Issues and Questions

Statement of Common Ground in respect of Matter 5: Burnham-on-Crouch Strategic Allocations

January 2015

Between:

- 1) Pigeon Land (PL) and Evolution Planning (EP) – developer and planning consultant
 - 2) Maldon District Council (MDC) – the Local Planning Authority
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1. Background and Context

This statement has been prepared by the above parties in response to the Inspector's Matter 5 relating to Burnham-on-Crouch Strategic Allocation S2(i) as referred to in the Maldon District Local Development Plan at Policies S2, S3 and S6.

Purpose of the Statement of Common Ground:

- to address Issue 1: Whether policies S2, S3 and S6 with their associated text dealing with Burnham on Crouch Strategic Allocation site S2(i) is justified by the evidence, consistent with national policy, and effective
- to address questions raised by Inspector
- to clarify that both parties support the delivery of Burnham on Crouch Strategic Allocation S2(i)

All parties have been working together to bring forward the allocations at Burnham on-Crouch in accordance with the policies and development principles set out in the LDP.

Areas of common ground

This statement sets out the areas of common ground between the parties in respect of Question 1 raised by the Inspector under Matter 5.

1. Is the strategy for development for these strategic sites appropriate, justified, effective, sustainable, viable, soundly based and consistent with the Plan's strategy?

The parties agree the following points of principle regarding this site:

1. That Burnham west is an appropriate and sustainable location for growth to take place in Burnham-on-Crouch
2. The Burnham west residential allocation in the LDP is for a minimum of 180 dwellings
3. The council has already resolved to invite planning applications for all its sustainable and strategic growth locations as agreed by the Full Council on the 10th July 2014, including at Burnham west
4. The need for an employment allocation to the west of Burnham to serve Burnham on Crouch and the Dengie Peninsular
5. The need for the provision of new infrastructure including contributions to the expansion of the St. Mary's primary school and highways improvements
6. The need for provision at Burnham west for other new infrastructure including sites for early years and childcare facilities, green infrastructure, highways improvements and allotments.
7. The need to consider the health care needs for the site (in accordance with Policy S6, Point 8) with the provision of a site for potential future needs over the plan period

Pending Hybrid Planning Application

A hybrid planning application (FUL/MAL/14/00356) was submitted on 16 April 2014:

Application for full planning permission for 113 homes, the reconfiguration of the Maldon Road, the spine road through the development and associated infrastructure. Outline planning permission is sought for 185 homes, a 50-60 bed care home including 14 sheltered bungalows, 5 self-build market homes, 14 self-build affordable homes, a nursery school, 4.32 hectares of B1, B2 and B8 including a reserved site for a D1 medical centre, around 5 hectares of green infrastructure, and a reserved site for a 2 form entry primary school with all matters reserved. (Hybrid application).

This hybrid application is currently being considered by the council.