

**TO RECEIVE AN UPDATE FROM TAYLOR WIMPEY ON THE PRESENTATION ON THE PROPOSED DEVELOPMENT ON THE MARSH ROAD SITE**  
**Maximum time allowed is 20 minutes**

- There will now be 110 Chalets
- 40% will be affordable housing
- Consisting of 16 x 1 bedroom dwellings
- 24 x 2 bedroom dwellings
- There will be an affordable mix
- 3 x 3 bedroom dwellings
- 13 x 4 bedroom dwellings
- No bungalows have been allocated yet.
- There will be a layby built to allow 8 cars to park when dropping off and collecting children from school
- The badger set WILL BE relocated to a site close to the roadway. This caused Councillors and residents to state that this will be very detrimental to the badgers.

After a lengthy Q&A session the representatives from Taylor Wimpey left the meeting.

**TO RECEIVE A PRESENTATION FROM DAVID BARRATT WILSON HOMES**  
**Maximum time allowed is 20 minutes**

- Background to David Wilson Homes
  - 5 Star HBF rating for 10 years in a row – Over 90% of our customers would recommend us and is a testament to our high quality designs;
- Previously approved (180) Pigeon Investments scheme
  - Lacked cohesion with large areas of disconnected open space at circa 3.9ha
  - Had a proliferation of flatted blocks across the development and the resulting massing and scale this created
  - Included an uncharacteristic B1010 Maldon Road frontage with side & rear facing plots, this is out of keeping with the existing patter of housing development on the opposite side at this important entrance into Burnham-on-Crouch
- Previous approved (174) DWH development
  - Reduced extent of roads, increase POS and ensured the development fronted Maldon Road to reflect the existing pattern of development
  - In the words of the officer created a “far superior layout”
  - Reduced the scale and massing by utilising entirely 1 and 2 storey houses rather than blocks of flats
- Comparative overlay of layouts
  - With the exception of the area adjacent the LEAP, the proposed 53 additional dwellings will be in locations where housing has previously been approved under the Pigeon scheme
  - The proposed 53 dwellings would not expand the extent of housing any further west, north or east than has already been approved. Therefore, the proposal would have no greater impact on the landscape character than that already approved. No additional incursion into green undeveloped land
- New proposed scheme
  - The layout uses the existing internal road layout
  - The large central area of open space will be unchanged
  - Proposes no changes to the B1010 frontage
  - The southern-central POS remains an attractive village green-style facility, as evidenced by the artist’s visuals
  - Responds to local market demands for more housing in Burnham thereby releasing pressure for MDC to find additional sites or respond to undelivered LDP allocated sites
- Key Local Development Plan Policies
  - Policy S2 (Strategic Growth) and Policy S2(i). 180 dwellings is an ‘expected minimum capacity’ and so the principle of additional dwellings is acceptable provided DWH can demonstrate that all of the associated impacts can be proportionately dealt with
  - A more detailed response to Policy S6 has been forwarded to the Town Mayor on 11<sup>th</sup>. June:
    - Highways – the Transport Assessment concludes that the total number of trips generated by the approved development and proposed additional dwellings still falls below that which was originally scoped for in the TA for the original Pigeon Land scheme. Councillor Stamp then raised a query on this and how this could be the case when we are proposing more units and whether this TA has taken account of cumulative projects within Burnham.

CW responded stating that the original TA would scope for the theoretical maximum capacity of the junction (therefore going above 180 units) and by saying that the total number of trips would be lower than this figure, it demonstrates that even with the additional units the junction will still be below its maximum capacity and therefore fully able to cope with the increase in numbers. Ray Houghton then confirmed to Cllr Stamp that the TA would have taken account the cumulative impacts of delivered and consented development

- Open space – DWH can demonstrate that the open space proposed will be greater than what is required by current adopted policy. Combined, the open space requirement for the 180 +53 dwellings is still exceeded by 1.6ha
- Education –Essex County Council have confirmed that contributions would be sought for; Early Years and Childcare at £65,855 and; £192,540 for the purpose of expanding one of the primary schools within Burnham.
- DWH will provide a full complement of affordable housing at 40% (21 units), the mix of which has been agreed with Maldon’s Housing Officer
- DWH will provide a SHMA compliant market mix at 60% smaller two bedroomed units.
- DWH will provide 8 bungalows comprising 4 market and 4 affordable tenures
- Key Neighbourhood Development Plan Policies
  - The relevant policies addressed in DWH’s response to LDP policies in the previous slide
- Conclusion
  - Policy S2(i) does not restrict the uplift and therefore the principle of the additional dwellings is already accepted
  - In line with Policy S6, DWH will need to demonstrate that the additional dwellings can be successfully accommodated within Burnham-on-Crouch’s infrastructure. DWH will be submitting documents with the application that demonstrates that the additional dwellings can be successfully accommodated within highways, education, healthcare, foul sewerage and surface water drainage infrastructure.