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POSTCODE:

Date:

Planning Services
Maldon District Council
Princes Road
MALDON
CM9 5DL

Dear Sir / Madam

**PLANNING REF 25/00840/OUTM, LAND ADJACENT ROMANS FARM CHASE AND MILL ROAD
BURNHAM-ON-CROUCH ESSEX**

I strongly object to this application for the reasons stated below.

It should be refused because the site is located outside the settlement boundaries of Burnham-on-Crouch and Stoneyhills and does not fall in one of the three strategic growth areas in Burnham-on-Crouch. Maldon's Local Development Plan (Policy S6, page 40) states, "Significant infrastructure constraints exist which strictly limit the capacity for development in the Burnham-on-Crouch area which is in excess of that set out in Policy S2."

Anglian Water have said they will object to the application to control the risk of flooding because of infrastructure deficiencies and this is reason in itself for refusal.

Any development on this site will have a significant and harmful effect on the character and appearance of this area. This has been stated in all the refusals and appeal dismissals on this site and on the Romans Farm buildings site since 2014. 200 houses on this site will create even more harm to the character and appearance of this rural area.

Welbeck Land have not taken notice of the strength of negative feedback in response to their 'supposed' public consultation, so their report and application have not been based on community views.

Mill Road is a narrow road and unsuitable for access to this site. It is too narrow and represents a high level of risk to highway safety and to the safe passage of pedestrians and cyclists. Safety is further compromised by vehicles mounting the footway to enable them to pass each other when travelling in opposite directions along this stretch of road. The footway is too narrow and does not allow wheelchair users or people pushing prams to walk along Mill Road safely.

The site is too far from shops and bus stops and the distance is too far to encourage residents to walk to them. Older residents and people with disabilities or additional needs would be unable to leave the site without using cars. Even able bodied residents will think twice about going to the nearest shop without using a car.

200 houses is a 142% increase in the number of houses in Stoney Hills and Mill Road. This is an overdevelopment in this rural area and reinforces the scale of the significant harm that will be done to the character and appearance of this rural area.

The proposed changes to the junction of Mill Road and Southminster Road and to the road from Southminster to Burnham-on-Crouch will create pinch points that will adversely affect traffic flow, and risk safety on a busy link road.

There is no information about how the construction phase will be managed and it is not appropriate to wait until a decision is made for that information to be made available. Most importantly, access via Mill Road for construction traffic is not appropriate and would be very unsafe creating conflict between vehicles, cyclists and pedestrians.

As mentioned above, Mill Road is too narrow in places for two vehicles to pass and delivery and service vehicles, including dustcarts, that currently serve the existing residents of Mill Road and Stoney Hills have to negotiate parked cars and traffic, and sometimes, pedestrians! Any approach to use Mill Road as a possible access for construction traffic is inappropriate and should be dismissed. It is totally unsuitable and would create conflict between vehicles, cyclists and pedestrians making this section of Mill Road a very unsafe thoroughfare for existing residents and users of Public Footpath 14.

Public Footpath 14 starts at the junction of Mill Road and Romans Farm Chase and runs along the eastern boundary of the site through to Marsh Road and is well used by walkers, residents and parents and schoolchildren. It is so intensively used it is categorised as a PR1 route by Essex County Council, which ranks it amongst the most well used footpaths in the County. The proposed access onto the site will create an extremely unsafe junction, discouraging healthy walking activities for both adults and children, which is contrary to the drive to increase sustainable modes of transport, and reduce the use of vehicles.

The development site is currently agricultural land and 'home' to many protected species. The submitted environment and wildlife plans do not say how protected species and their environment will be safeguarded.

Romans Farm is not a sustainable site due to insufficient capacity for children from new homes at local primary and secondary schools. Also, the nearest primary school is Church of England Voluntary Aided with a strong Christian ethos and vision. This will not appeal to a diverse population of residents in a new housing development forcing those people to take more car journeys to access other schools of their choice. GP and dentist surgeries have no capacity, the site is too far from the nearest shops to encourage people to walk there and back to them, it is too far from the nearest bus stop to motivate people to use an infrequent bus service. Mill Road does not meet the width requirements in the Essex Design Guide to enable access by buses to a housing development on Roman Farm. Anglian Water has said that the sewage infrastructure cannot cope with the demands this development would impose on it.

The development of 200 houses on this site would be contrary to the National Policy Planning Framework, Maldon's Local Development Plan and the Burnham-on-Crouch Neighbourhood Development Plan.

I strongly object to this planning application.